

FOR SALE

Prime Retail Shops

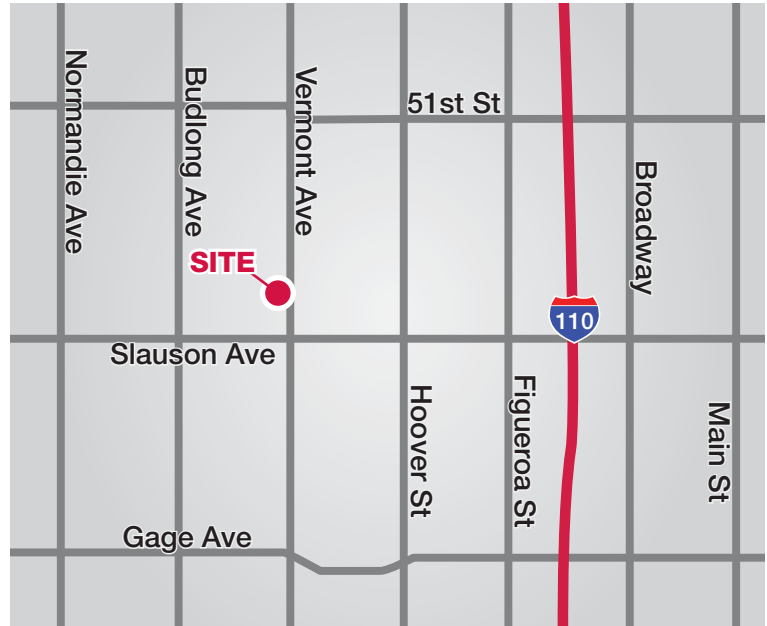
Los Angeles, CA



5701 Vermont Avenue

PROPERTY HIGHLIGHTS:

- Cross street Slauson - a prime retail intersection of South LA
- Adjacent to two major chain grocery stores, two major retail bank locations, 5 drive thru chain restaurants, K-Mart and CVS
- Ample parking in premises
- Actual income \$176,700 annually!!!
- Pure NNN lease
- Major improvements completed in 2008
- 6,637 sq. ft. building / 11,500 sq. ft. of land
- ~~\$2,400,000~~ \$2,300,000
- 7.7% cap rate



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For information, please contact your exclusive listing agents:

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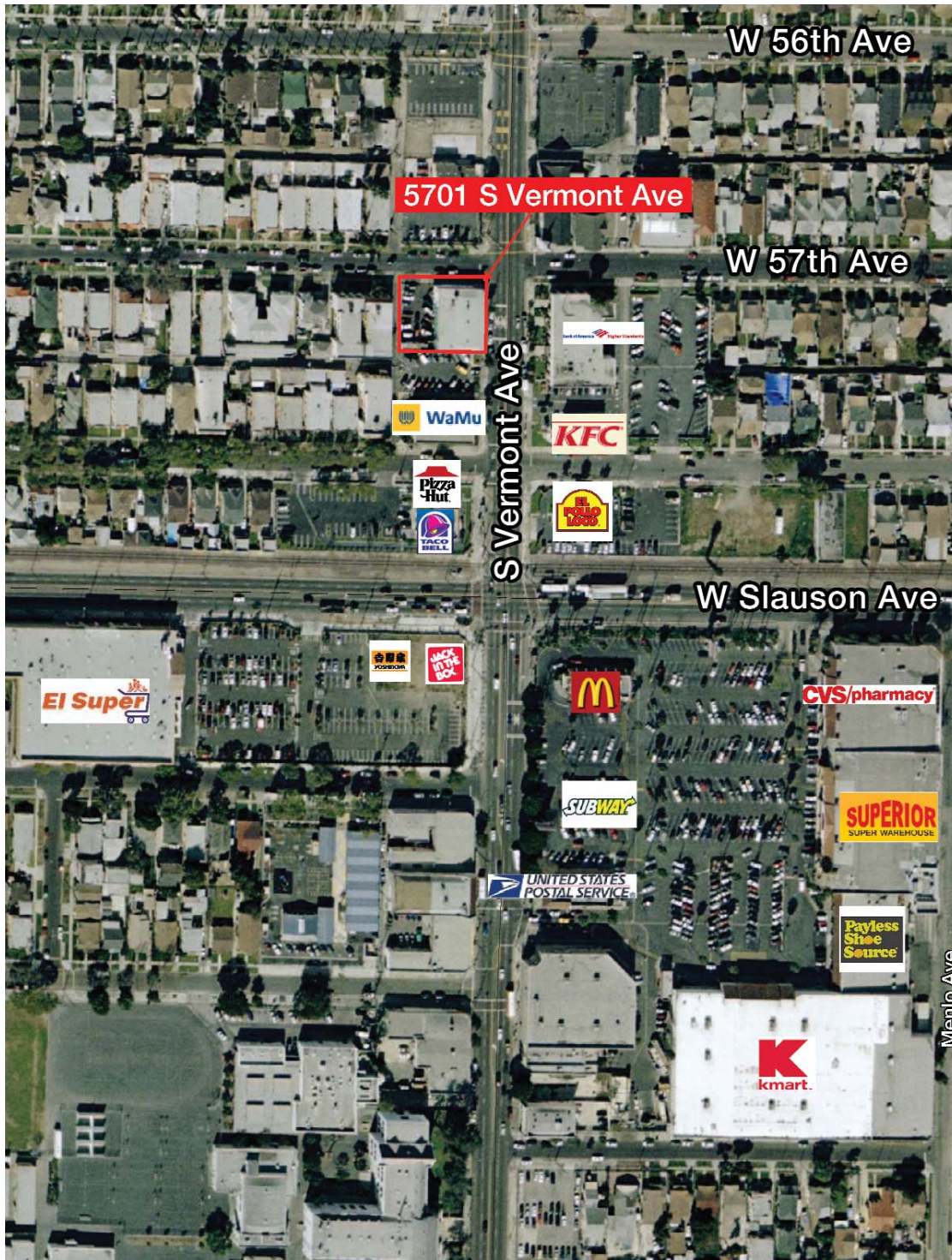
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Prime Retail Shops

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Area Map



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Area Pictures



NW Corner of Vermont and Slauson



NE Corner of Vermont and Slauson



SW Corner of Vermont and Slauson



SE Corner of Vermont and Slauson



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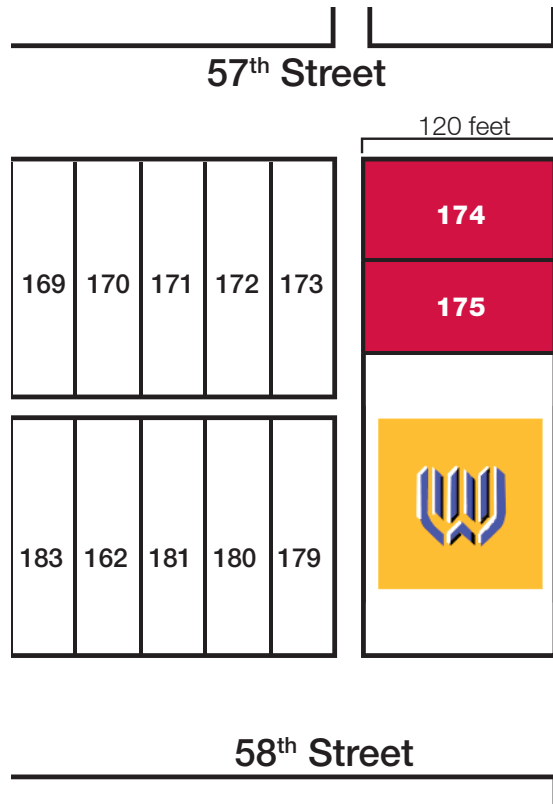
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Plat Map



