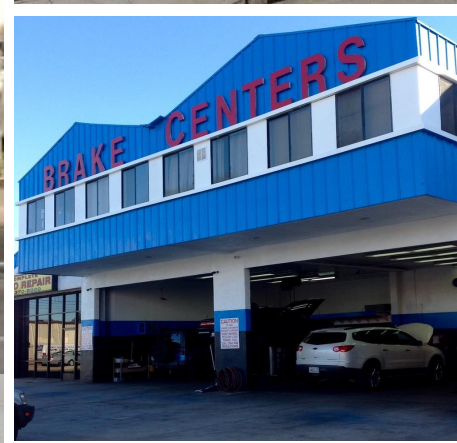
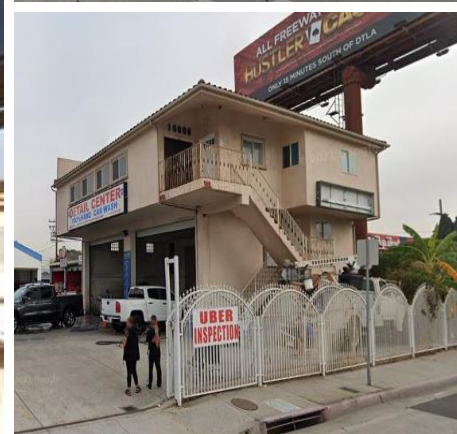
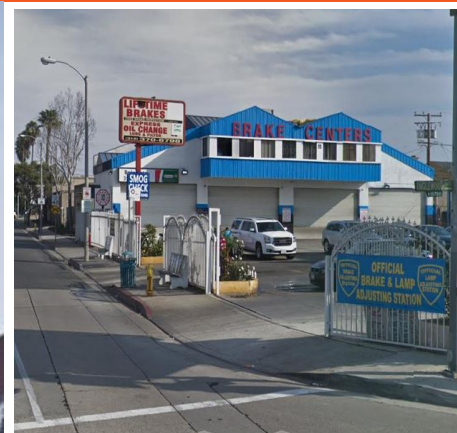


3 Income Parcels



OFFERING MEMORANDUM

15808-15810 Inglewood Ave.
Manhattan Beach, CA 90266



3 Income Parcels

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- 01 Executive Summary
- Investment Summary
- Location Summary

3 INCOME PARCELS

OFFERING SUMMARY

ADDRESS	15808-15810 Inglewood Ave. Manhattan Beach CA 90266
COUNTY	Los Angeles
APN	4080-001-045
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$8,000,000
NOI (CURRENT)	\$322,000
CAP RATE (CURRENT)	4.03 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	38,615	289,334	592,615
2020 Median HH Income	\$76,702	\$86,501	\$78,112
2020 Average HH Income	\$105,919	\$125,958	\$113,440







