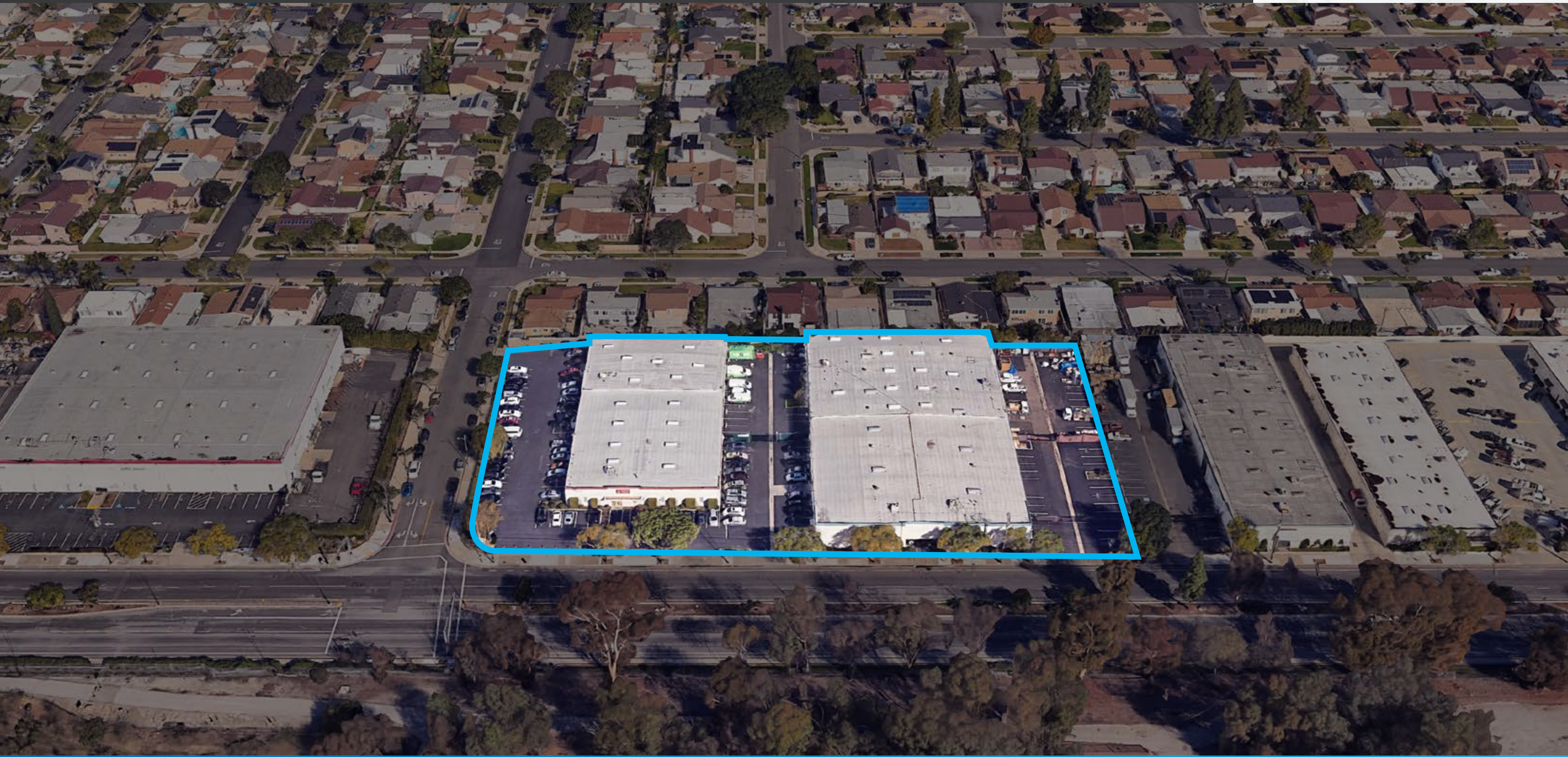
Del Amo 2-Pack

1609 & 1635-1645 E. Del Amo Blvd., Carson

THE
LUCAS
COLLECTION



56,354 SF

CONFIDENTIAL OFFERING MEMORANDUM

CUSHMAN &
WAKEFIELD

OFFERING MEMORANDUM DISCLAIMER

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Seller and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement satisfactory to the Seller has been fully executed, delivered, and approved by the Seller and any conditions to the Seller thereunder have been satisfied or waived.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of Broker and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the Seller or Broker.

