

LOAN NUMBER					123456789	
Project Name	AAA123456	Completion Date		12/12/2013		
Inspection Type	Exterior	Borrower Name				
Street Address	123 Rainbow St					
City	Gardena	State	CA	Zip	90249	

SUBJECT PROPERTY



Location		Suburban			Property Type		Retail/Office		
County		Los Angeles			Occupancy/Vacancy Rate		Occupied / 0 % Vacant		
APN/PIN		4064-012-010			Building Class		B		
Type of Construction	Year Built	Number of Stories	Number of Buildings	Building Sq Ft	Net Leasable Sq Ft	Lot Size	Land to Building Ratio	Condition	
Wood Frame	1958	1	1	3,900	3,900	7,798 Sq Ft	2.00:1	Average	

Physical Description:
Attached wood frame 2-unit commercial store building with stucco and flagstone siding. Glass front doors and storefront windows. Average condition. No deferred maintenance noted. Flat roof with metal overhang in front. Gated, open parking in rear for approximately 10 cars. Two electrical meters are noted.

GENERAL MARKET CONDITIONS

Current Residential Trends	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Property Values	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over-Supply
Supply/Demand	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow
Growth			
Current Commercial Trends	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Property Values	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over-Supply
Supply/Demand	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow
Growth			
Unemployment			
Current Unemployment Rate for Subject Area:	10 %		
Unemployment conditions are:	<input type="checkbox"/> Improving	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Subject Property Type Trends			
Current Inventory of this type of property	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over-Supply
In the past 6 months, values have:	<input type="checkbox"/> Increased	<input checked="" type="checkbox"/> Remained Stable	<input type="checkbox"/> Declined
Typical marketing time for comparable properties	<input type="checkbox"/> < 6 Months	<input checked="" type="checkbox"/> 6-12 Months	<input type="checkbox"/> > 12 Months
Value Range for comparable properties:	\$ 250,000 to \$ 600,000		
Percentage of REO/Distressed Sales:	5 %		
Vacancy Rate for comparable properties	4 %		
Vacancy Rates for comparable properties are	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Decreasing
Number of Competing Listings	Within 1 mile 1	Within 3 miles 1	Within 5 miles 4
Primary Land Use for properties in the immediate market area	<input checked="" type="checkbox"/> Office/Retail	<input type="checkbox"/> Residential	<input type="checkbox"/> Industrial
			<input type="checkbox"/> Mixed Use

General Comments about market conditions:
Locally there is a lack of comparable 2 unit commercial retail or office properties available. There is also a lack of nearby comparable sold properties. Thus it was necessary to expand search out to similar market areas much further away in some cases, to find comparable listings and recently sold buildings going back one year or so.



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SUBJECT CHARACTERISTICS AND MARKETABILITY

Currently Listed?	No	Final Listing Status	
Listed in Prev 36 Months?	No	Current List Price	
Days on Market		Original List Price	
Listing Company		List Company Phone	
Last Known Sale Date	06/20/2000	Last Known Sale Price	\$220,000

Positive attributes to marketability:

High-traffic commercial thoroughfare with good visibility. Wide storefront units. Roof sign for one unit. On-site parking in rear via alley. One block from major intersection.

Negative attributes to marketability:

Older building, no upgrades noted. Parking is behind the building via an alley and not in the front of the building. There is limited street parking only in front of subject.

Zoning Code

GAC3

Zoning Description

general commercial

Zoning Compliance

☒ Legal

☐ Legal Non-Conforming

☐ No Zoning

☐ Illegal

If illegal, explain:

Is the current use of the subject also the best use?

☒ Yes

☐ No

Current Use

store building

If no, explain:

Most Probable Buyer

☒ Investor

☐ Owner/User

Does the property belong to a Property Owner's Association?

☐ Yes

☒ No

If yes, explain:

Does the subject property have any upgrades/renovations?

☐ Yes

☒ No

If yes, describe

Are the common areas adequately maintained (parking lot, landscaping, etc)?

☒ Yes

☐ No

If no, explain:

Does the subject property show evidence of vandalism?

☐ Yes

☒ No

If yes, explain:

Are there any adverse environmental/safety conditions evident?

☐ Yes

☒ No

If yes, explain:

Total Number of Parking Spaces:

10

Is the parking sufficient for the subject's current use?

☒ Yes

☐ No

Parking Type (Choose all that apply):

☒ On-Site

☒ Surface Lot

☐ Garage/Covered

☐ On-Street

Does the Subject Property appear to be ADA compliant?

☒ Yes

☐ No

Does the Subject Property have adequate access to public transportation?

☒ Yes

☐ No

Approximate Distance:

☒ <1/4 Mile

☐ 1/4 - 1/2 Mile

☐ 1/2 - 1 Mile

☐ > 1 Mile

Miles

Does the Subject Property have adequate access to highways?

