

INDUSTRIAL INVESTMENT

5670 S. 2ND STREET :: VERNON, CA 90058

8,006 SF INDUSTRIAL ASSET



EXCLUSIVE ADVISOR

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Quality Tools at Ridiculously Low Prices

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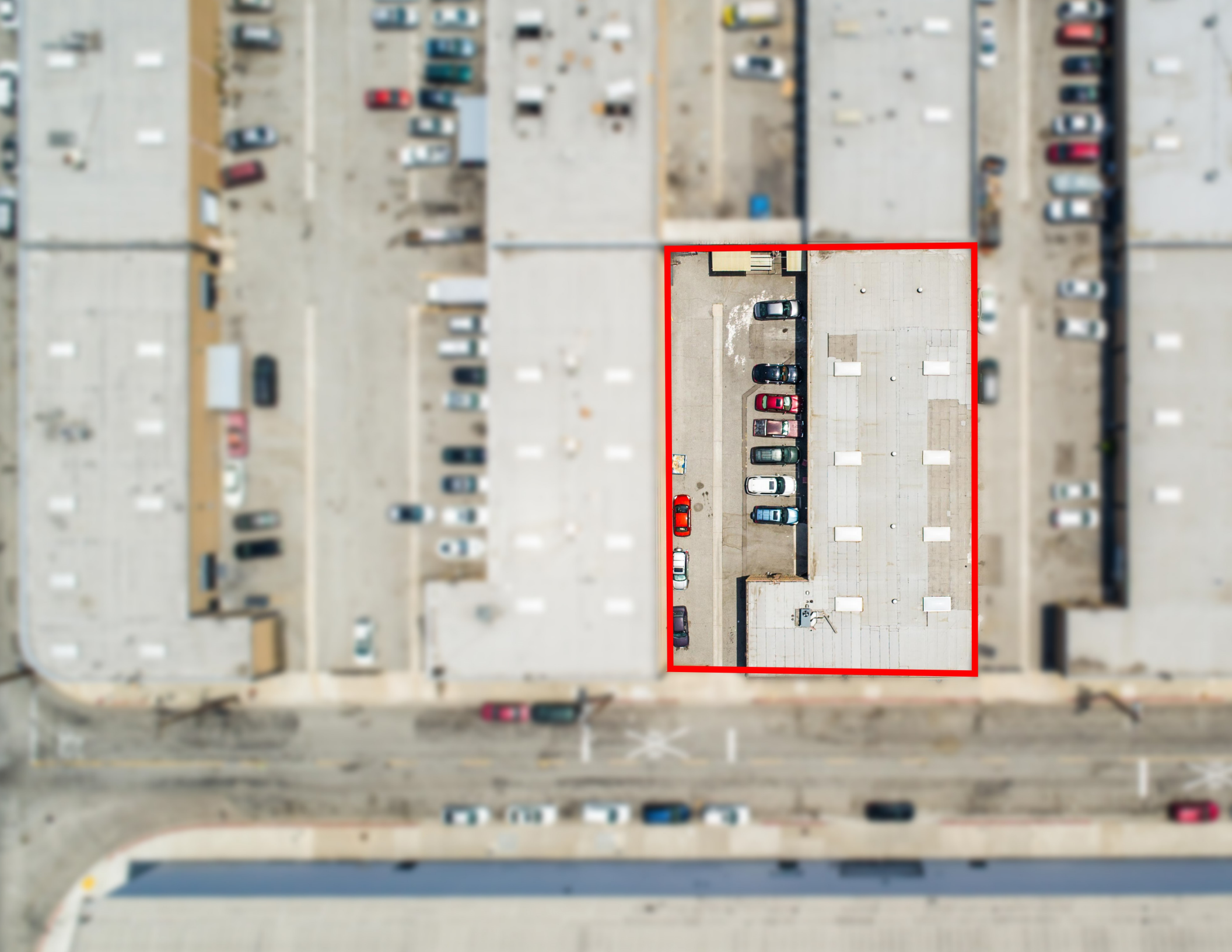
JETRO
CASH & CARRY

SLAUSON AVE

57TH STREET

2ND STREET

SUBJECT



An aerial, grayscale photograph of a city street scene. A large, rectangular building with a flat roof is the central focus. The roof has several skylights and HVAC units. A parking lot with several cars is visible in front of the building. The street is lined with other buildings and parked cars. The text "EXECUTIVE SUMMARY" is overlaid on the image, underlined.

