

LONG BEACH PLAZA

1900 N. LONG BEACH BOULEVARD, COMPTON, CALIFORNIA 90222

FOR SALE - LEASED INVESTMENT

\$7,800,000.00



OFFERING MEMORANDUM

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The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.

Legendary Commercial Real Estate ("Legendary CRE"), (Broker), have been appointed by Owner as its exclusive agent in connection with the possible sale of 1900 N. Long Beach Blvd., Compton, California ("Property"). Broker has prepared a Confidential Offering Memorandum (the "OM") and other promotional material which describe the property.

The OM, promotional material, and as well as other information (together the "Evaluation Material"), which Broker or Owner has furnished or may furnish to the undersigned Prospective Purchaser (the "Purchaser"), is confidential in nature and is intended solely for your limited use and benefit for the purpose of evaluating and determining whether you desire to express further interest in a potential acquisition of the Property. Should the undersigned Purchaser wish to obtain a copy of the Evaluation Material, please sign this Prospective Purchaser Confidentiality Agreement where indicated below, acknowledging agreement of Prospective Purchaser to the terms and conditions below. Upon acceptance of the agreement Legendary CRE's Broker will furnish the Evaluation Material to the Prospective Purchaser.

Purchaser hereby agrees that the Evaluation Material will be used solely for the purpose of evaluating a possible purchase of the Property, that said Evaluation Material shall be kept strictly confidential by the Purchaser and the Purchaser's representatives and advisors ("Permitted Parties") and, except as may be required by law, the Purchaser will not disclose or cause to be disclosed to any person, firm or entity whatsoever the Evaluation Material; provided, however, that any of such information may be disclosed to the Purchaser's directors, officers, employees, affiliates and representatives who need to know such information for the purpose of evaluating any such possible purchase and who have agreed to be bound by the terms of this letter agreement. The Purchaser will be responsible for any unauthorized disclosure by them of any of the contents of the Evaluation Material.

The Purchaser is aware that Legendary CRE, is authorized to represent Seller for the purpose of effecting a sale of the Property, and all negotiations shall be conducted exclusively through Legendary CRE/Armando Aguirre, listing broker. The Purchaser understands that Broker may be negotiating on behalf of Seller with other prospective Purchasers.

The Purchaser understands that neither Broker nor the Seller nor any of the Seller's representatives or advisors have made or make any representation or warranty, express or implied, as to the validity, accuracy or completeness of the Evaluation Material and have not independently verified the Evaluation Material. The Purchaser understands that some information contained in the Evaluation Material consists of summaries or compilations. The Purchaser understands that nothing in the Evaluation Material shall be deemed to constitute a representation or warranty or promise, express or implied, as to the future performance of the Property. Purchaser understands that neither Broker nor the Seller nor any of the Seller's representatives or advisors represent that the information provided to the Purchaser is all the information that the Purchaser should review in connection with the Property, and that neither Broker nor the Seller is under any obligation to correct any inaccuracies or omissions. The Evaluation Material may be modified, supplemented, amended, suspended, or withdrawn at any time by Seller in its sole and absolute discretion. It is understood that the Purchaser is expected to perform such due diligence, investigations and inspections of the Property as the Purchaser deems necessary or desirable and as permitted by agreement with Broker and the Seller to independently verify and investigate all matters relating to the property to Purchasers satisfaction. Purchaser's purchase of this property if completed, shall be based on Purchaser's independent investigation of all matters relating to the Property and not on any Seller or Broker representation or warranty, expressed or implied.

The Purchaser agrees that neither the Purchaser nor the permitted Parties will inspect the Property or communicate with the tenants or their employees, leasing agents or Property staff without the prior permission of the Seller or Broker and that the Purchaser and/or the Permitted Parties may be required to be accompanied by a representative of Seller or Broker on such inspection. The Purchaser further agrees that unless and until a definitive agreement with respect to the purchase of the Property has been executed by both Seller and Purchaser and delivered to Seller, neither Broker nor the Seller will be under any legal obligation of any kind whatsoever with respect to such purchase by virtue of this Agreement or any written or oral expression made by Broker or any of the Seller's directors, officers, employees, agents or any other representatives.