☒ Yes

☐ No

Approximate Distance:

☒ <1/4 Mile

☐ 1/4 - 1/2 Mile

☐ 1/2 - 1 Mile

☐ > 1 Mile

Miles

Vehicle Traffic:

☒ High

☐ Moderate

☐ Low

Foot Traffic:

☐ High

☒ Moderate

☐ Low

Is there good access to the Subject Property from adjacent streets?

☒ Yes

☐ No

If no, explain:

Does the property include any additional items that produce income for the Subject?

☐ Billboard

☐ Cell Phone Tower

☒ None

☐ Other

Does the Subject Property have adequate signage?

☒ Yes

☐ No

Describe:

Roof sign noted above unit 1. Sign advertises only one business but could conceivably advertise both units.

Is the Subject Property adjacent to major retailers?

☐ Yes

☐ No

Describe:

Does the Subject have a business specific buildout?

☐ Auto/Gas

☐ Restaurant

☐ Medical

☐ Other

☐ None

Describe:

Please list current tenants in the complex

Amenities

☐ On-Site Restaurant/Deli

☐ Proximate to Retail/Restaurants

☐ Free Parking

☐ Nearby Hotels

☐ On-Site Fitness Center

☐ Showers/Locker Room

☐ Fire Sprinklers

☐ Views

☐ Concierge Services

☐ Tenant Directory

☐ Renovated Common Areas

☐ Common Area Conference Rooms

☐ Common Area Break Rooms

☐ Common Kitchen Areas

☐ Outdoor Seating Areas

☐ On-Site Management

☐ LEED/Energy-Star Certified

☐ Building Alarm System

☐ Keyless Entry

☐ On-Site Security

☐ Elevators

☐ Freight Elevators



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COMPARABLE SALE INFORMATION				
	Subject	Comp Sale 1	Comp Sale 2	Comp Sale 3
Address	123 Rainbow St Gardena CA - 90249	1805 Lomita Blvd. Lomita CA - 90717	11734 Colima Rd. Whittier CA - 90604	1609 Cabrillo Ave Torrance CA - 90501
Sale Price		\$425,000	\$575,000	\$493,500
Sale Date		07/26/2013	11/04/2013	08/07/2013
Days on Market		168	60	122
REO/Non-REO		Non REO	Non REO	Non REO
Data Source	Tax Records	MLS	MLS	MLS
Occupancy	Occupied	Occupied	Occupied	Occupied
Proximity		7.11 Miles	17.38 Miles	4.68 Miles
Location	Suburban	Suburban	Suburban	Suburban
Building Class	B	B	B	B
Condition	Average	Average	Good	Average
Number of Buildings	1	1	1	1
Number of Stories	1	1	1	1
Gross Building Area (Sq Ft)	3,900	4,275	4,505	2,940
Net Leasable Area	3,900	4,275	4,505	4,268
Price per Square Foot	\$123.08	\$99.42	\$127.64	\$167.86
Lot Size	7,798 Sq Ft	10,411 Sq Ft	9,766 Sq Ft	4,353 Sq Ft
Land to Building Ratio	2.00:1	2.44:1	2.17:1	1.48:1
Net Operating Income		0	0	0
Calculated Cap Rate		0.00	0.00	0.00
Type of Construction	Wood Frame	Wood Frame	Wood Frame	Wood Frame
Year of Construction	1958	1957	1989	1955
Number of Parking Spaces	10	16	15	0
Parking Sufficient Y/N	Yes	Yes	Yes	No
Vehicle Traffic	High	High	High	Moderate
Foot Traffic	Moderate	Moderate	Moderate	High
Most Comparable		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Overall Comparability		Equal	Superior	Equal

COMPARABLE SALE COMMENTS	
Sale Comp 1	Four unit storefront retail building was sold as-is. Superior location, high-traffic street. Superior lot size and front parking lot. Sold for \$212,500 per unit. Adjust up \$60k for short sale, down \$10k for location.
Sale Comp 2	Three unit storefront building of superior age, condition, and location.. Superior parking with lot in front of building. Sold for \$191,666 per unit. Sold vacant, standard sale. Adjust down \$80k for superior age, parking, location condition.
Sale Comp 3	Two unit store building, superior redeveloped neighborhood - high pedestrian traffic. Street parking only. Similar stucco and stone siding. Sold for \$246,750 per unit. Adjust down \$40 for locatiion, up \$25k for parking.



