OFFERING MEMORANDUM

4026 Gage Ave

Bell, CA 90201

Two-unit retail building: bakery and meat market

Offered at $1,099,000

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Century 21 A Better Service Realty

Offering Snapshot

$1,099,000
List price

2
Units

4,000 SF
Building size

$274.75
Price per SF

6,502 SF
Lot size (0.149 acres)

1925
Year built

Executive Summary

The meat market is scheduled to be delivered vacant. The bakery can optionally be delivered vacant.

OWNER-USER

Occupy or re-tenant the meat market unit, delivered vacant. The bakery unit can also be delivered vacant. About 4,000 SF on a 6,502 SF lot, zoned BLC3R.

INVESTOR

Gross scheduled income of $102,000 on current rents and $120,000 pro forma. Reported NOI of $91,000, an 8.28% cap rate at the list price.

1031 EXCHANGE

Two retail units on one parcel. Accepted terms: 1031 Exchange, Cash, Cash to Existing Loan, Cash to New Loan, Conventional, Government Loan.

Current rents reflect today's tenants. The $11,000 in annual operating expenses is property taxes.

Property Details

APN
6325-002-006

COUNTY
Los Angeles

PROPERTY TYPE
Commercial, mixed use (retail)

ZONING
BLC3R*

LEVELS
1

BUILDING SIZE
4,000 SF

LOT SIZE
6,502 SF (0.149 acres)

YEAR BUILT
1925

CONSTRUCTION
Brick, stucco

ROOF
Flat

PARKING
None on site

UTILITIES
Electric (220V), natural gas, public water

Unit Mix

UNIT	TYPE	STATUS	CURRENT RENT	PRO FORMA RENT
Unit 1	Retail: bakery, 2,000 SF	Occupied; vacant delivery optional	$4,000	$5,000
Unit 2	Retail: meat market, 2,000 SF	Delivered vacant	$4,500	$5,000

Current rent totals $8,500 per month. Pro forma rent totals $10,000 per month. The meat market is scheduled to be delivered vacant and the bakery can optionally be delivered vacant. Lease terms and expirations: [to be provided].

Pro Forma Income

LINE	MONTHLY	ANNUAL
Gross scheduled income (current)	$8,500	$102,000
Gross income (pro forma)	$10,000	$120,000
Operating expenses (property taxes)	$917	$11,000
Net operating income (reported)	$7,583	$91,000

10.77
Gross rent multiplier

8.28%
Cap rate at list price

9.16
Multiplier on pro forma

Investment Highlights

Vacant delivery options

The meat market unit is scheduled to be delivered vacant. The bakery unit can optionally be delivered vacant.

$91,000 reported NOI

$102,000 gross scheduled income against $11,000 in annual property taxes. 8.28% cap rate.

Rent upside

Pro forma rent of $5,000 per unit, $10,000 per month, against $8,500 per month in current rents.

Corridor and freeway access

An active commercial corridor just west of Atlantic Ave, with quick access to the 710 Freeway.