EXECUTIVE SUMMARY

INDUSTRIAL INVESTMENT

5760 S. 2ND STREET :: VERNON, CA 90058



Building Size (SF)	8,006
Lot Size (SF)	14,611
Grade Level Doors	2
Ceiling Height	13'-14'
Number of Stories	1
Number of Units	2
Year Built	1981
Zoning	VEM

HIRTH GROUP :: EXCLUSIVE OFFERING

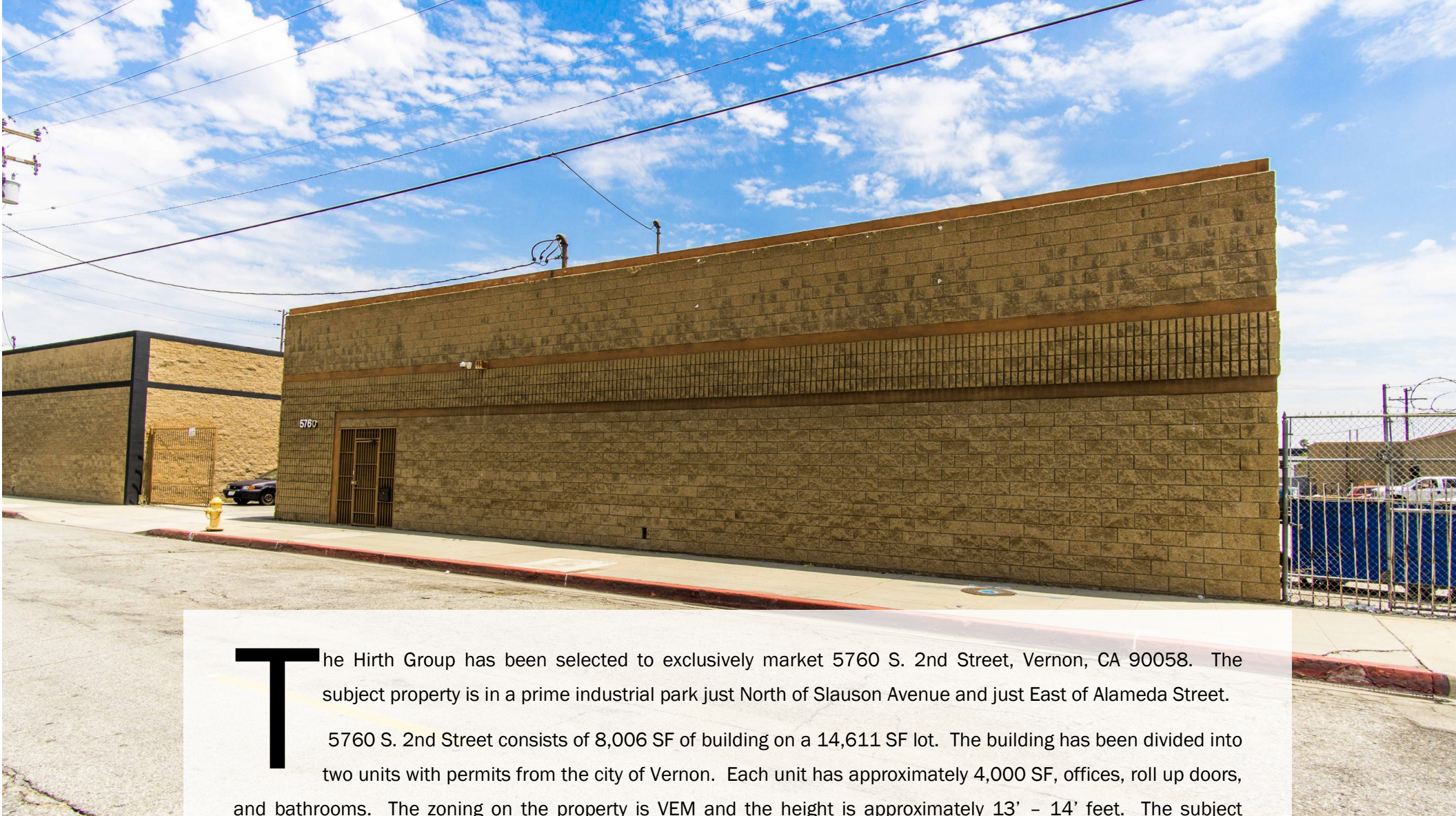
EXECUTIVE SUMMARY

Property Type	Industrial
Address	5760 S. 2nd Street
City, State, Zip	Vernon, CA 90058
Parcel Number	6308-019-031

OPPORTUNITY HIGHLIGHTS

- ▶ Phenomenal Vernon Industrial Park
- ▶ Gated Entrance
- ▶ Two Ground Level Doors
- ▶ VEM Zoning
- ▶ 13'-14' Ceiling Height
- ▶ Approximately 1,400 SF of Office Space





The Hirth Group has been selected to exclusively market 5760 S. 2nd Street, Vernon, CA 90058. The subject property is in a prime industrial park just North of Slauson Avenue and just East of Alameda Street.

5760 S. 2nd Street consists of 8,006 SF of building on a 14,611 SF lot. The building has been divided into two units with permits from the city of Vernon. Each unit has approximately 4,000 SF, offices, roll up doors, and bathrooms. The zoning on the property is VEM and the height is approximately 13' - 14' feet. The subject property additionally features approximately 1,400 SF of office space.

This property is perfect for an owner user that wants to occupy one unit and get additional income from renting out the other unit while having the possibility to expand into the entire building at a later date.

5760 S. 2nd Street is being offered at \$2,052,000

INDUSTRIAL INVESTMENT

FINANCIAL ANALYSIS

5760 S. 2ND STREET :: VERNON, CA 90058

LIST PRICE		FINANCING			THE ASSET	
Price	\$2,052,000	Down	15%	\$307,800	Units	2
Price/Bldg. SF	\$256.31	Loan	85%	\$1,744,200	Year Built	1981
Price/Lot SF	\$140.44	Ammort Years		25	Gross SF	8,006
		Interest Rate		4.50%	Lot SF	14,611
		Payments		(\$9,695)	APN	6308-019-031