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COMPARABLE LISTING INFORMATION				
	Subject	Comp Listing 1	Comp Listing 2	Comp Listing 3
Address	123 Rainbow St Gardena CA - 90249	14516 Crenshaw Bl. Gardena CA - 90249	2035 Pacific Ave. Long Beach CA - 90806	322 S. Market St. Inglewood CA - 90301
Current Listing Price		\$550,000	\$499,900	\$440,000
Original Listing Price		\$550,000	\$499,900	\$440,000
Original Listing Date		12/03/2013	09/15/2013	10/1/2013
Days on Market		6	93	69
REO/Non-REO		Non REO	Non REO	Non REO
Data Source	Tax Records	MLS	Loopnet	MLS
Occupancy	Occupied	Occupied	Occupied	Occupied
Proximity		0 Miles	10.57 Miles	4.43 Miles
Location	Suburban	Suburban	Suburban	Suburban
Building Class	B	B	B	B
Condition	Average	Average	Average	Average
Number of Buildings	1	1	1	1
Number of Stories	1	1	1	1
Gross Building Area (Sq Ft)	3,900	3,848	3,555	3,700
Net Leasable Area	3,900	3,848	3,555	3,700
Price per Square Foot	\$123.08	\$142.93	\$140.62	\$118.92
Lot Size	7,798 Sq Ft	7,841 Sq Ft	4,356 Sq Ft	4,434 Sq Ft
Land to Building Ratio	2.00:1	2.04:1	1.23:1	1.20:1
Net Operating Income		0	0	0
Calculated Cap Rate		0.00	0.00	0.00
Type of Construction	Wood Frame	Wood Frame	Wood Frame	Wood Frame
Year of Construction	1958	1965	1948	1922
Number of Parking Spaces	10	10	2	4
Parking Sufficient Y/N	Yes	Yes	Yes	Yes
Vehicle Traffic	High	High	High	High
Foot Traffic	Moderate	Moderate	High	Moderate
Most Comparable		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overall Comparability		Equal	Equal	Inferior

COMPARABLE LISTING COMMENTS	
Listing Comp 1	Directly next door to subject to the south. Very similar two unit retail storefront building. Limited info available for the property. Appears occupied and in average condition. Listed for \$275,000 per unit.
Listing Comp 2	Two unit store building. Superior location -higher pedestrian traffic. Smaller lot with 2 gated parking spaces for owner or store manager. Additional street parking in front . \$ 249,950 per unit. Adjust down \$25k for location,up \$15k for parking.
Listing Comp 3	Older two unit retail storefront building. Similar location with good visibility and walk traffic. Smaller ungated lot w/4 spaces. Additional street parking in front. Occupied. \$220,000 per unit. Adjust up 25k for age, and \$15k for parking.

MARKET APPROACH VALUE CONCLUSION			
Indicated Sale Value Range:	\$ 425,000	to \$ 575,000	or, \$ 99.42 /SqFt to \$ 167.86 /SqFt
Indicated Listing Value Range:	\$ 440,000	to \$ 550,000	or, \$ 118.92 /SqFt to \$ 142.93 /SqFt
Typical Marketing Time:	6-12 months		
As-Is Market Value:	\$ 480,000 or, \$ 123.08 /SqFt		
Quick Sale Value:	10.00 % Discount	\$ 432,000	or, \$ 110.77 /SqFt

Market Approach Value Comments
Values have risen since last year for reasons such as depleting short sale and REO inventory and low mortgage interest rates. The average adjusted value of the comps is approximately \$480,000. Listed property adjusted value is higher but no listed properties appear to be under contract.



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REVIEW ANALYST COMMENTS

Subject data matches information provided by Client.

Increasing market. Agent extended search due to shortage of similar sales. All are within past year.

Sale 2 most similar due to unit count, but smaller building. All support value conclusion on a price per unit basis.

Listing 1 is next door to subject, similar size and unit count. Listed for only 6 days as far.

COMPLIANCE

By submitting this report, I agree that I will work with Client to clarify or correct this valuation as necessary to meet its client's requirements. Client will never communicate a predetermined, expected or qualifying estimate of value, however if additional information about the subject property or comparable properties is presented, I agree to give consideration to this information. I understand that providing faulty or erroneous information or failure to respond to a clarification/correction request are grounds for non-payment of this report as well as deactivation of my Realtor Profile in the Client system.