The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing the Property at this time, kindly return this brochure to the Broker at your earliest possible convenience.

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EXECUTIVE SUMMARY

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Cushman & Wakefield is pleased to offer for sale 1609 & 1635-1645 E. Del Amo Blvd., Carson, CA (“the Property”), a 56,354 SF two property multi-tenant industrial portfolio. This 100% Fee Simple interest in the building and underlying 2.77 acres of ML&D* zoned land is offered in an as is condition.

56,354 SF
Building Size

120,698 SF
of Land

70%
Occupied

7323-001-062
7323-001-061
APN

6
Units

ML&D*
Zoned

$13,240,000
Asking Price

INVESTMENT HIGHLIGHTS

RARE INFILL OPPORTUNITY

8,400 TO 12,750 SF UNIT SIZES

QUICK ACCESS TO 405, 91, AND 710 FREEWAYS

EXCELLENT NEARBY AMENITIES

SOUTH BAY MARKET

The South Bay has Extremely Strong Market Fundamentals with a Low Vacancy, Strong Demand, and Longstanding Barriers to Entry Making Multi-Tenant Industrial a Difficult Asset to Acquire

Infill Location

Thriving Industrial Market

Prime Carson Location

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

LOCATION

Address	1609 E. Del Amo Boulevard 1635-1645 E. Del Amo Boulevard
Industrial Market	South Bay
Industrial Submarket	Carson
APN	7323-001-062 and 7323-001-061
Zoning	ML&D* www.carsonca.gov