Broker and the Seller may elect at any time to terminate further access by the Purchaser to the Evaluation Material, or Purchaser may elect to cease all actions in connection with Purchaser's evaluation of the possible purchase of the Property. Under either circumstance the Purchaser agrees that the Purchaser will automatically, promptly return to Broker the Evaluation Material, whether such materials are in written printed, scanned, emailed, or faxed form, digital form, computer diskettes, CD, USB, or other form, and will not retain any copies, notes, or other reproductions of the Evaluation Materials in whole or in part.

This Agreement shall be governed and construed in accordance with the laws of the State of California. By execution of the Agreement below, the Purchaser agrees to be bound by the terms and conditions set forth herein. Upon acceptance by the Seller and/or Broker, this fully executed Agreement will constitute our complete understanding with respect to the subject matter of this Agreement, and the Evaluation Material will be provided to Purchaser.



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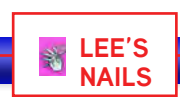


Long Beach Plaza - Paseo Shops



Long Beach Plaza - Rear Entrance

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PROPERTY SUMMARY

Location:	Part of Compton Fashion Square Retail District
Property Address:	Long Beach Plaza 1900 N. Long Beach Boulevard Compton, California, 90221
Tenants:	Shiekh Shoes #11 Pupuseria el Kiosco China Town Express Watts Healthcare Office Mother's Nutritional Center Lee's Nails Galindo Lock and Key Universal Threading & Beauty Salon Shiekh Shoes Community Center
Property Type:	Strip Center
Building Size:	± 28,000 gross square feet ± 25,860 net rentable square feet
Land Area:	± 48,787 square feet ± 1.12 acres
Frontage:	50' Feet on Long Beach Avenue
Year Built:	2003
Zoning:	COCL, Los Angeles
APN:	6177-005-002
Population:	1 Mile Radius = ± 48,024 People 3 Mile Radius = ± 348,493 People 5 Mile Radius = ± 907,962 People
Traffic Count:	Approx. ± 32,823 cars per day - N Long Beach Boulevard

INVESTMENT HIGHLIGHTS

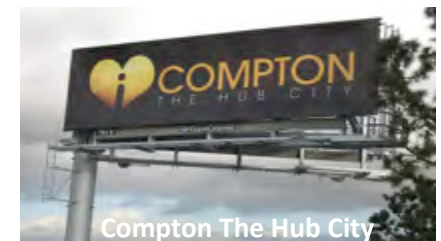
- **Shiekh Shoes** Anchor is a West Coast footwear and apparel retailer with its headquarters in Ontario, California that operates nearly 140 stores located in California, Nevada, Washington, Arizona, Oregon, New Mexico, Texas, Illinois, Michigan and Tennessee.

Additional Tenants &/or Franchises include:

Shiekh Shoes #11, Pupuseria el Kiosco, China Town Express, Watts Healthcare Office, Mother's Nutrition Center, Lee's Nails, Galindo Lock and Key, Universal Threading & Beauty Salon, and Shiekh Shoes Community Center.

Adjacent Tenants includes: New Walmart Super Store (Opened in September 2016 at the site of the former Sears store on Long Beach Boulevard and Orchard Avenue. Groceries, including fresh fruits and vegetables, fresh meats and dairy products, deli and bakery goods, will be sold at the approximately 133,000-square foot store, the company announced Thursday at a town hall meeting. The store will also offer general merchandise, including home furnishings, household items, apparel, electronics, sporting goods and toys. The store will also include a full-service pharmacy and access to Walmart's \$4 generic prescription program. A hiring center to fill the mix of 300 full- and part-time jobs is expected to open in late 2015. Walmart pledged to meet with local suppliers to determine how it can purchase more products from them, said Javier Angulo, Walmart director of public affairs.) **& R Ranch Market**

- **Dense Urban Infill Location:** The property is located in a densely populated area of Compton/Los Angeles with ± 348,493 people in a 3-mile radius and ± 907,962 people in a 5-mile radius.
- **Strong Traffic Counts:** N. Long Beach Blvd ± 32,823 vehicles per day.