Property Photos



Front exterior

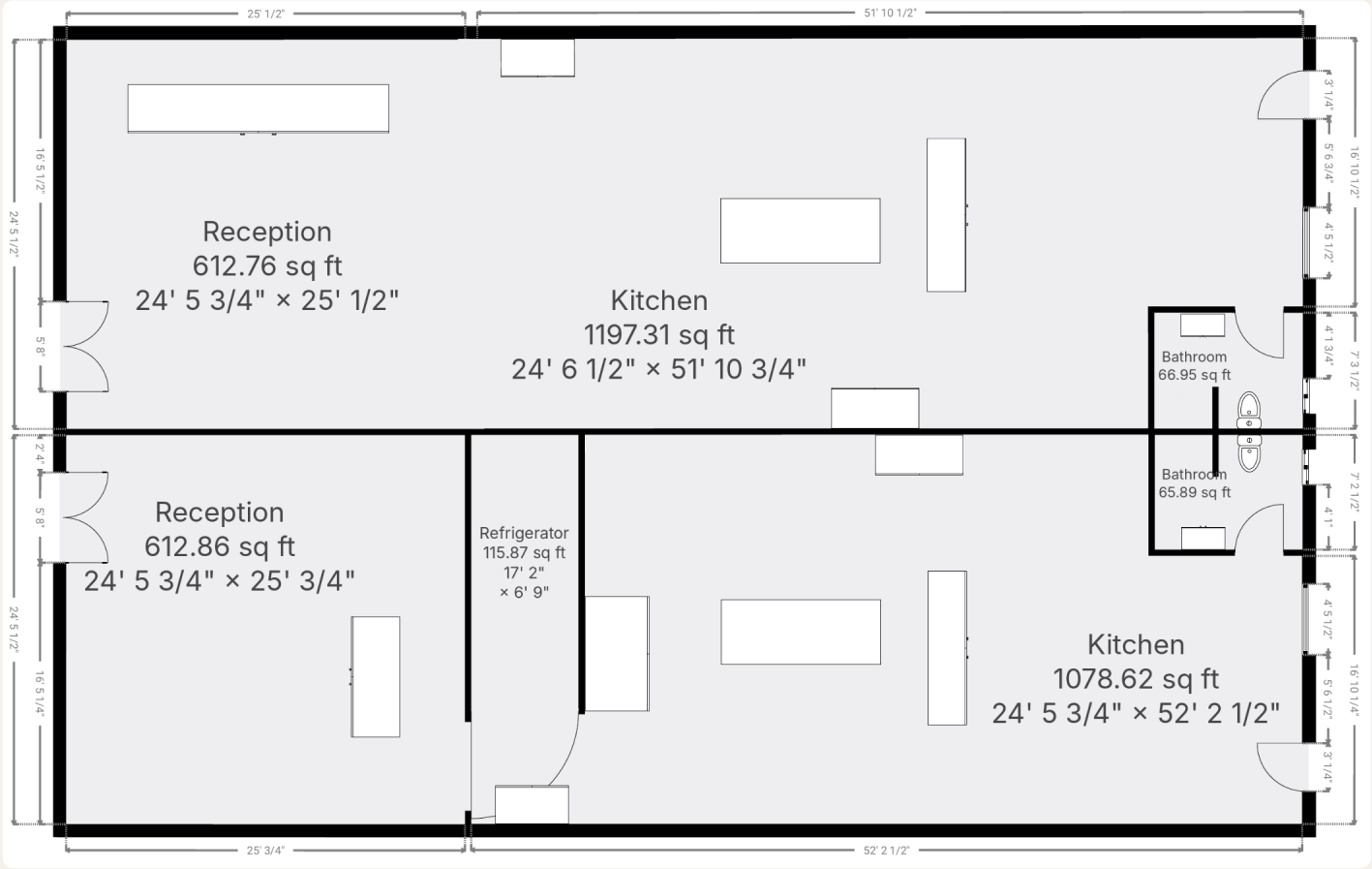


Bakery interior



Meat market interior

Floor Plans



TOP: MEAT MARKET UNIT

Reception 612.76 SF
Kitchen 1,197.31 SF
Bathroom 66.95 SF

BOTTOM: BAKERY UNIT

Reception 612.86 SF
Kitchen 1,078.62 SF
Refrigerator 115.87 SF
Bathroom 65.89 SF

Measured total: 4,044.07 SF. Storefront doors face left. Room labels come from the measuring app. Buyers should verify dimensions.

Location Highlights

Gage Ave, just west of Atlantic Ave in Bell.

CORRIDOR

Active commercial corridor

ACCESS

Public transit and nearby parking

FREEWAY

Quick access to the 710

NEIGHBORHOOD

Dense surrounding residential base

From the 710 Fwy, exit Florence Ave and head west. Turn right on Atlantic Ave, then left on Gage Ave. The property is just past Atlantic on the left. No on-site parking.

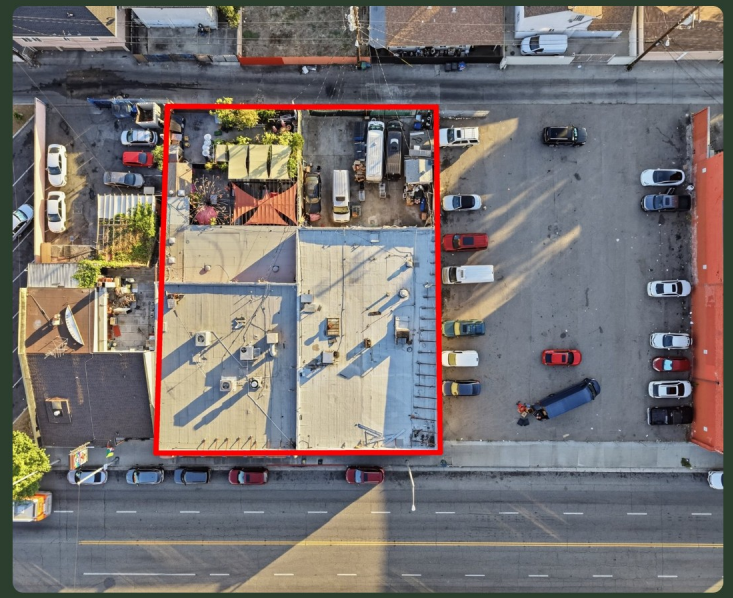
Neighborhood Aerials



Aerial view



Neighborhood



Parcel outline

Offering Terms

OFFERING PRICE

$1,099,000

$274.75 per SF of building area.

ACCEPTED FINANCING

1031 Exchange, Cash, Cash to Existing Loan, Cash to New Loan, Conventional, Government Loan.

SHOWINGS

Contact Adam Ghacham at 323-797-3932 to schedule. Both units are currently tenant occupied with operating businesses. Do not disturb tenants or discuss the sale with tenants or employees. Do not go direct.

Delivery: meat market scheduled vacant, bakery optional. Leases and lease expiration dates: [to be provided].

LISTING AGENTS



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