BROKER INFORMATION

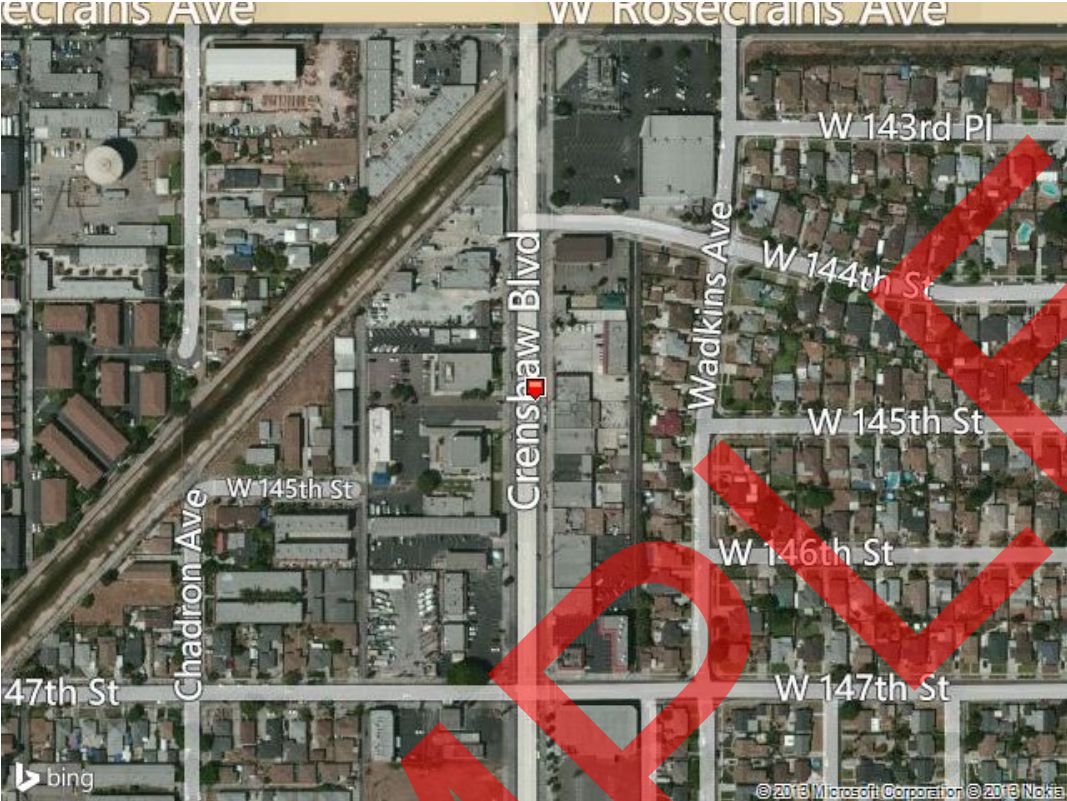
Broker Name		Cell	
License Number		Email	
License Expiration	06/11/2017	Completion Date	12/12/2013
Company Name	Independent Broker	Distance to Subject	7.00 Miles
Address		Company Phone	

ESIGNATURE

I NAME, with License# = , Expiration Date = 06/11/2017, Contact Phone# = and Email Address = confirm that I have taken the subject photos, selected the comps and set the values for this CMA. Initials of my name are XX. Dated 12/11/2013.

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AERIAL MAP



Distant Map

AERIAL MAP



Proximate Map

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FRONT VIEW



FRONT ANGLED VIEW



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STREET VIEW



ADDRESS VERIFICATION



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EXTERIOR PHOTO



closeup unit 1

EXTERIOR PHOTO



closeup unit 2

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EXTERIOR PHOTO



street looking north

EXTERIOR PHOTO



rear and gated parking lot

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EXTERIOR PHOTO



unit 2 address 14012



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123 Rainbow St
Gardena CA 90249

Combined Report Printable Version

Property Information				
Owner(s)	123 Rainbow St	Parcel #	4064-012-010	
Property	Gardena, CA 90249	Map Coord	63-C2; 733-F4	
Mailing Addr		Census Tract	6035.00	
		County	Los Angeles	
		Owner Phone		
Legal	TRACT # 17763 LOT 117.			
Lot Number	117	Tract Number	17763	
Block		Subdivision	17763	
Characteristics				
Use	Store Building	Year Built	1958	
Zoning	GAC3	Lot Size Ac/Sq Ft	.179 / 7798	
Bedrooms		Bathrooms		
#Rooms		Quality		
Pool/Spa		Air		
Stories	N	Improvements		
Flood		Gross Area	3900	
Basement Area				
Attributes				
Other				
Property Sale Information				
Sale Date		\$/Sq. Ft.	\$56.41	
Sale Price	\$220,000.00	1st Loan		
Doc No.	943850	Loan Type		
Doc Type	Grant Deed	Xfer Date	06/20/2000	
Seller	Shibuya Fred H Co Trust	Lender		
*\$/Sq. Ft. is a calculation of Sales Price divided by Sq. Feet				
Tax Information				
Imp Value	\$133,373.00	Exemption		
Land Value	\$135,821.00	Tax Year/Area	2011/10588	
Total Value	\$269,194.00	Tax Value	\$269,194.00	
Tax Amount	\$3,893.25	Improved	50%	

Information compiled from various sources and is deemed reliable but not guaranteed.