02

Property Description

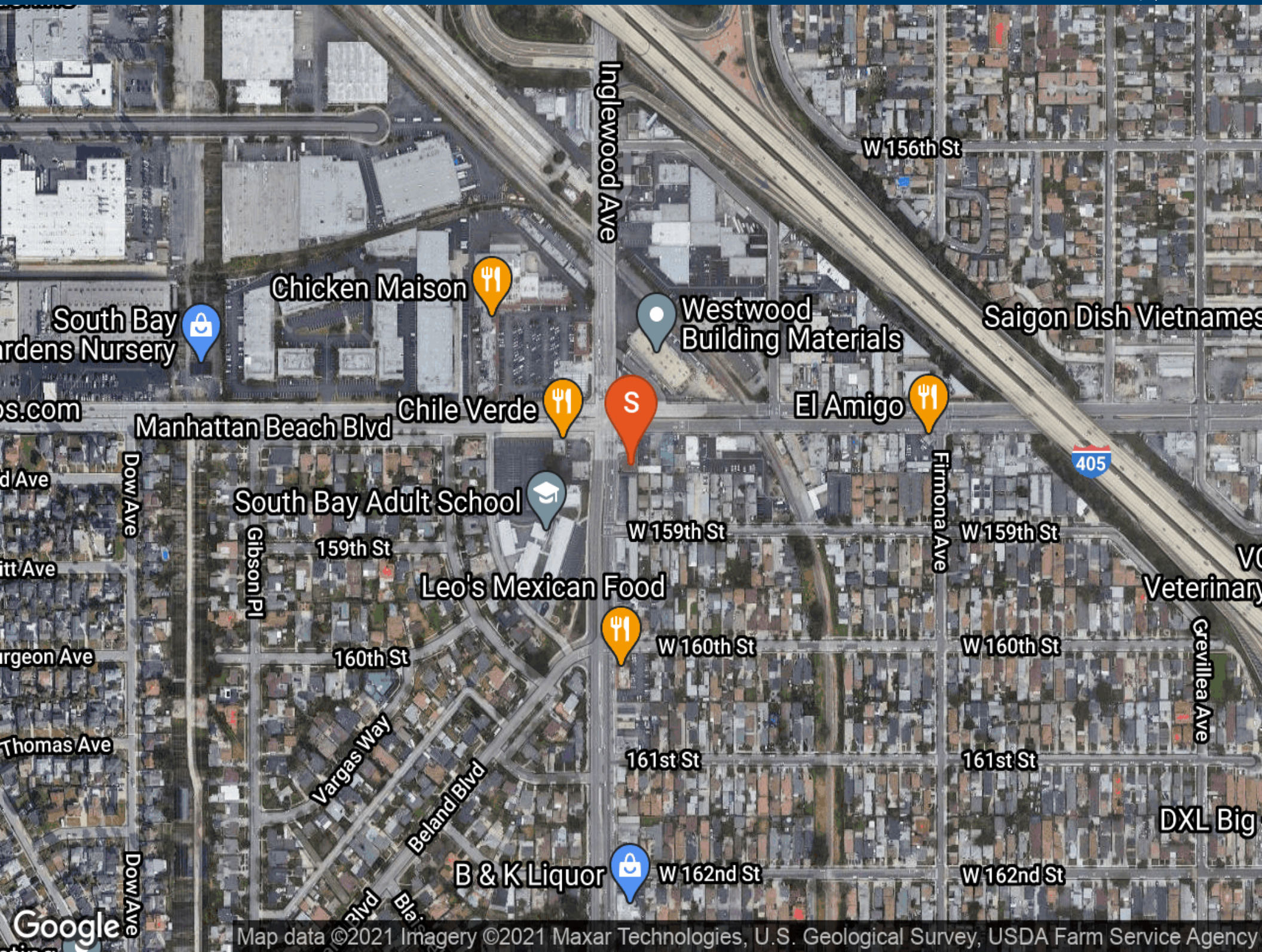
Property Features

Aerial Map

Parcel Map

Additional Maps

Pictures with Captions





03

Rent Roll

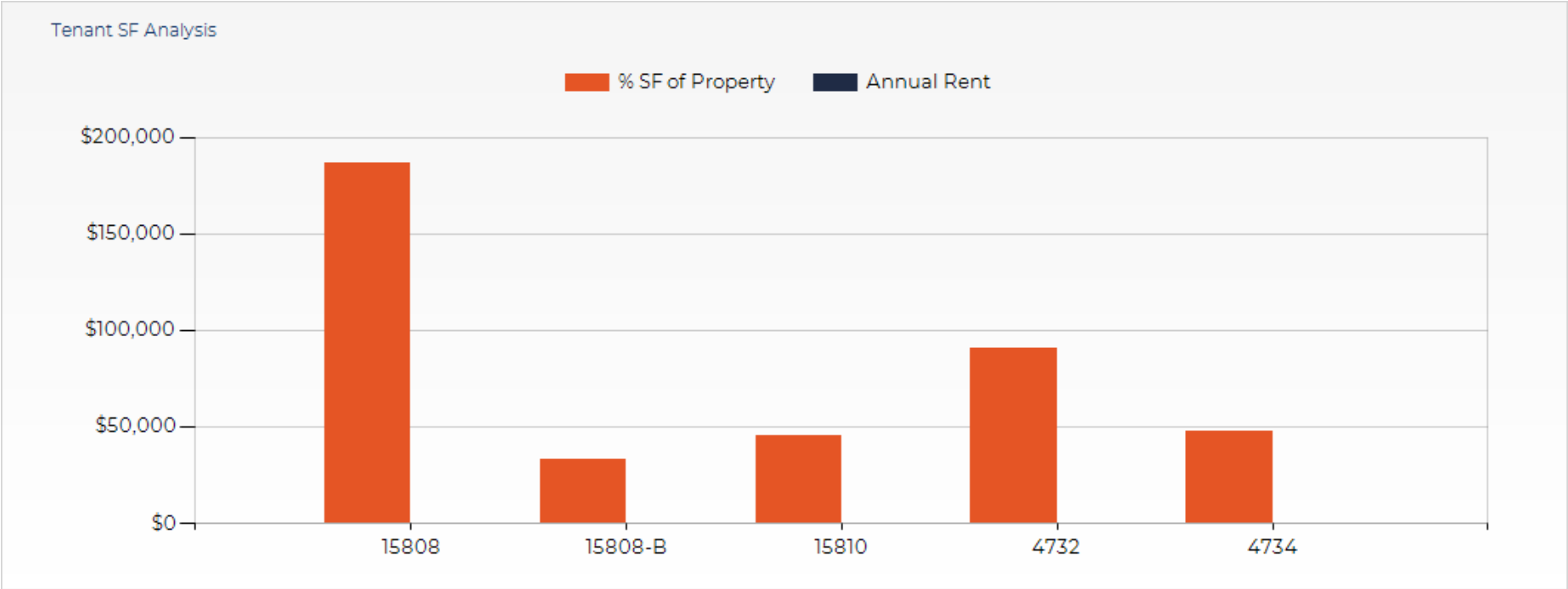
Rent Roll Details

Lease Expiration Summary

Tenant Profile

Suite	Tenant Name	Lease Term			Rental Rates				Lease Type	Options/Notes
		Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF		
15808	Mechanic Shop	11/01/18	10/31/23	CURRENT	\$15,600		\$187,200			one 5 year option
15808-B	Live/Work	02/01/21	01/31/23	CURRENT	\$2,800		\$33,600			
15810	Body Shop	06/01/99	05/31/24	CURRENT	\$3,800		\$45,600			one 5 year option
4732	Car Wash	02/01/06	04/30/21	CURRENT	\$7,600		\$91,200			One 5 yer option
4734	Live/Work			CURRENT	\$4,000		\$48,000			Month to Month
Totals			0		\$33,800		\$405,600			