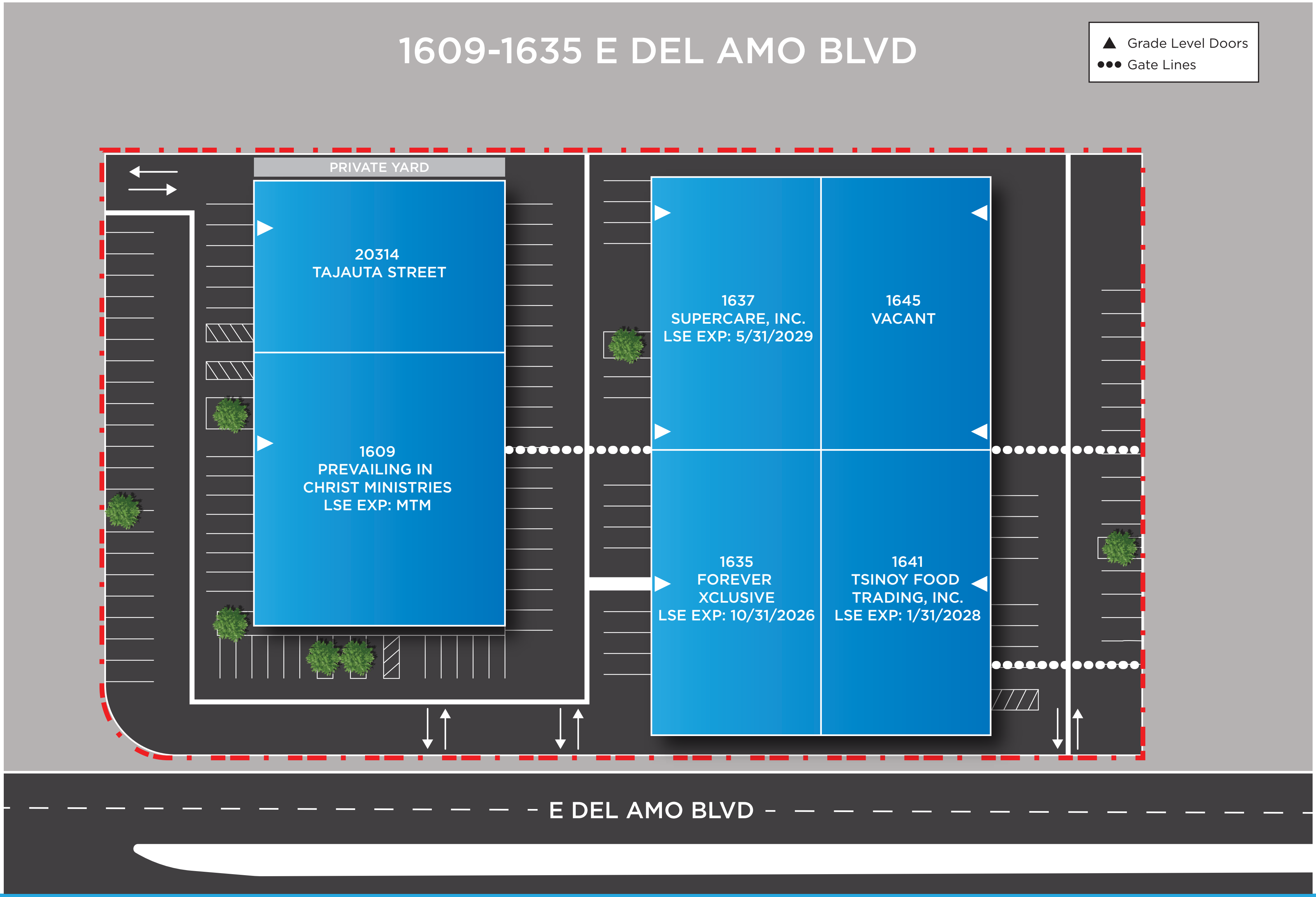
BUILDING FEATURES

Year Built	1970 / 1971
Clear Height	14′ - 18′
Loading	Ground Level

BUILDING SIZE

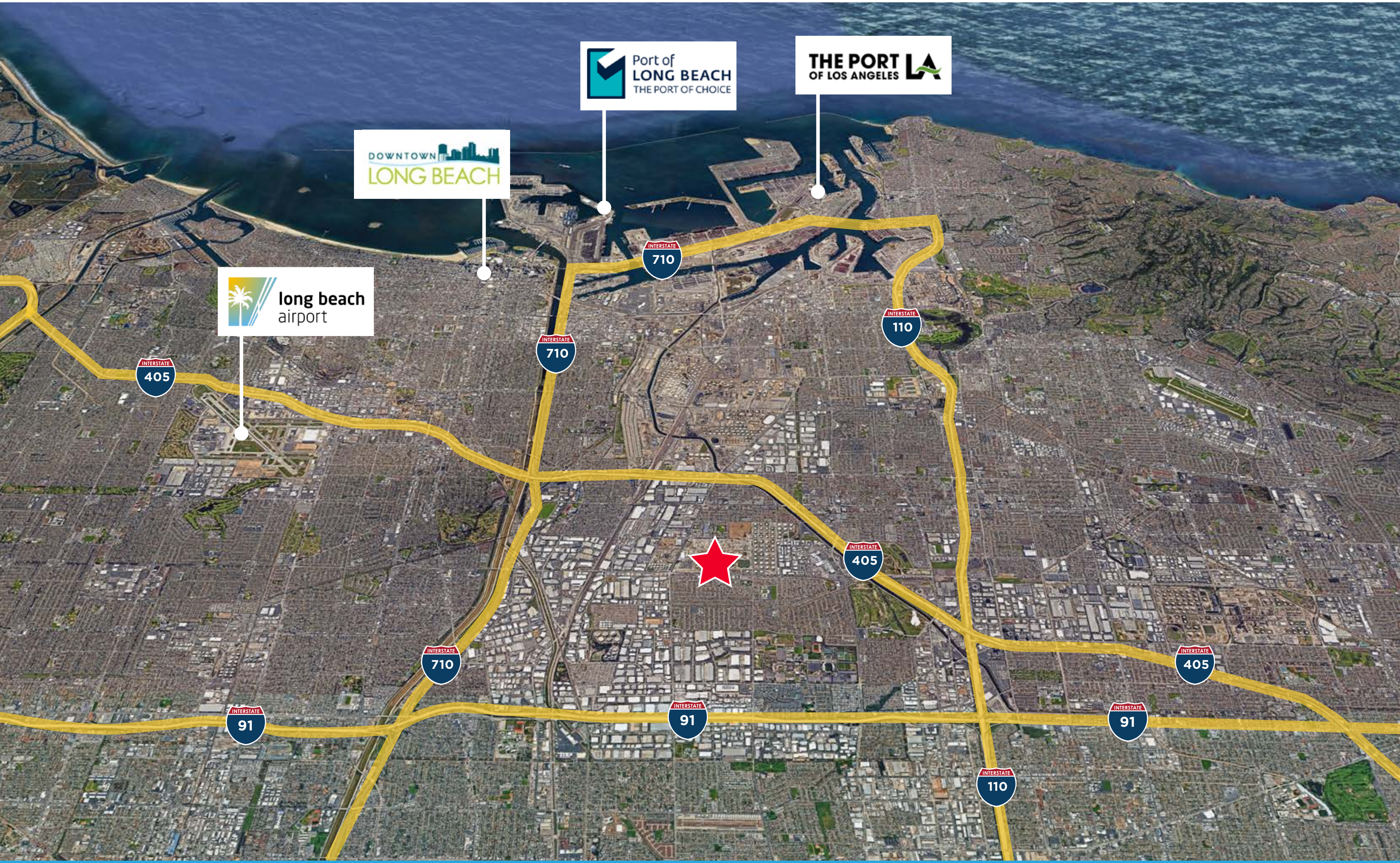
Total Rentable Area	56,354 SF
Land Size	120,698 SF
Number of Buildings	2
Number of Units	6
Occupancy	70%