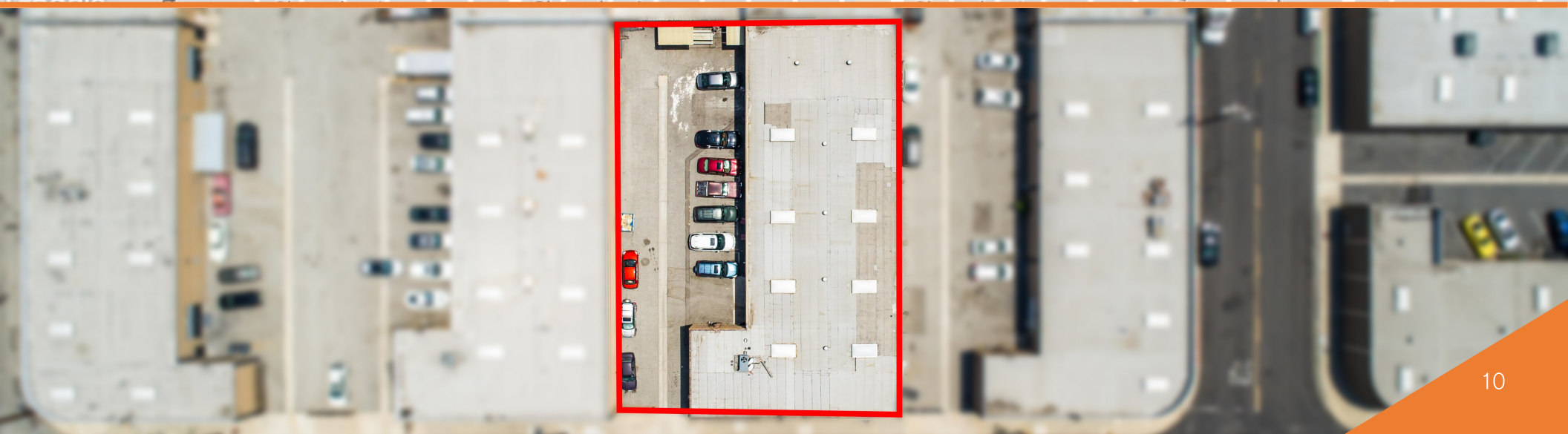