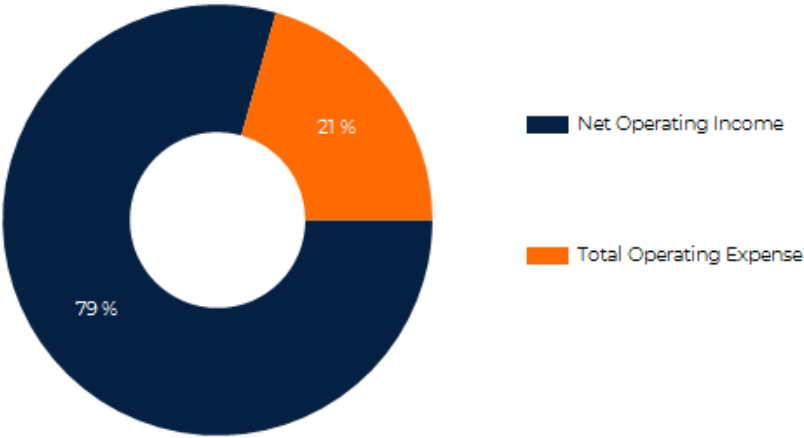


04 Financial Analysis
Income & Expense

3 INCOME PARCELS

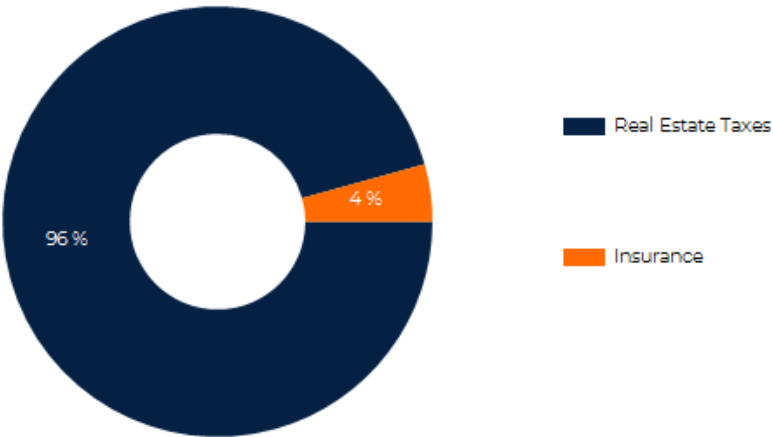
INCOME	CURRENT	YEAR 2
Effective Gross Income	\$405,600	\$405,600
Less: Expenses	\$83,600	\$83,600
Net Operating Income	\$322,000	\$322,000

REVENUE ALLOCATION
CURRENT



EXPENSES	CURRENT	YEAR 2
Real Estate Taxes	\$80,000	\$80,000
Insurance	\$3,600	\$3,600
Total Operating Expense	\$83,600	\$83,600
% of EGI	20.61 %	20.61 %

DISTRIBUTION OF EXPENSES
CURRENT





05

Demographics

Demographic Details

Demographic Charts

3 INCOME PARCELS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	36,930	274,723	572,010
2010 Population	38,088	283,161	579,752
2020 Population	38,615	289,334	592,615
2025 Population	38,624	290,688	595,519
2020 African American	2,574	31,892	85,742
2020 American Indian	269	1,527	3,159
2020 Asian	4,497	46,059	97,107
2020 Hispanic	20,089	103,668	231,349
2020 Other Race	8,985	45,134	110,207
2020 White	19,406	145,443	260,773
2020 Multiracial	2,554	17,296	32,354
2020-2025: Population: Growth Rate	0.00 %	0.45 %	0.50 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	817	6,917	16,691
\$15,000-\$24,999	735	5,784	14,134
\$25,000-\$34,999	884	6,576	14,924
\$35,000-\$49,999	1,309	10,349	21,304
\$50,000-\$74,999	2,207	15,316	32,526
\$75,000-\$99,999	1,619	12,394	25,710
\$100,000-\$149,999	2,025	18,228	34,830
\$150,000-\$199,999	1,207	10,747	19,699
\$200,000 or greater	1,390	16,610	27,485
Median HH Income	\$76,702	\$86,501	\$78,112
Average HH Income	\$105,919	\$125,958	\$113,440

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	12,351	104,248	212,486
2010 Total Households	12,125	101,925	205,060
2020 Total Households	12,193	102,921	207,313
2025 Total Households	12,136	102,888	207,251
2020 Average Household Size	3.15	2.80	2.84
2000 Owner Occupied Housing	4,945	47,782	92,378
2000 Renter Occupied Housing	7,052	53,403	112,631
2020 Owner Occupied Housing	4,845	47,129	90,447
2020 Renter Occupied Housing	7,349	55,793	116,865
2020 Vacant Housing	650	5,563	12,159
2020 Total Housing	12,843	108,484	219,472
2025 Owner Occupied Housing	4,941	47,754	91,880
2025 Renter Occupied Housing	7,195	55,134	115,371
2025 Vacant Housing	738	6,299	13,594
2025 Total Housing	12,874	109,187	220,845
2020-2025: Households: Growth Rate	-0.45 %	-0.05 %	-0.05 %