SITE PLAN


1609-1635 E DEL AMO BLVD
Grade Level Doors
Gate Lines
PRIVATE YARD
20314
TAJAUTA STREET
1609
PREVAILING IN
CHRIST MINISTRIES
LSE EXP: MTM
1637
SUPERCARE, INC.
LSE EXP: 5/31/2029
1645
VACANT
1635
FOREVER
XCLUSIVE
LSE EXP: 10/31/2026
1641
TSINOY FOOD
TRADING, INC.
LSE EXP: 1/31/2028
E DEL AMO BLVD

MARKET OVERVIEW

SOUTH AERIAL



MARKET OVERVIEW

SOUTH BAY

The South Bay area enjoys miles of coastline, an ethnically diverse population, luxury residential communities, and a wide variety of recreational activities. With its strong corporate concentration and high quality of life throughout the Beach Cities, the South Bay area is one of the most business-friendly regions in Southern California. The South Bay is bounded by the Los Angeles International Airport to the north, the San Gabriel (605) Freeway to the east, and the Pacific Ocean surrounding its southern and western borders. The communities within the South Bay area include Torrance, the Palos Verdes Peninsula, El Segundo, Gardena, Lawndale, Hawthorne, Inglewood, the Beach Cities, and the Los Angeles Harbor Cities.

The South Bay is well served by several miles of freeway and primary/secondary highways – part of one of the largest freeway systems in the world, connecting all parts of the Greater Los Angeles Area. The major freeway through the South Bay is the San Diego Freeway (Interstate 405) which runs in a north/south direction and serves the west side of the Los Angeles metropolitan area. The San Pedro Freeway (Interstate 110) connects San Pedro to the Santa Monica Freeway (Interstate 10). Commuters can easily connect to Interstate 110, which is just a few blocks away from the Property.

SOUTH BAY INDUSTRIAL MARKET

The South Bay is a part of the larger LA Basin and the larger industrial market of the Southern California region. It is one of five major industrial market areas in Los Angeles County, second only in size to the massive Central Los Angeles market area. The South Bay is located in close proximity to the twin ports of the LA and Long Beach and Los Angeles International Airport and it comes as no surprise that logistics employment is more concentrated in the South Bay than any other area in the region. As a result, the international trade sector has a huge impact on the industrial real estate market in the South Bay. The South Bay market is a mature, fully developed, land-scarce, in-fill market with few large-scale development opportunities. With limited land for development, developers increasingly rely on redevelopment of existing properties. Future development of larger warehouse/ distribution buildings is also impacted by ever-tightening restrictions on trucking and logistics users in many of the surrounding cities.