INVESTMENT SUMMARY

The Offering, Long Beach Plaza built in 2003 is located at 1900 N. Long Beach Blvd. (the Property) in the City of Compton, California. This center represents an opportunity to acquire a fee simple interest in a 13 year old Shopping Center in excellent condition, with a dominant location in its trade area. The property is in the Compton Fashion Square Retail District in Compton, located on Long Beach Blvd. between the Century (105) Frwy and Rosecrans Avenue and adjacent to the new Walmart Super Store coming September 2016.

Long Beach Plaza is a desirable investment opportunity for many reasons including:

- **2003 Construction\Recent Remodel:**

With a relatively new property an investor will be able to maintain high quality tenancy, which the center has in place, maximize income, and will not face deferred maintenance and up-keep expense, which ultimately translates into lower operating costs and increased cash flows and returns.

- **National and Regional Credit Tenants:**

With stable, long term current tenants, Long Beach Plaza offers an investor tenant stability and minimized investment risk. A new ±133,000 SF Walmart Super store is currently under development next door and will create significant additional daily traffic to this retail center. The store is scheduled to open in the Fall of 2016.

- **High Density Latino Population:**

Long Beach Plaza is ideally positioned to serve the needs of the high density Latino population which comprises the trade area where this Center is located. This market segment is widely proven to have more disposable income than any other ethnic group in urban Los Angeles. The existing tenants are well positioned to capitalize on the strong local Latino population, allowing an investor to maximize rent and minimize tenant rollover.

- **Well Traveled Intersection:**

With over ±32,823 cars per day on N. Long Beach Blvd. and a project layout designed to capitalize on this exposure; Long Beach Plaza will always be in demand by major tenants, who will benefit from the Center's strong location, visibility and traffic counts.

- **High Visibility in a High Activity Location:**

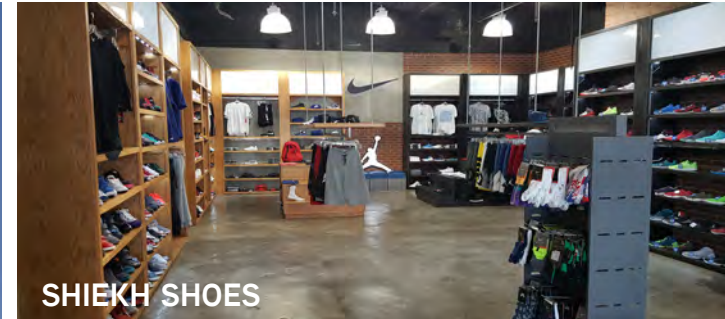
Long Beach Plaza is located in a dense retail market and is part of Compton's western retail shopping district with approximately ±400,000 square feet of surrounding retail in the area's neighboring centers.

Located 1 mile south of the Century (105) Freeway on Long Beach Blvd. and North of Rosecrans Avenue, the Center is easily accessed from this freeway. This Center is close proximity to I-105 freeway & I-710 freeways.

- **Strong Trade Area Demographics:**

Dense trade area with over 907,962 people within a 5-mile radius with Average Household Income of \$58,967. This centers central location close to the Century (105) Freeway, provides a easy and speedy access to downtown Los Angeles, South Bay, LAX Airport, West Los Angeles, and Orange County.