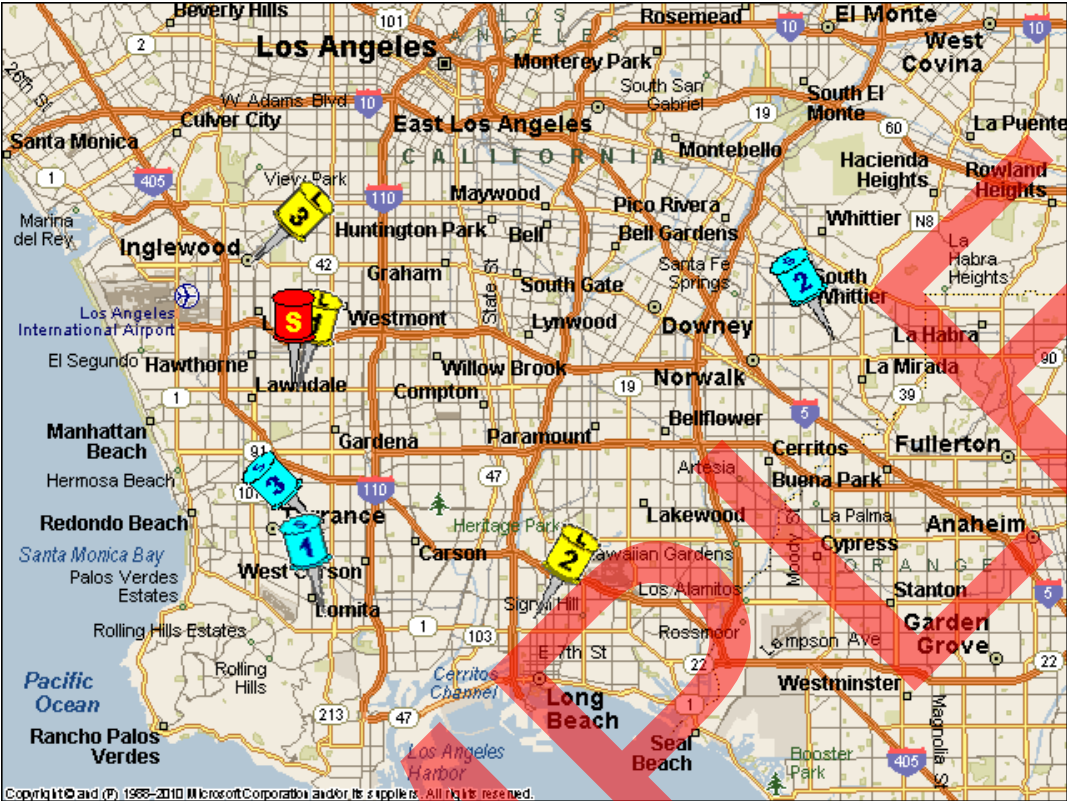
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123 Rainbow fw tax

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MAP



Map

COMPARABLE SALE 1



Address	1805 Lomita Blvd., Lomita, CA - 90717
Sale Price	\$425,000
Sale Date	07/26/2013

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Comparable Sale 1 - Page 1 of 1

CARETS Commercial Real Estate Member Site - Commercial Real Estate

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Lomita 4 Unit Commercial

CARETS ID # 325286



Lomita 4 Unit Commercial

1805 Lomita
Lomita CA 90717
Los Angeles County
Map: 793/J4
Mkt Area 2310: Lomita (121)

Property Information

Total Building SF: 4,275
Year Built: 1957
Tax ID #s: 7372017029
of Buildings: 1
of Floors: 1
of Units: 4
A/C: Yes

Detail Listing Information

Min Office SF: 4,275
Min SF: 4,275
Easements: yes
Land Depth: 138
Land Width: 75
Structure on Site: yes

List Price: \$ 425,000

Status: Sold
COE Date: 07/26/2013
Asset Class: Retail, Office

General Listing Information

Building \$/SF: \$ 99.42
Land \$/SF: \$ 40.81
Land \$/Acre: \$ 1,770,833.33
Sale Price: \$ 425,000
Concessions: No
Selling Agent: George Kivett
Pending Date: 07/26/2013
Days on Market: 168
List Date: 02/08/13
SOC: 2.5%
Variable Rate SOC: No
SOC Exclusions: No
Call Listing Agent: Yes
View With Discretion: Yes

Showing Instructions:

Do not disturb existing tenants. Listing agent has keys for vacant units and will arrange for inspection of rented units with cooperative tenants.

Land Information

Total Land SF: 10,415
Acres: 0.24
Zoning: LOGG

Owner/User Information

Special Conditions: Short Pay
Subject to Lender

Terms:

Cash or Cash to new loan. Property is in default, buyer must be prepared to close quickly.

Sustainability/Green Building

LEED Cert: No
Energy Star Cert: No

Additional Information

Private Member Listing Comments

Do not disturb existing tenants. Offers can be made subject to inspection. Offers to be made on either CAR or AIR Commercial Purchase Agreement. Buyers loan approval and proof of funds to be sent with offer. Seller's choice of services. Property is in Default. Short sale which is subject to seller's bank's formal approval of the short sale terms. Any commission reduction to be shared equally (50/50) by buyer's and seller's agents. Call for details.