FINANCIALS

ASSUMPTIONS

1609 & 1635 - 1645 E. Del Amo										Assumptions
General Assumptions										
		2026	2027	2028	2029	2030	2031	2032	2033	2034
Inflation										
Operating Expense Inflation		0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Capital Expense Inflation		0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Real Estate Tax Growth		0.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Leasing Cost Inflation		0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Other Revenue Inflation		0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Market Rent Growth		0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Weighted Average Market Rent	$1.55	$1.55	$1.60	$1.64	$1.69	$1.74	$1.80	$1.85	$1.91	$1.96

General Vacancy Loss	Capital Reserves	Management Fee	Leasing Commissions	
5.0% of Potential Gross Revenue	$0.20 / SF	None	New:	5.00%
			Renew:	2.50%

Market Leasing Assumptions

MLA	Term (Yrs/Mo)	Market Rent	Rent Steps	Free Rent New	Free Rent Renew	TI New	TI Renew	Renew Prob	Downtime	Recovery Method
$1.55 MG ($0.10 CAM)	3/1	$1.55	3.00%	1 Mos	0 Mos	$24.00	$6.00	75.0%	3 Mos	MG ($0.10 CAM)

Vacant Lease-Up Assumptions — Lease-Up Period: 3 Months

	MLA	Area	Start Date	Term (Yrs/Mo)	Initial Rent	Rent Steps	Free Rent New	TI New	LC New/Renew	Recovery Method
1645	$1.55 MG ($0.10 CAM)	8,760	Nov-26	3/1	$18.60	3.0%	1.0 Mos	$24.00	5% / 2.5%	MG ($0.10 CAM)
20314	$1.55 MG ($0.10 CAM)	8,424	Nov-26	3/1	$18.60	3.0%	1.0 Mos	$24.00	5% / 2.5%	MG ($0.10 CAM)