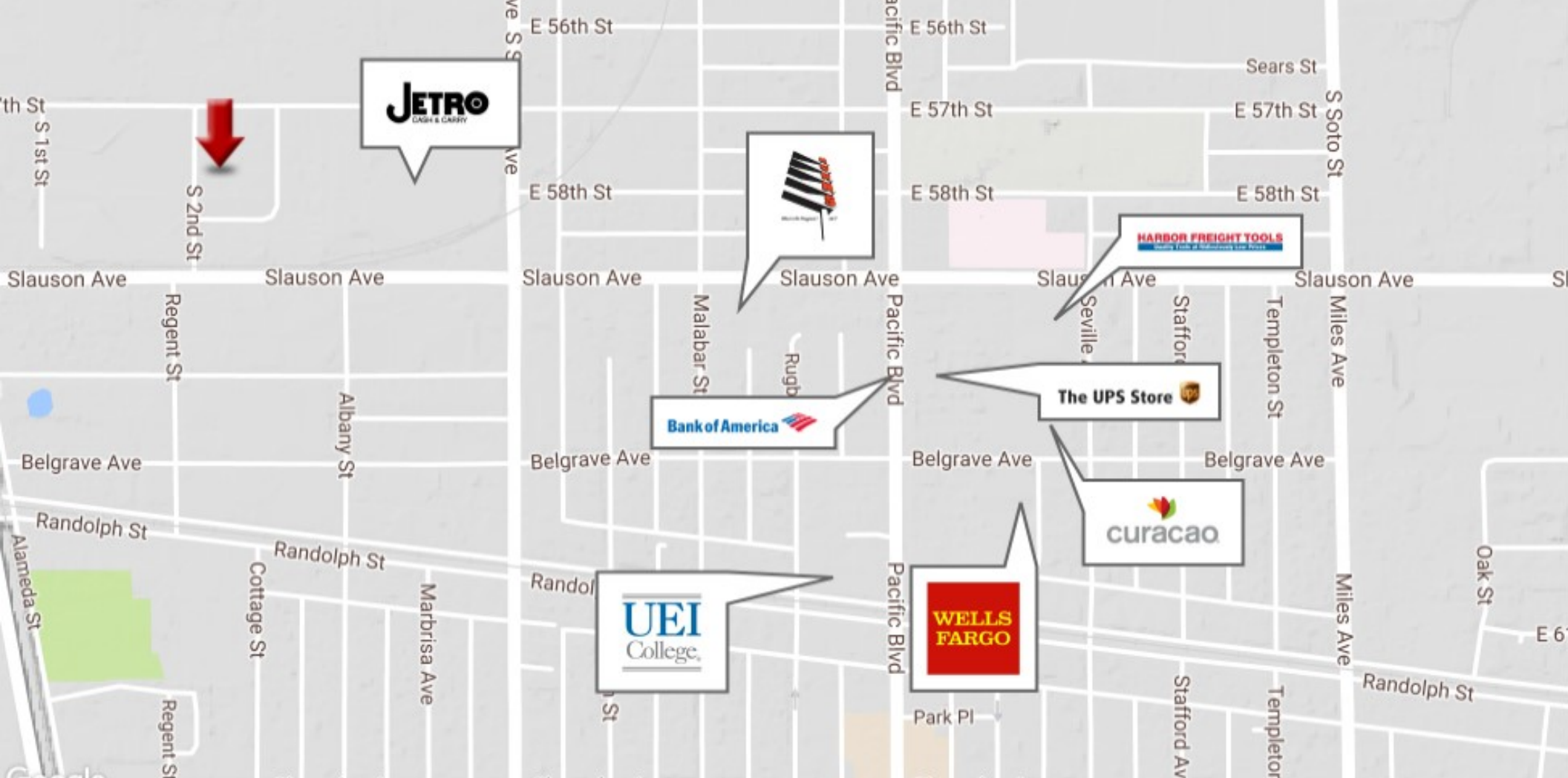
MONTHLY RENT SCHEDULE