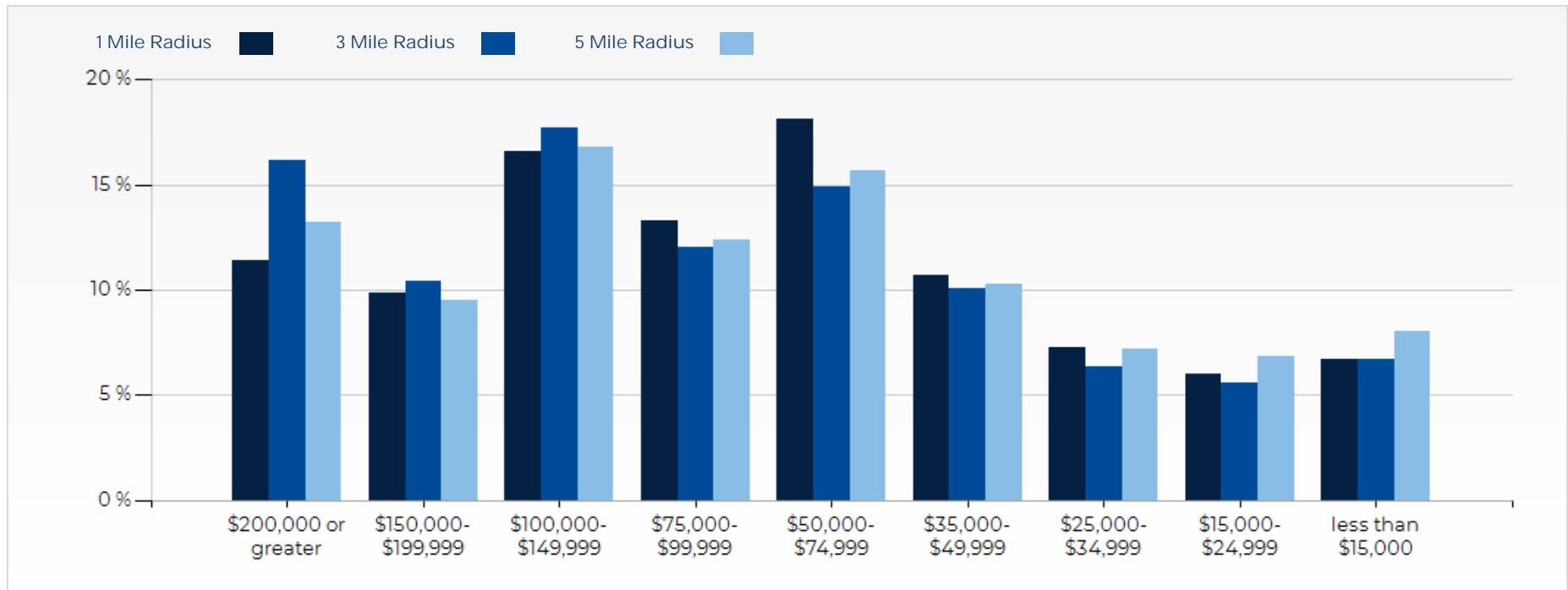
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	2,868	20,513	42,262
2020 Population Age 35-39	2,852	20,978	42,181
2020 Population Age 40-44	2,678	19,349	38,600
2020 Population Age 45-49	2,679	19,904	39,519
2020 Population Age 50-54	2,566	19,839	39,886
2020 Population Age 55-59	2,375	19,738	39,693
2020 Population Age 60-64	2,036	16,866	34,290
2020 Population Age 65-69	1,480	13,017	26,740
2020 Population Age 70-74	1,068	9,806	20,618
2020 Population Age 75-79	612	6,447	13,891
2020 Population Age 80-84	404	4,269	9,169
2020 Population Age 85+	342	4,424	9,670
2020 Population Age 18+	29,236	224,281	459,051
2020 Median Age	35	37	37