CASH FLOW

1609 & 1635 - 1645 E. Del Amo												Cash Flow Projection
NRA:	**56,354 SF**		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**	**Year 11**
Avg Annual Occupancy			88.46%	98.69%	98.70%	94.27%	98.69%	100.00%	92.97%	98.69%	100.00%	92.97%	100.00%
General Vacancy/Credit Loss			(3.3%)	(4.8%)	(4.8%)	(4.4%)	(4.8%)	(5.0%)	(4.2%)	(4.8%)	(5.0%)	(4.2%)	(5.0%)
Economic Occupancy			(3.3%)	(4.8%)	(4.8%)	(4.4%)	(4.8%)	(5.0%)	(4.2%)	(4.8%)	(5.0%)	(4.2%)	-5.0%
RENTAL REVENUE													
Potential Base Rent		$17.89	$1,008,029	$1,047,600	$1,086,593	$1,144,938	$1,194,657	$1,229,544	$1,265,944	$1,299,003	$1,336,932	$1,377,040	$1,412,444
Absorption & Turnover Vacancy		($2.15)	($121,390)	($14,525)	($14,837)	($66,747)	($15,872)	$0	($90,103)	($17,344)	$0	($98,458)	$0
Free Rent		($0.72)	($40,737)	($3,631)	($3,709)	($16,905)	($3,968)	$0	($22,526)	($4,336)	$0	($20,015)	($4,600)
Scheduled Base Rent		$15.01	$845,902	$1,029,444	$1,068,047	$1,061,286	$1,174,817	$1,229,544	$1,153,316	$1,277,324	$1,336,932	$1,258,568	$1,407,844
Expense Recoveries		$0.81	$45,382	$33,263	$20,659	$8,772	$6,368	$6,647	$6,362	$6,959	$7,264	$6,952	$7,706
Total Rental Revenue		$15.82	$891,284	$1,062,707	$1,088,706	$1,070,057	$1,181,186	$1,236,192	$1,159,678	$1,284,282	$1,344,196	$1,265,520	$1,415,550
Potential Gross Revenue		$15.82	$891,284	$1,062,707	$1,088,706	$1,070,057	$1,181,186	$1,236,192	$1,159,678	$1,284,282	$1,344,196	$1,265,520	$1,415,550
Vacancy Allowance		($0.53)	($29,827)	($50,960)	($52,207)	($47,435)	($56,702)	($61,810)	($48,738)	($61,638)	($67,210)	($53,172)	($70,778)
EFFECTIVE GROSS REVENUE		$15.29	$861,457	$1,011,747	$1,036,499	$1,022,623	$1,124,484	$1,174,382	$1,110,940	$1,222,644	$1,276,986	$1,212,348	$1,344,773
		PSF>	$15.29	$17.95	$18.39	$18.15	$19.95	$20.84	$19.71	$21.70	$22.66	$21.51	$23.86
CAM		$0.42	$23,617	$24,326	$25,056	$25,807	$26,582	$27,379	$28,200	$29,046	$29,918	$30,815	$31,740
Insurance		$0.66	$36,970	$38,079	$39,221	$40,398	$41,610	$42,858	$44,144	$45,468	$46,832	$48,237	$49,684
Property Taxes		$1.36	$76,426	$77,955	$79,514	$81,104	$82,726	$84,381	$86,069	$87,790	$89,546	$91,337	$93,163
Total Operating Expenses		$2.43	$137,014	$140,360	$143,791	$147,310	$150,918	$154,618	$158,413	$162,304	$166,296	$170,389	$174,587
		PSF>	$2.43	$2.49	$2.55	$2.61	$2.68	$2.74	$2.81	$2.88	$2.95	$3.02	$3.10
NET OPERATING INCOME		$12.86	$724,443	$871,387	$892,708	$875,313	$973,566	$1,019,764	$952,527	$1,060,340	$1,110,691	$1,041,959	$1,170,185