# of Units	Type	Estimated SF
1	Industrial	4,003
1	Industrial	4,003
2		8,006

ANNUALIZED EXPENSES		Expense Amount
Real Estate Taxes	1.250000%	\$25,650
Insurance		\$2,500
Utilities		\$3,000
Trash		\$1,000
Repairs & Maint.		\$2,500
Total Expenses		\$34,650
Expenses/Unit		\$17,325
Expenses/SF		\$4.33

PARCEL MAP

Map of the Hay Tract, showing lots 1 through 36. Lot 10 is highlighted in orange. The map includes street names: Anderson, Slauzon, 62nd St., Ave. 8, Ave. 9, and Ave. 8. It also shows the intersection with Regent St. and the location of the LACMTA station. The map is labeled with various dimensions, bearings, and lot numbers. A north arrow is present in the top left corner. The map is identified as BK. 6309 and M.R. 29 - 2.





LOCATION OVERVIEW



Vernon

is Back!

Over the past 12 months, business activity has continued to pick up in Vernon. The encouraging trend mirrors the economic recovery being felt by many businesses throughout California. According to forecasters with the Kyser Center for Economic Research at the Los Angeles County Economic Development Corporation, “California has enjoyed remarkable economic growth in recent years. For three years running, the state has added jobs at a faster pace than the nation as a whole. California’s economy is also growing at a faster rate than that of the nation (3.9% vs. 2.4% in 2015).”

Jim Moore, Vernon electrical inspector, claimed the indicators of new growth in Vernon’s business community are plain to see, “The amount of construction in Vernon so far this year is up, up like never before. It is evident, even to the casual observer, by the visible number of new buildings being erected every day in Vernon.”

FOUR COMPANIES ARE POISED TO MAKE THEIR MARK IN VERNON

- ▶ **MILLENNIUM PRODUCTS** Millennium Products, makers of the health drink Kombucha, is setting up shop in a 100,000-squarefoot, \$21-million manufacturing facility that was formerly the site of Clorox's Vernon facility. Kombucha, a fermented tea, has become one of the hottest beverage products in gourmet food retail stores.
- ▶ **POPCORNOPOLIS** Popcornopolis, which bills itself as "Makers of the World's Best Gourmet Popcorn," has plans for a 145,000-squarefoot building in the 3200 block of Slauson Avenue. Popcornopolis' sweet and savory gourmet popcorn products rank as some of the most sought-after snack foods in supermarkets, shopping malls and sports venues.
- ▶ **R PLANT EARTH** R Plant Earth will bring its plastic recycling technology to the 5300 block of Boyle Avenue where its \$11-million facility will be built. R Planet Earth has developed a method to convert recycled plastic into pellets for reuse in new manufactured plastic products.
- ▶ **JERSEY MIKE'S** Jersey Mike's is preparing to satisfy the submarine sandwich appetites of Vernon residents and workers throughout the city when it opens for business at Dedeaux Properties' 25th/Alameda retail center now under construction at 25th and Alameda Street. Jersey Mike's Subs is a Manasquan, New Jersey-based made-to-order submarine sandwich chain. The Jersey Mike's franchise has more than 1,000 locations open and in development across the United States. Brett Dedeaux, president and principal of Dedeaux Properties, said, "We look at our 25th/Alameda multi-tenant retail development as a gateway to Vernon. We're hoping to create an oasis that people really enjoy visiting. Vernon is in need of new options for dining and ancillary retail services. Our location is perfect for this development; not only to service businesses in Vernon, but to service nearby L.A. businesses, as well." Dedeaux Properties is one of Vernon's active real estate developers with the completion of three state-of-the-art projects for MG Produce on Ross Street, Nature's Produce building on Bandini Boulevard and Color Story Textile on 26th Street. Dedeaux Properties focuses on building and acquiring distribution facilities, refrigerated warehouses and transportation-oriented properties.