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,073	\$77,713	\$73,302
Average Household Income 25-34	\$89,280	\$98,722	\$93,163
Median Household Income 35-44	\$89,055	\$101,018	\$89,732
Average Household Income 35-44	\$116,958	\$139,593	\$125,702
Median Household Income 45-54	\$97,946	\$116,344	\$105,311
Average Household Income 45-54	\$132,147	\$163,186	\$146,110
Median Household Income 55-64	\$79,887	\$101,785	\$89,183
Average Household Income 55-64	\$113,011	\$144,072	\$128,218
Median Household Income 65-74	\$58,146	\$70,513	\$62,702
Average Household Income 65-74	\$82,067	\$101,364	\$91,726
Average Household Income 75+	\$56,186	\$69,166	\$64,062

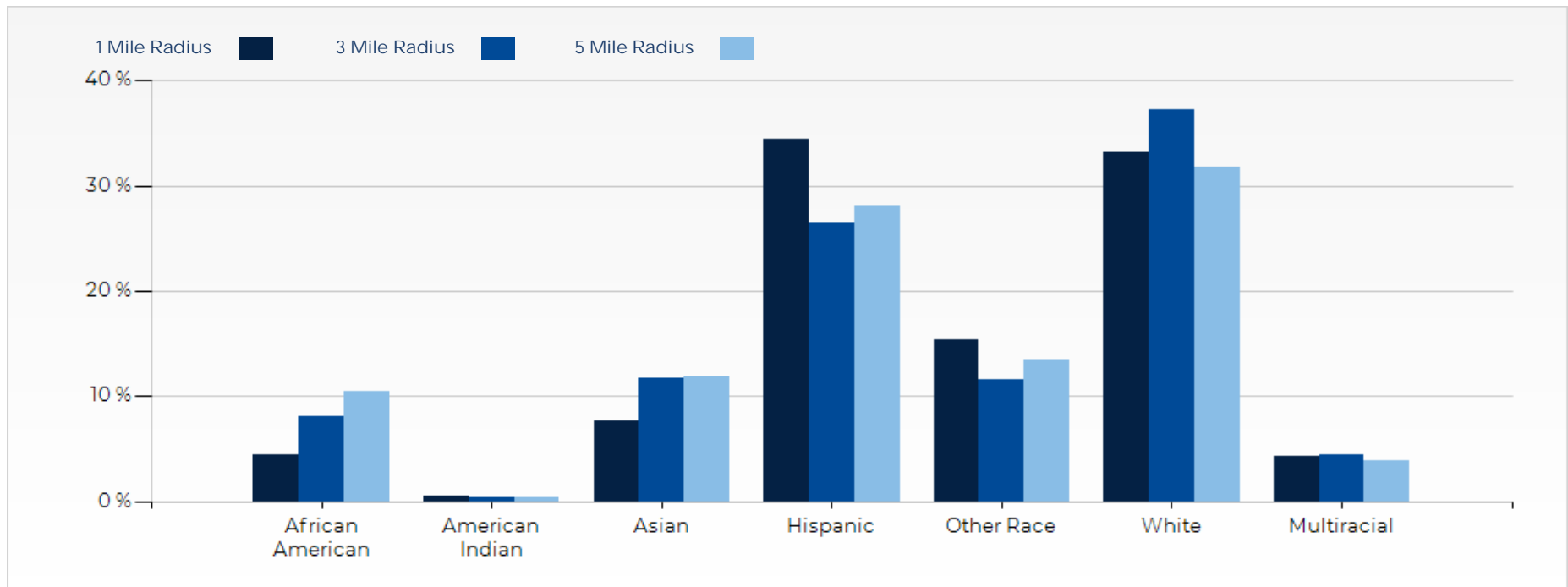
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	3,477	23,479	48,021
2025 Population Age 35-39	2,788	20,519	41,650
2025 Population Age 40-44	2,683	20,436	40,938
2025 Population Age 45-49	2,515	18,547	37,160
2025 Population Age 50-54	2,531	18,934	37,858
2025 Population Age 55-59	2,315	18,512	37,251
2025 Population Age 60-64	2,108	17,771	35,959
2025 Population Age 65-69	1,702	14,708	30,299
2025 Population Age 70-74	1,239	11,181	23,409
2025 Population Age 75-79	859	8,184	17,464
2025 Population Age 80-84	462	4,931	10,789
2025 Population Age 85+	393	4,733	10,321
2025 Population Age 18+	29,788	228,684	467,892
2025 Median Age	36	38	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,474	\$84,608	\$80,525
Average Household Income 25-34	\$102,668	\$112,404	\$106,864
Median Household Income 35-44	\$99,673	\$111,272	\$100,579
Average Household Income 35-44	\$133,140	\$157,880	\$142,159
Median Household Income 45-54	\$108,932	\$128,238	\$114,277
Average Household Income 45-54	\$152,156	\$182,680	\$163,786
Median Household Income 55-64	\$89,115	\$112,074	\$101,106
Average Household Income 55-64	\$129,231	\$164,006	\$146,466
Median Household Income 65-74	\$65,254	\$79,620	\$71,041
Average Household Income 65-74	\$97,031	\$118,772	\$107,503
Average Household Income 75+	\$66,042	\$79,923	\$74,876