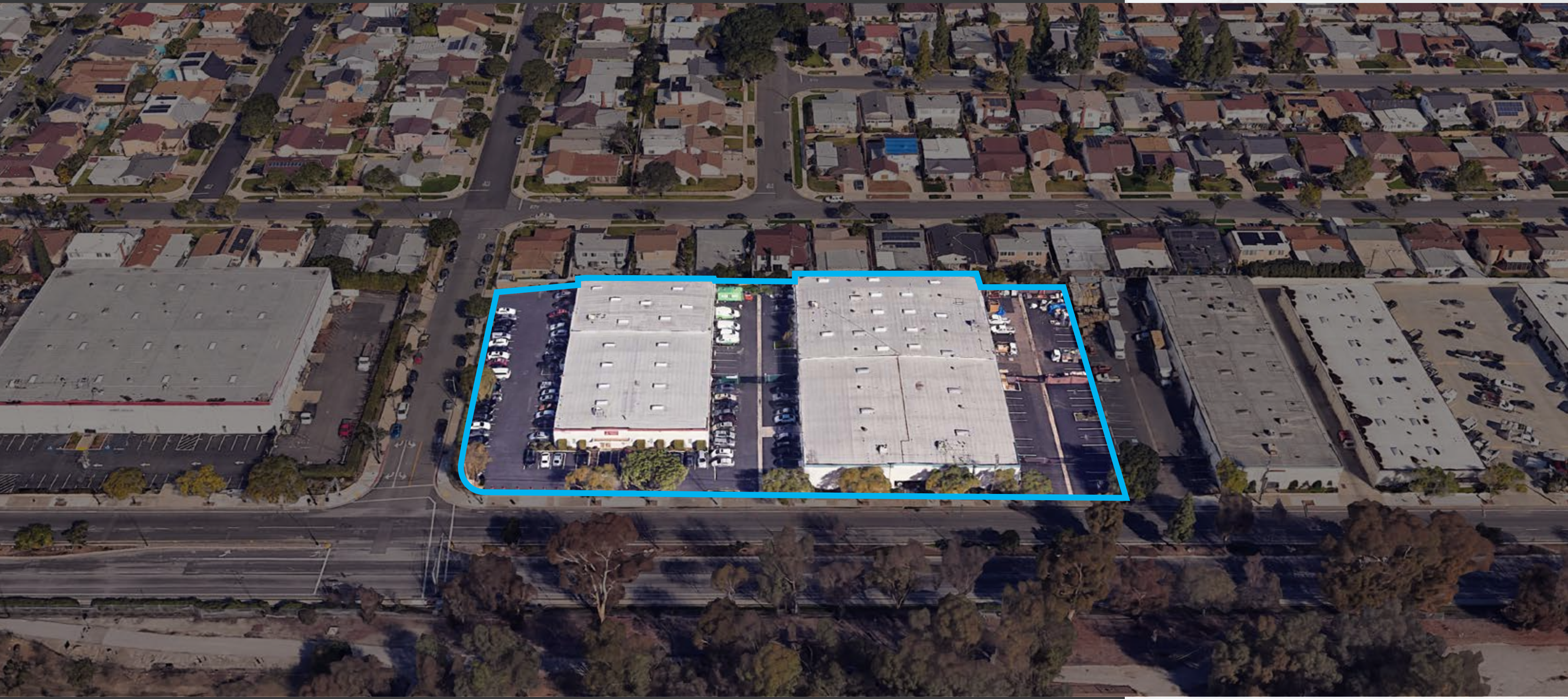
RENT ROLL

1609 & 1635 - 1645 E. Del Amo																Rent Roll
Suite #	Tenant	As-Is RSF	% of NRA	Lease Terms			Base Rent				Rent Escalations				Recovery Type	Assigned MLA
1635	Forever Xclusive	8,833	15.7%	Nov-23	Oct-26	0.3	$156,876	$17.76	$13,073	$1.48					BY 23-24 (25% CAM)	$1.55 MG ($0.10 CAM)
1637	SuperCare, Inc.	8,760	15.5%	Jun-26	May-29	2.9	$162,936	$18.60	$13,578	$1.55	Jun-27	$1.60	$19.16	$167,820	BY 13-14 (25% CAM)	$1.55 MG ($0.10 CAM)
											Jun-28	$1.64	$19.73	$172,860		
1641	Tsinoy Food Trading, Inc.	8,833	15.7%	Jun-26	Jan-28	1.5	$148,392	$16.80	$12,366	$1.40	Jun-27	$1.45	$17.40	$153,696	25% CAM	$1.55 MG ($0.10 CAM)
1645	Vacant - 1645	8,760	15.5%	Nov-26	Nov-29	3.4	$162,936	$18.60	$13,578	$1.55	Nov-27	$1.60	$19.16	$167,824	MG ($0.10 CAM)	$1.55 MG ($0.10 CAM)
											Nov-28	$1.64	$19.73	$172,859		
											Nov-29	$1.69	$20.32	$178,045		
1609	Prevailing In Christ Ministries	12,744	22.6%	Jun-22	Dec-26	0.4	$206,453	$16.20	$17,204	$1.35					BY 2009 (60% CAM)	$1.55 MG ($0.10 CAM)
20314	Vacant - 20314	8,424	14.9%	Nov-26	Nov-29	3.4	$156,686	$18.60	$13,057	$1.55	Nov-27	$1.60	$19.16	$161,387	MG ($0.10 CAM)	$1.55 MG ($0.10 CAM)
											Nov-28	$1.64	$19.73	$166,229		
											Nov-29	$1.69	$20.32	$171,215		
		As-Is				WALT	Annual	$/PSF	Monthly	$/PSF						
	Total Leased	**39,170**	**69.5%**			**1.2**	**$674,657**	**$17.22**	**$56,221**	**$1.44**						
	Total Vacant	**17,184**	**30.5%**													
	Total NRA	**56,354**	**100%**				**$674,657**	**$11.97**	**$56,221**							

Del Amo 2-Pack

1609 & 1635-1645 E. Del Amo Blvd., Carson

THE LUCAS COLLECTION



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