Public Listing Comments

Multi Unit Commercial property. Total of four individual units. Tax records show 10,411 square foot lot with 4,275 sqft of improvements. Includes units 1803 1/2, 1805, 1805 1/2 and 1807 Lomita Blvd. This individual property is a part of a larger commercial area located at the North West corner of Western Ave and Lomita Blvd and is a portion of the commercial strip which comes in from Lomita Blvd located to the west of the former Ralphs Market which is being prepared for it's new tenant Savers. Property being sold in it's present "as is" condition. Buyer to independently verify all information including but not limited to proposed use, zoning, square footage of site and structure, easements, income, expenses and condition. Property is in default.

Asset Class Information - Office/Retail

Min Office SF: 4,275
Total Avail SF Min: 4,275

Listing Agent

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COMPARABLE SALE 2



Address	11734 Colima Rd., Whittier, CA - 90604
Sale Price	\$575,000
Sale Date	11/04/2013



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Comparable Sale 2 - Page 1 of 1

CARETS Commercial Real Estate Member Site - Commercial Real Estate

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11734 Colima Road

CARETS ID # 329509



11734 Colima Road

11734 Colima Rd
Whittier CA 90604
Los Angeles County
Mkt Area 5320: Whittier (W1)

List Price: \$ 595,000

Status: Sold
COE Date: 11/04/2013
Asset Class: Retail

Owner/User Information

Special Conditions: Standard Sale

Sustainability/Green Building

LEED Cert: No
Energy Star Cert: No

Property Information

Total Building SF: 4,505
Year Built: 1989
Tax ID #s: 8030-002-039
Sprinklers: No
of Buildings: 1
of Floors: 1

General Listing Information

Building \$/SF: \$ 132.08
Land \$/SF: \$ 60.93
Land \$/Acre: \$ 2,704,545.45
Sale Price: \$ 575,000
Selling Agent: Kirk Garabedian
Pending Date: 09/27/2013
Days on Market: 60
List Date: 09/05/13
SOC: 2
Variable Rate SOC: Yes
SOC Exclusions: No
Call Listing Agent: Yes

Detail Listing Information

Land Information

Total Land SF: 9,766
Acres: 0.22

Additional Information

Public Listing Comments

The subject property is a 4,500 square feet three-unit strip center located on the signalized corner of Colima Road and Leffingwell Road in Whittier, California. The property is completely vacant allowing an owner-user the opportunity to immediately occupy the asset and begin business operations. The building was constructed in 1989 and is positioned to be home to a local business which wants to take advantage of the surrounding demographic or an investor with a tenant ready for immediate occupancy. Once home to a market and discount store; this asset is well positioned to house a service based tenant or an office use tenant who requires some retail exposure. Alternatively, a retail tenant with specialized uses can also serve this community well.

Contact Information

Listing Agent

Kirk Garabedian
BRE #: 01216376
Phone: (213) 943-1800
MLS: CLAW
Cell: (818) 298-8810
AgtID: 815311
Fax: (877) 770-2114
OfcID: 175008
Email: kgarabedian@marcusmillichap.com

Listing Office

Marcus & Millichap
Phone: (213) 943-1800
Fax: (213) 943-1810
City: LOS ANGELES CA
OfcID: 175008

Selling Agent

Kirk Garabedian
BRE #: 01216376
Phone: (213) 943-1800
MLS: CLAW
Cell: (818) 298-8810
AgtID: 815311
Fax: (877) 770-2114
OfcID: 175008
Email: kgarabedian@marcusmillichap.com

Selling Office

Marcus & Millichap
Phone: (213) 943-1800
Fax: (213) 943-1810
City: LOS ANGELES CA
OfcID: 175008

Search Tags:

Restaurant, Retail/Office

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COMPARABLE SALE 3	
	
Address	1609 Cabrillo Ave, Torrance, CA - 90501
Sale Price	\$493,500
Sale Date	08/07/2013

LOAN NUMBER					123456789	
Project Name	AAA123456		Completion Date		12/12/2013	
Inspection Type	Exterior		Borrower Name			
Street Address	123 Rainbow St					
City	Gardena		State	CA	Zip	90249

Comparable Sale 3 - Page 1 of 1

1609 Cabrillo Ave, Torrance, CA 90501-2820, Los Angeles County



N/A	4,268	4,353	\$493,500
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	1955	STR BLDG	08/07/2013
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Lopez Abel	Tax Billing City & State:	Carson, CA
Owner Name 2:	Lopez Blanca	Tax Billing Zip:	90745
Mail Owner Name:	Abel & Blanca Lopez	Owner Vesting:	Husband/Wife
Tax Billing Address:	38 E 234th Pl	Owner Occupied:	No

Location Information

Zip Code:	90501	Comm College District Code:	El Camino
Carrier Route:	C004	TGNO:	763-H6
Zoning:	TODC-CTR	Census Tract:	6509.01
School District:	Torrance	Topography:	Rolling/Hilly

Tax Information

APN :	7355-024-002	Lot:	2
% Improved:	42%	Block:	5
Tax Area:	9333	Water Tax Dist:	Southern California
Legal Description:	TORRANCE TRACT LOT 2		