VERNON, CALIFORNIA

VERNON MEANS BUSINESS: Vernon is the industrial heart of Southern California. Major manufacturers, processors and distributors have made Vernon their home for more than a century. Vernon businesses employ more than 50,000 men and women from nearby communities throughout the Greater Los Angeles area.

Vernon's 1,800 businesses include food processors, fashion apparel manufacturers, furniture manufacturers, electronics manufacturers, paper products producers and business logistics companies. Familiar firms with significant operations in Vernon include Farmer John, Seven for All Mankind and Tapatío Hot Sauce.

Vernon has been 'exclusively industrial' since the city was founded in 1905. Vernon has maintained a business-friendly environment that enables the city to remain Southern California's prime location for business.

Vernon offers businesses a range of advantages compared to nearby cities in L.A. County, including lower permit fees; lower electricity, water and natural gas utility rates; excellent city services custom tailored to specific business needs; easy access to major transportation hubs; and substantial skilled workforce availability.

VERNON'S FASHIONABLE BUSINESS RESOURCES: Vernon serves a major center for Southern California's fashion industry. Vernon is home to more than 10% of fashion-related jobs in Los Angeles County. The fashion industry accounts for nearly 15% of Vernon's businesses.

The availability of specialized office and warehouse space in Vernon makes the city a top site for apparel, textile design, storage and manufacturing companies in the fashion industry.

More than 265 fashion industry companies engaged in design, dyeing, cutting, sewing, importing and distribution are located in Vernon. Fashion industry businesses thrive in Vernon because they don't need to leave Vernon to connect with most of their key business partners.

Fashion industry companies have quick access to Los Angeles, Orange County and the Inland Empire for their product distribution channels, and easy access to national and international trade routes through nearby freeways, railroads and ports.



POPULATION	1-MILE	3-MILE	5-MILE
Total Population	33,088	381,025	1,146,351
Median Age	27.3	27.1	27.9
Median Age Male	26.0	26.2	26.9
Median Age Female	28.4	28.1	28.8

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Total Households	8,244	90,037	292,474
# of Persons per HH	4.0	4.2	3.9
Average HH Income	\$41,842	\$43,533	\$42,502
Average House Value	\$442,973	\$390,820	\$380,042

DIVERSITY	1-MILE	3-MILE	5-MILE
White	54.3%	48.1%	43.7%
Black	3.5%	7.4%	12.6%
Asian	1.3%	0.5%	2.5%
Hawaiian	0.3%	0.1%	0.1%
Indian	0.6%	0.3%	0.5%
Other	39.0%	42.4%	39.2%
Hispanic	94.2%	90.6%	81.1%

DEMOGRAPHICS

BUSINESS FRIENDLY VERNON

More than any other city in Southern California, Vernon is uniquely suited to meet the needs of industry. Vernon has all of the advantages businesses seek to meet or exceed their competition:

- ▶ Ideal development location for a wide variety of businesses and business needs.
- ▶ Close to downtown Los Angeles, Los Angeles International Airport (LAX) and the Ports of Long Beach and Los Angeles.
- ▶ Quick, easy surface street access to four major Southern California freeways and the Alameda Rail Corridor.
- ▶ Low business construction and health permit fees.
- ▶ Low business license fees.
- ▶ The lowest municipal utility rates in Southern California for electricity, natural gas, water and fiber optics.
- ▶ Class 1 fire department, a distinction held by only 30 cities in the United States.
- ▶ City health department serving the city's industrial businesses.
- ▶ Industrial development advisors serving as a liaison for business to Vernon's city departments and agencies.
- ▶ Community service department that offers streamlined and efficient 'one-stop' process for managing public works, building permits, fire code compliance, and city planning enabling business owners to obtain a full Certificate of Occupancy within eight weeks.

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