PROJECT PHOTOS



PROJECT PHOTOS



FRONT ENTRANCE



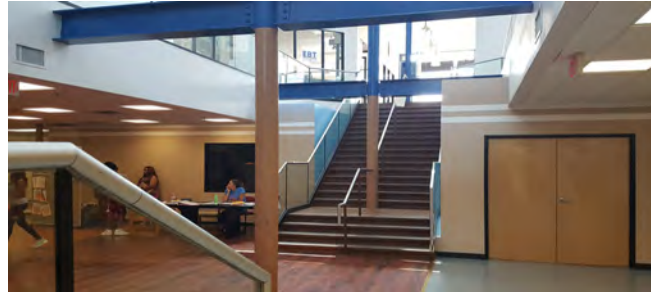
REAR ENTRANCE



PROJECT PHOTOS



Interior Promenade Walkway



Open Airium Design to Lower Level
2 Stair Wells & 9 Passenger Elevator



9 Passenger Elevator
& Freight Service for Lower Level



Lower Level Community Center Offices,
Radio Station & Recreation Area



Walk-Thru Promenade Shops

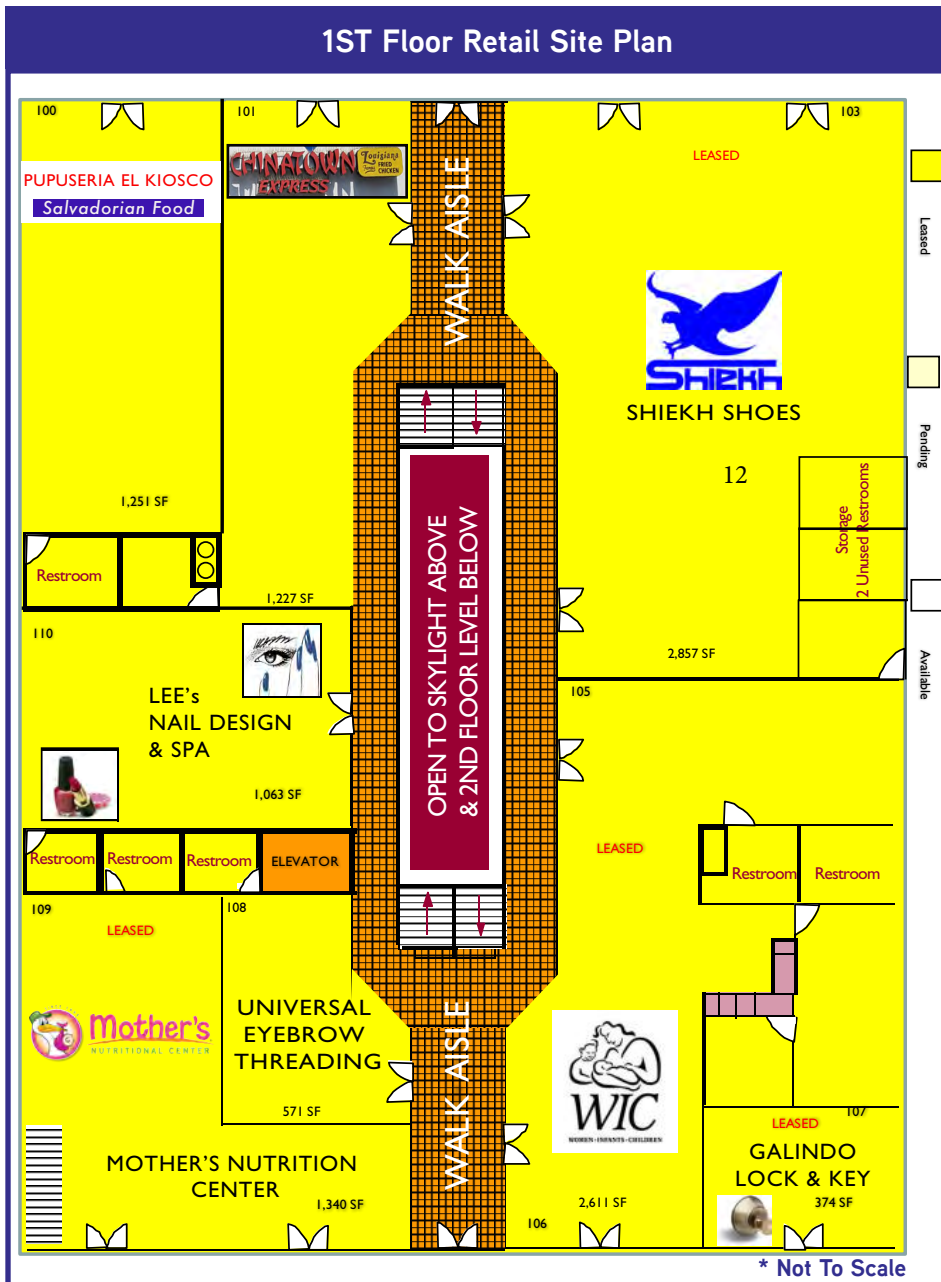


Community Center \ Open Recreation Area



PROJECT FLOOR PLANS

1ST Floor Retail Site Plan