Assessment & Tax

Assessment Year	2013	2012	2011
Assessed Value - Total	\$624,240	\$612,000	\$1,058,128
Assessed Value - Land	\$364,140	\$357,000	\$715,731
Assessed Value - Improved	\$260,100	\$255,000	\$342,397
YOY Assessed Change (\$)	\$12,240	-\$446,128	
YOY Assessed Change (%)	2%	-42.16%	

Tax Year	Total Tax	YOY Tax Change (\$)	YOY Tax Change (%)
2010	\$12,146		
2011	\$12,156	\$11	0.09%
2012	\$7,212	-\$4,944	-40.67%

Special Assessment	Tax Amount
Flood Control 62	\$40.45
County Park Dist21	\$25.63
Trauma/Emerg Srv86	\$180.96
La West Mosq Ab 31	\$5.72
Mwd Standby #11 86	\$12.22
Torrance Ld 99-190	\$18.53
San Dist #5 85	\$217.33

Characteristics

County Land Use:	Stores	Gross Area:	4,268
Universal Land Use:	Store Building	Cooling Type:	None
Lot Acres:	0.0999	Year Built:	1955
Lot Area:	4,353	Effective Year Built:	1955
Building Sq Ft:	4,268	# of Buildings:	1


California Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 12/11/2013
Page 1 of 3

LOAN NUMBER					123456789	
Project Name	AAA123456	Completion Date		12/12/2013		
Inspection Type	Exterior	Borrower Name				
Street Address	123 Rainbow St					
City	Gardena	State	CA	Zip	90249	

COMPARABLE LISTING 1	
	
Address	14516 Crenshaw Bl., Gardena, CA - 90249
Original List Price	\$550,000
Original Listing Date	12/03/2013

LOAN NUMBER					123456789	
Project Name	AAA123456	Completion Date		12/12/2013		
Inspection Type	Exterior	Borrower Name				
Street Address	123 Rainbow St					
City	Gardena	State	CA	Zip	90249	

Comparable Listing 1 - Page 1 of 1

CARETS Commercial Real Estate Member Site - Commercial Real Estate

Page 1 of 1

SOUTH BAY VACUUM & JANITORIAL SUPPLY CARETS ID # 331291



SOUTH BAY VACUUM & JANITORIAL SUPPLY

14516 CRENSHAW BL
GARDENA CA 90249
LOS ANGELES County
Map: 733/F4
Mkt Area 2540: McCarthy (117)

List Price: **\$ 550,000**

Status: **New**
Asset Class: **Retail**

General Listing Information

Building \$/SF: \$ 142.93
Land \$/SF: \$ 70.14
Land \$/Acre: \$ 3,055,555.56
Days on Market: 6
List Date: 12/03/13
SOC: 2.5%
Variable Rate SOC: No
SOC Exclusions: No
Call Listing Agent: Yes
Showing Instructions:
CALL L/A 310)968-8945 FIRST THEN GO

Land Information

Total Land SF: 7,841
Acres: 0.18

Owner/User Information

Special Conditions: Standard Sale

Sustainability/Green Building

LEED Cert: No
Energy Star Cert: No

Property Information

Total Building SF: 3,848
Year Built: 1965
Tax ID #s: 4064012009
Sprinklers: No
of Buildings: 1
of Floors: 1

Detail Listing Information

Additional Information

Public Listing Comments

VERY NICE PROPERTY FOR 99CENTS STORE, MOTOR CYCLE DEALER OR MEDICAL OFFICE

Contact Information

Listing Agent

Ki Sung Han
BRE #: 00756930

Phone: (310) 968-8945 Cell: (310) 968-8945 Fax: (310) 891-6033
MLS: MRMLS AgtID: 754905 OfcID: 244560
Email: kihan@newstarrealty.com

Listing Office

New Star Realty & Investment Phone: (310) 891-0007 Fax: (310) 891-6033 City: TORRANCE CA
OfcID: 244560

Search Tags:

Retail/Office

Information should be deemed reliable but not guaranteed, all representations are approximate, and individual verification is recommended.

LOAN NUMBER					123456789	
Project Name	AAA123456	Completion Date		12/12/2013		
Inspection Type	Exterior	Borrower Name				
Street Address	123 Rainbow St					
City	Gardena	State	CA	Zip	90249	

COMPARABLE LISTING 2



Address	2035 Pacific Ave., Long Beach, CA - 90806
Original List Price	\$499,900
Original Listing Date	09/15/2013

LOAN NUMBER					123456789	
Project Name	AAA123456	Completion Date		12/12/2013		
Inspection Type	Exterior	Borrower Name				
Street Address	123 Rainbow St					
City	Gardena	State	CA	Zip	90249	

Comparable Listing 2 - Page 1 of 1

LoopNet - 2035 Pacific Avenue, Street Retail, Long Beach, CA

Page 1 of 3

For Sale

For Lease

Sales Comps

Property Records

Local Info

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Jim Gizzi

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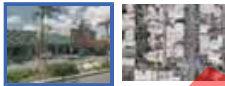
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2035 Pacific Avenue