APN: 5002-018-011



 Subject Property

Closeup Aerial



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Rent Roll

UNIT	TENANT	SIZE	RENT COMM DATE	LEASE EXP DATE	LEASE TERM	CURR PSF	CURR RENT	Lease Type	Current RENT-CAM	ANNUAL RENT	Increases
5701	JOSE CEA - RESTAURANT	1,845 sf	10/31/2008	10/30/2013	5 years	\$ 2.00	\$ 3,690	NNN	\$ 4,346.00	\$ 44,280	3% Annual
5703-5705	DR.KEIVAN SARRAF, DDS	3,282 sf	7/1/2008	6/30/2013	5 years	\$ 2.50	\$ 8,015	NNN	\$ 9,137.10	\$ 96,180	3% Annual
5707	KENNY RHYU - BEAUTY MARKET	1,510 sf	10/15/2008	10/30/2013	5 years	\$ 2.00	\$ 3,020	NNN	\$ 3,549.00	\$ 36,240	3% Annual
	Total	6,637 sf					\$14,725		\$ 17,032.10	\$176,700	

- Plenty of Parking
- Ideal Tenant Mix
- Market Rents Currently in Place
- Pure NNN Leases
- Major Improvements, Recently Completed

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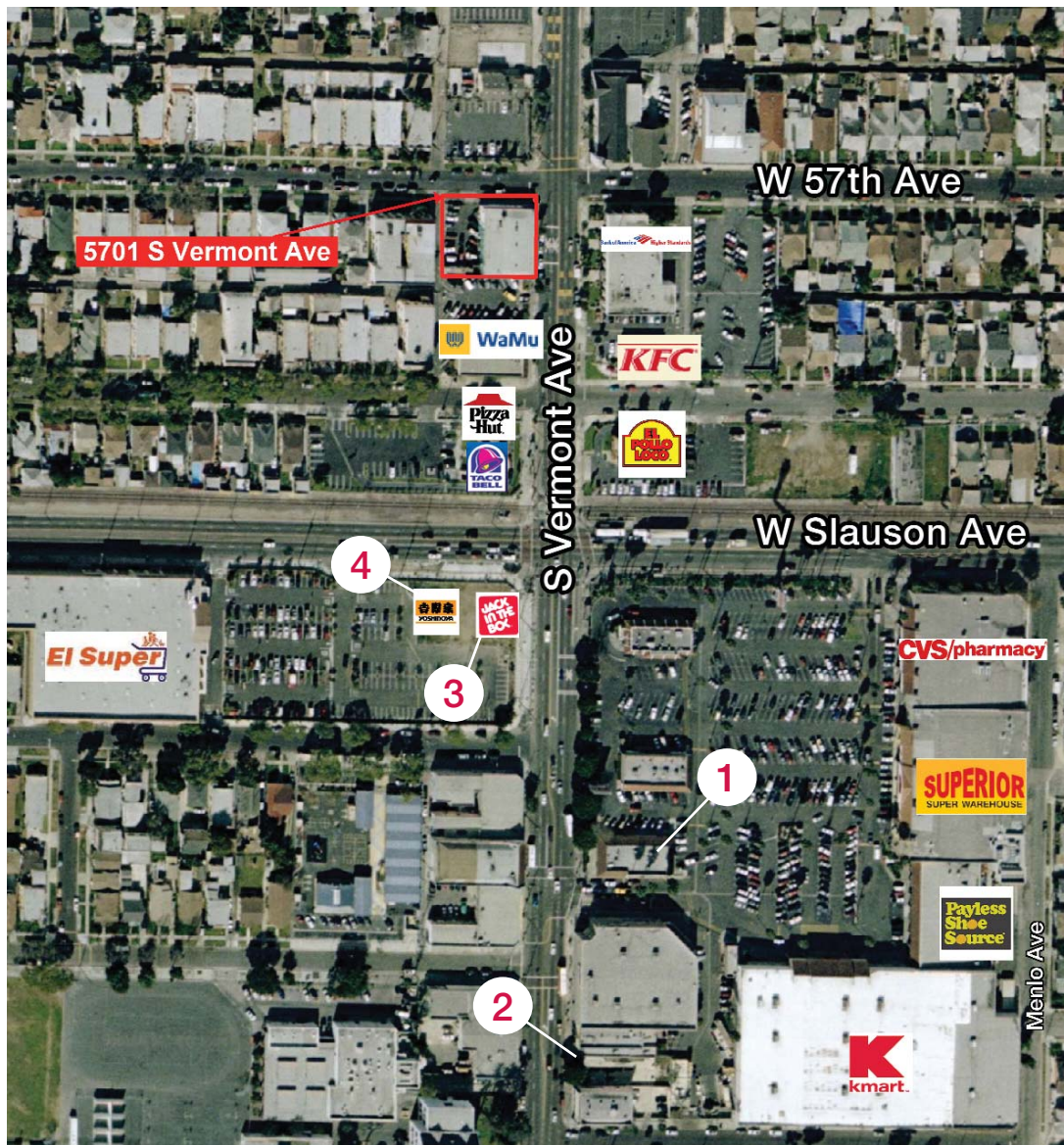
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Comparables Map