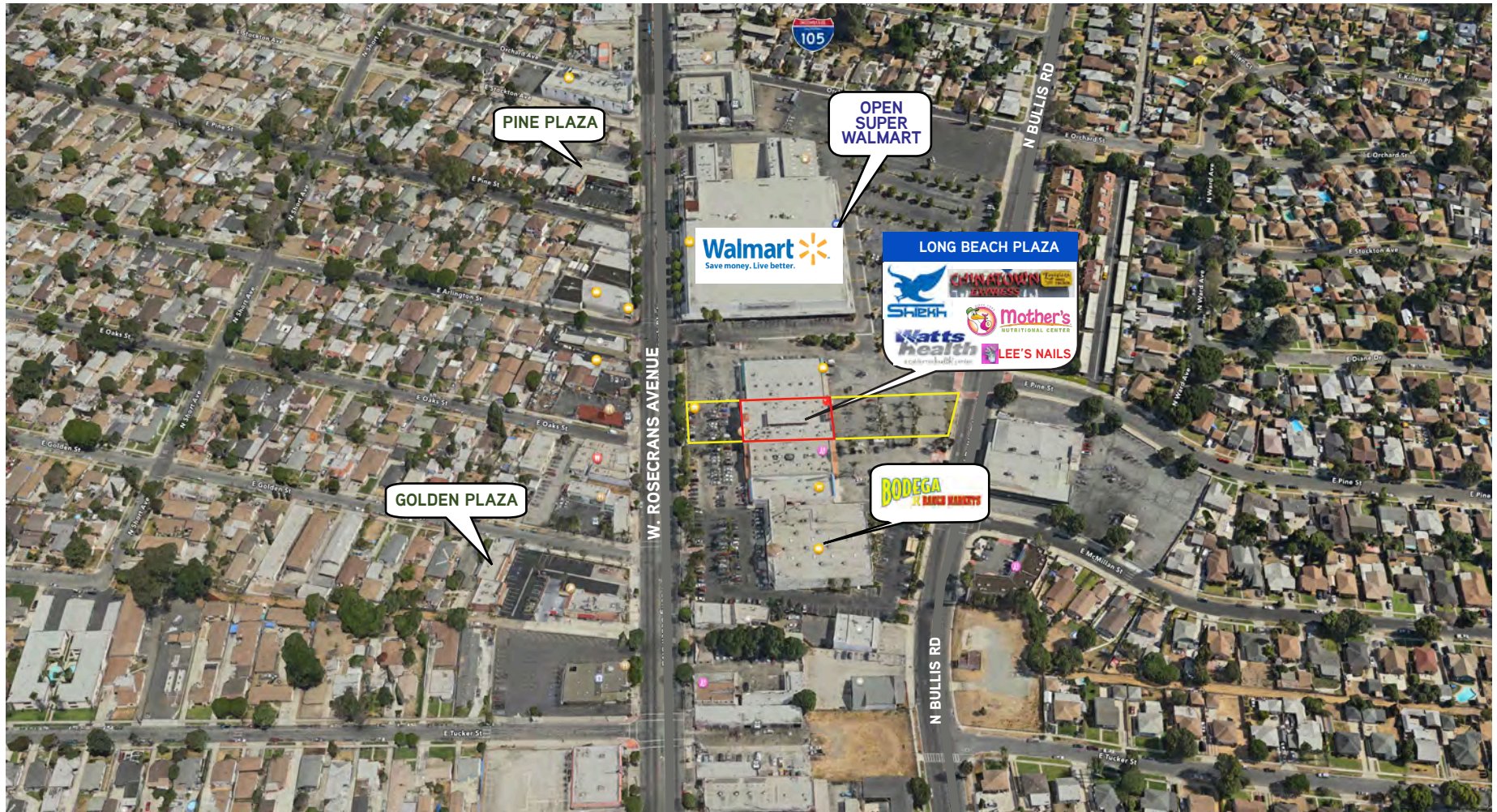
Lower Level Office Site Plan



CLOSE UP AERIAL



NEIGHBORHOOD AERIAL



PARCEL MAP

KEY FACTS

Location:
1900 North Long Beach Blvd
Compton, CA 90221

Parcel Number:
6177-005-002

Land Area:
± 1.120 Acres

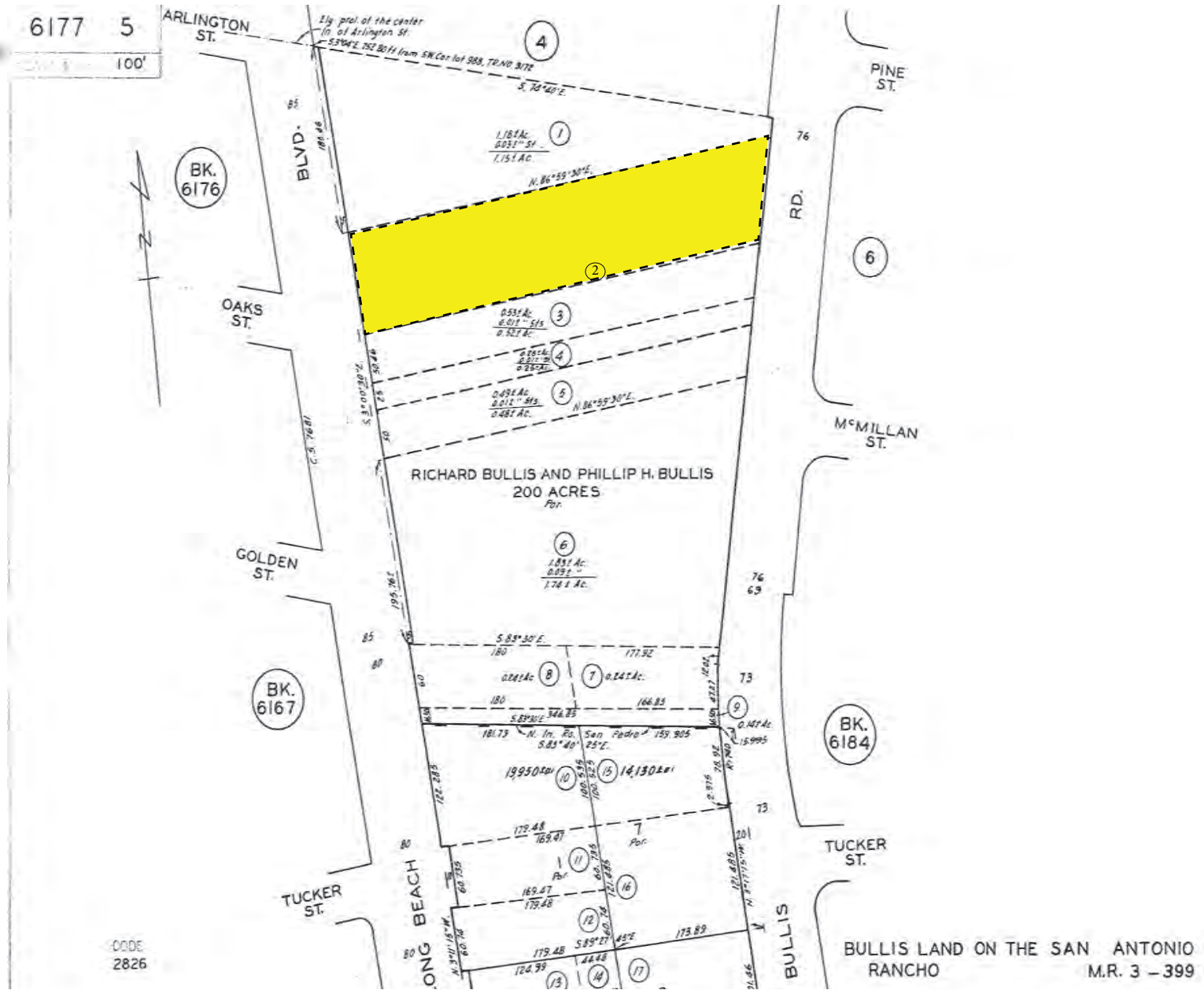