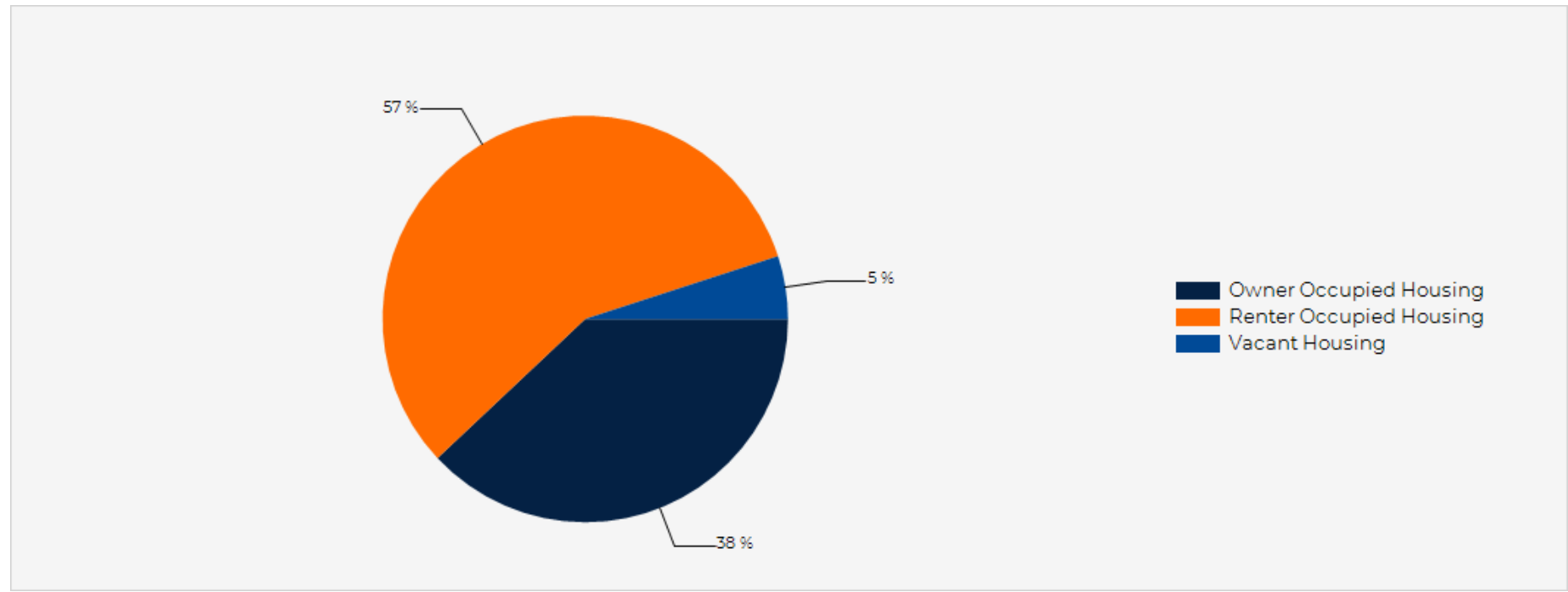
2020 Household Income



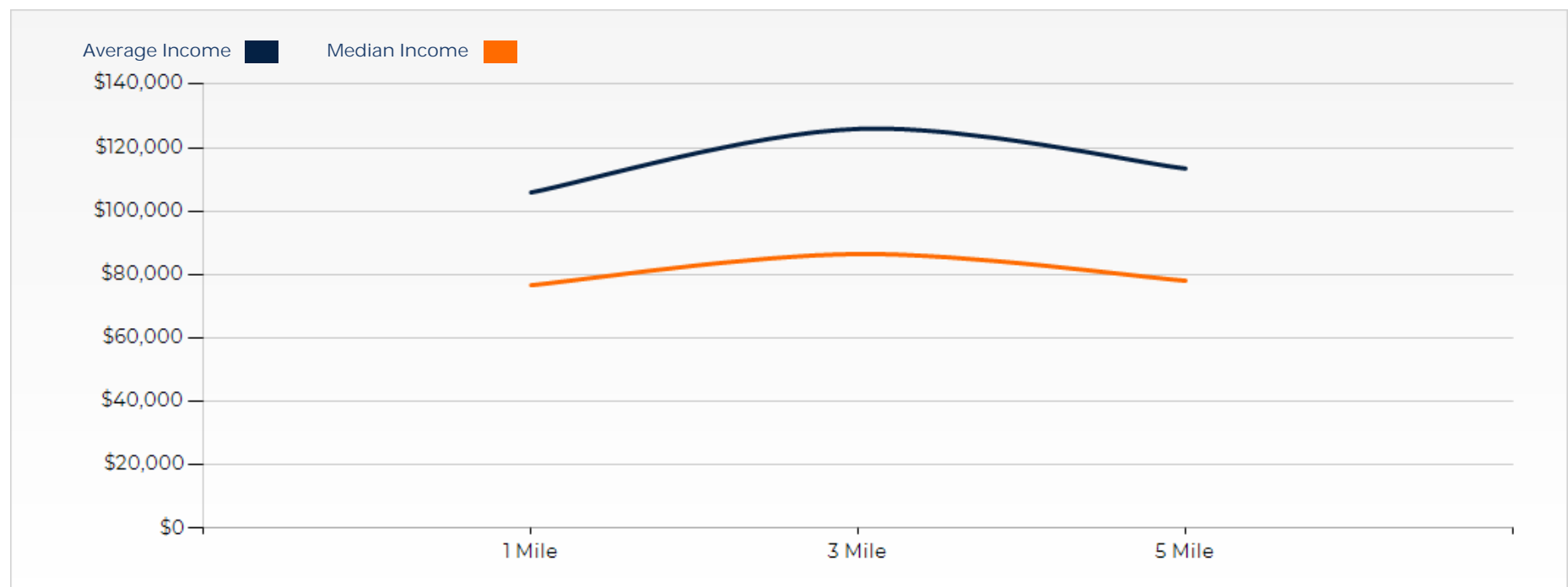
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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Each of our licensed Real Estate Agents are knowledgeable, professional, and expert in their respective field. As experienced real estate professionals we understand that your property is a valuable investment and that our primary responsibility is to provide you with reliable and meaningful information to help you make an informed decision.

Whether you decide to buy, sell, or hold, please be assured that we are committed to helping you maximize your return on investment. Should you decide to sell, we will develop a marketing strategy that targets the most qualified, active investors throughout the world.

3 Income Parcels

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