2035 Pacific Avenue, Long Beach, CA 90806

\$499,900
3,555 SF | Retail



Retail Property For Sale

[Get Financing](#)

Price:	\$499,900	No. Stories:	1
Building Size:	3,555 SF	Year Built:	1948
Price/SF:	\$140.62	Lot Size:	0.10 AC
Property Type:	Retail	APN / Parcel ID:	7209-024-024
Property Sub-Type:	Street Retail	Listing ID:	17491821
Property Use Type:	Vacant/Owner-User	Last Updated:	25 days ago

[Find Out More...](#)

Is this listing inaccurate? [Report Listing Error](#)

Attachments

[Flyer](#)

Highlights

- Free Standing
- 2 Units
- Dense Population
- SBA Loan Potential
- High Visibility

Description

Two unit retail property. Owner occupant can take half or all. perfect for law firm, accountant, store use, etc. fenced lot in rear for owner parking. One unit is vacant and ready for immediate occupancy.

On Pacific Avenue near 20th Street.

[Map](#) of 2035 Pacific Avenue, Long Beach, CA 90806 (Los Angeles County)

[Hide Map](#)

Presented by
Coldwell Banker Commercial BLAIR WESTMAC

Request Additional Information

Hoyt Hochman
(562) 301-7293

Please send me additional information about this property. You can reach me at (310) 406-4180.

[Contact Listing Broker](#)

Hoyt's Other Listings ([View All](#))

- Atlantic Ave Medic...**
Long Beach, CA
1,324 SF
\$18 /SF/Year
- Pacific Tower**
Long Beach, CA
459 - 2,632 SF
\$12 - \$16.20 /SF/Year
- 1050 E Wardlow Ro...**
Long Beach, CA
4,000 - 8,500 SF
\$17.40 /SF/Year
- Medical Office Con...**
Long Beach, CA
\$298,500
1,025 SF Bldg
- 515 W 17th Street**
Long Beach, CA
\$619,000
5,600 SF Bldg

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LOAN NUMBER					123456789	
Project Name	AAA123456	Completion Date		12/12/2013		
Inspection Type	Exterior	Borrower Name				
Street Address	123 Rainbow St					
City	Gardena	State	CA	Zip	90249	

COMPARABLE LISTING 3



Address	322 S. Market St., Inglewood, CA - 90301
Original List Price	\$440,000
Original Listing Date	10/1/2013




LOAN NUMBER					123456789	
Project Name	AAA123456	Completion Date		12/12/2013		
Inspection Type	Exterior	Borrower Name				
Street Address	123 Rainbow St					
City	Gardena	State	CA	Zip	90249	

Comparable Listing 3 - Page 1 of 1

CARETS Commercial Real Estate Member Site - Commercial Real Estate

Page 1 of 1



322 S MARKET

322 S MARKET
Inglewood CA 90301
Los Angeles County
Map: 703/C2
Mkt Area 3120: North Inglewood (101)

Property Information

Total Building SF: 3,700
Year Built: 1922 (Remodeled 1934)
Tax ID #s: 4021016013
Sprinklers: No
Construction Type: Framed, Stucco
of Buildings: 1
A/C: Yes

Owner/User Information

Special Conditions: Standard Sale

Sustainability/Green Building

LEED Cert: No
Energy Star Cert: No

List Price: \$ 440,000

Status: Available

Asset Class: Retail

General Listing Information

Building \$/SF: \$ 118.92
Land \$/SF: \$ 99.23
Land \$/Acre: \$ 4,400,000.00
Days on Market: 69
List Date: 10/01/13
SOC: 2.50
Variable Rate SOC: No
SOC Exclusions: No

Land Information

Total Land SF: 4,434
Acres: 0.10
Zoning: C1

CARETS ID # 330057

Additional Information

Public Listing Comments

*****OPPORTUNITY***** Well appointed and upgraded "street retail" building. Two units will potentially be vacant and ideal for owner/user or investor. An Owner/User could occupy available space and take full advantage of current income from tenant. Was previously used as MEDICAL MARIJUANA DISPENSARY now closed for business. Property is located just south of Manchester Blvd. near both City Hall and the Police Station.

Contact Information

Listing Agent

Kory Jackson , CDPE
BRE #: 01315324

Phone: (310) 256-3038 Cell: (310) 717-3720 Fax: (310) 943-2642
MLS: CLAW AgtID: 519387 OfclD: 281659
Email: koryjackson@gmail.com

Listing Office

Keller Williams Realty Pacific Playa

Phone: (310) 256-3038 Fax: (310) 256-3283 City: LOS ANGELES CA
OfclD: 281659

Search Tags:

Street Retail

Information should be deemed reliable but not guaranteed, all representations are approximate, and individual verification is recommended.