Zoning:
COCL, Los Angeles

Rentable Building Area
± 25,281 Square Feet
Gross ± 28,000 Square Feet
Flat Two Story Retail Center

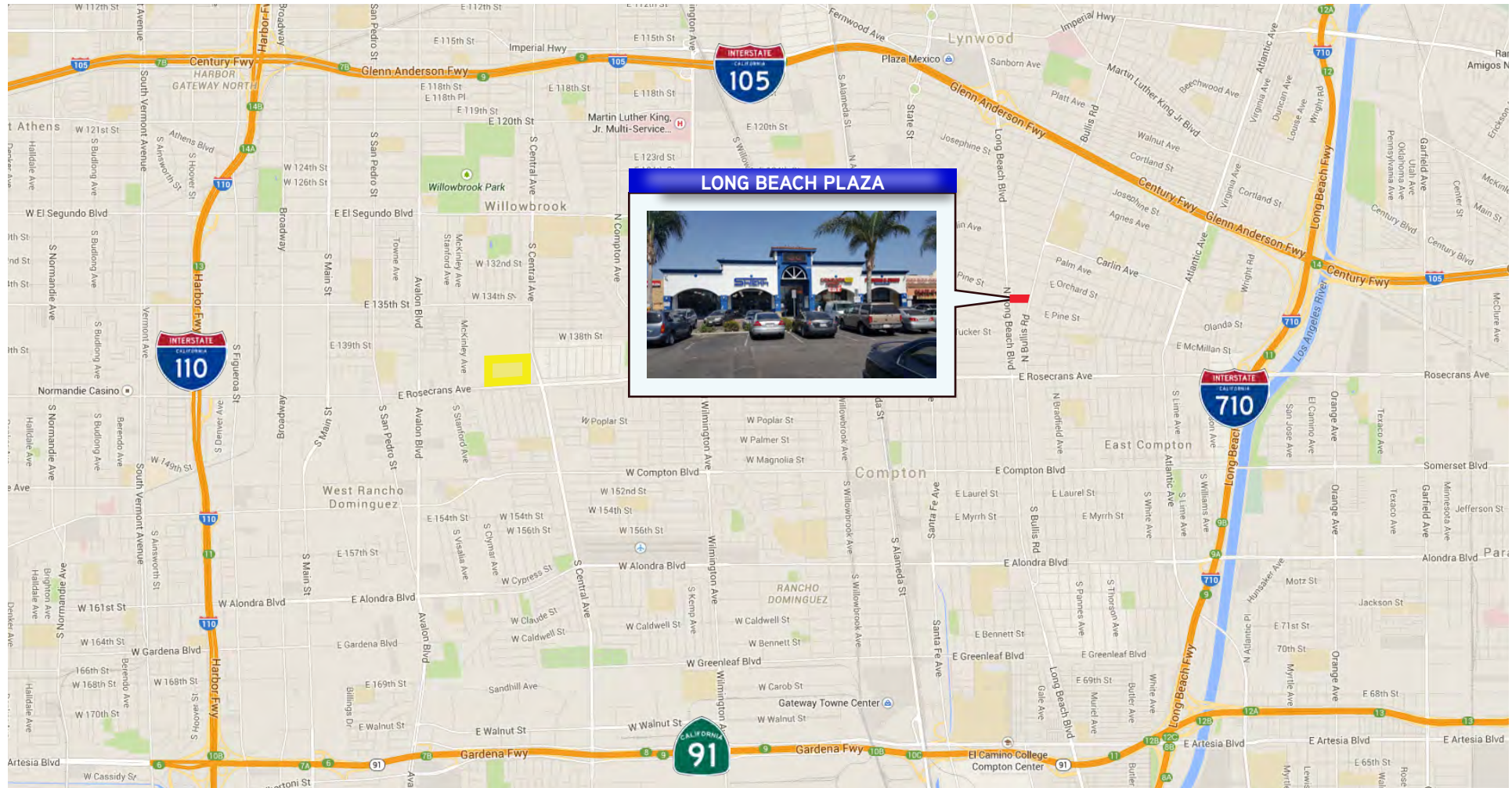
Utilities:
Paid directly by tenants to providers
Buyer to independently verify.