Comp	Size	Status	Type of Property	Price
1	1,152 sf	Available for lease	Has space in major retail center	offered \$3.50sf + nets
2	1,500 sf	Available for lease	Storefront retail - difficult parking	offered \$2.50sf + nets
3	2,600 sf	Leased 1Q08	Jack in the Box - drive-thru restaurant	leased \$5 + nets
4	1,600 sf	Leased 2Q08	Yoshinoya Restaurant on retail pad	leased \$4.25 + nets



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Demographics

Date: 03/06/09

Current Geography Selection: (3 Selected) 1, 3, 5 mile radii: 5701 S VERMONT AVE, LOS ANGELES, CA 90037

Lat: 33.990500 Long: -118.291635

City: Los Angeles Pop: 3,873,587

County: Los Angeles County Pop: 10,092,923

Zip: 90037 Pop: 57,970

Demographic Snapshot Comparison Report

	1 Miles:	3 Miles:	5 Miles:
Population: 2008			
Total Population	61,094	483,122	1,213,227
Male Population	48.7%	48.8%	49.4%
Female Population	51.4%	51.2%	50.6%
Median Age	29.8	29.1	30.6
Population Density (per sq. mi.)	19,446.9	17,086.9	15,447.3
Employees	5,903	92,362	479,408
Establishments	1,196	11,027	52,360
Income: 2008			
Median HH Income	\$28,259	\$30,007	\$30,511
Per Capita Income	\$10,413	\$12,022	\$13,571
Average HH Income	\$39,950	\$43,521	\$45,633
Households: 2008			
Total Households	15,502	127,309	342,829
Average Household Size	3.93	3.73	3.47
Household Growth 1990 - 2000	-2.0%	-0.5%	2.2%
Housing: 2008			
Owner Occupied Housing Units	34.6%	33.9%	29.1%
Renter Occupied Housing Units	53.5%	56.3%	62.3%
Vacant Housing Units	11.9%	9.8%	8.6%
Race: 2008			
White	20.4%	22.2%	23.6%
Black	29.9%	29.4%	25.8%
American Indian, Eskimo, Aleut	0.5%	0.4%	0.5%
Asian	1.8%	3.0%	5.5%
Hawaiian or Pacific Islander	0.1%	0.2%	0.2%
Other	42.4%	39.9%	39.3%
Multirace	4.9%	4.9%	5.1%
Ethnicity: 2008			
Hispanic	64.4%	62.4%	63.2%
Non-Hispanic	35.7%	37.6%	36.8%

Current year data is for the year 2008, 5 year projected data is for the year 2013. More About Our Data.
Demographic data © 2008 by Experian/Applied Geographic Solutions.

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