Vehicular Access:
There are two main vehicular
access points off Long Beach Blvd.
and Bullis Rd. directly to this center,
plus additional reciprocal driveways
on neighboring properties.

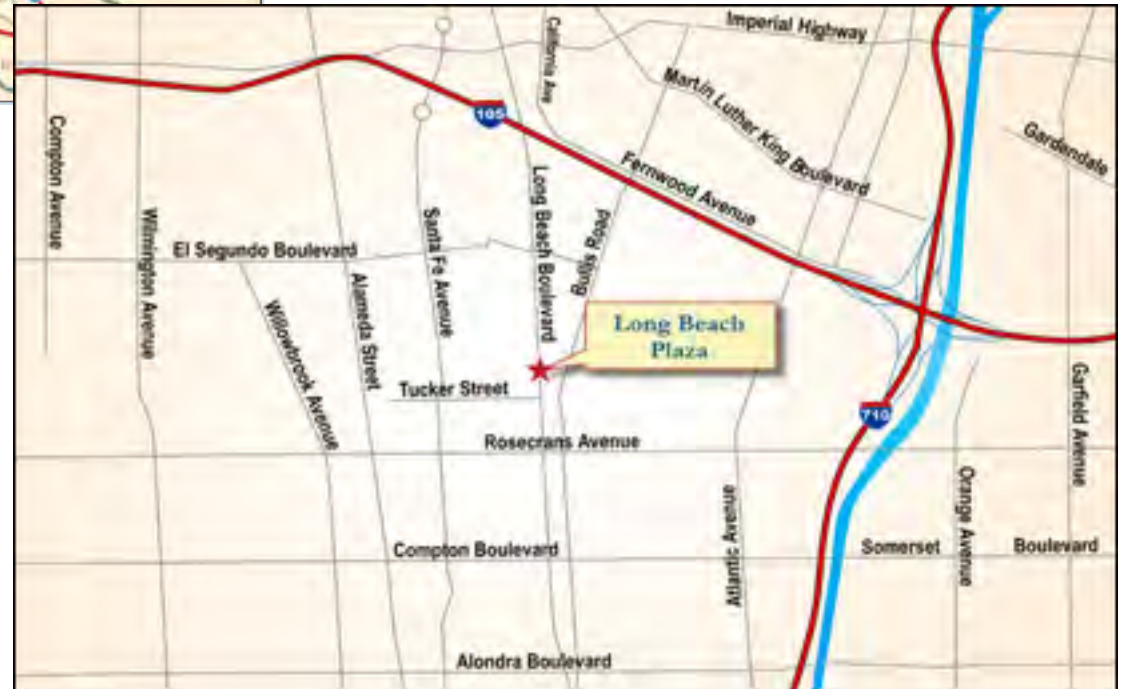
Built
2003



FREEWAY MAP



LOCATION MAPS



DEMOGRAPHICS SNAP SHOT

Demographics for 1900 N. Long Bach Blvd., Compton, CA 90221			
Population	1-mi.	3-mi.	5-mi.
2015 Total Population	48,024	348,493	907,962
2015 Households	10,268	79,922	227,322
% 2015 Occupied Housing Units	93.98%	94.85%	95.11%
2015 Hispanic	39,208	271,500	668,812
Hispanic Population	81.64%	77.91%	73.66%
2015 Total Daytime Population	37,929	290,947	827,285
2015 Housing Units	10,552	81,018	232,086
Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$40,851	\$42,704	\$43,586
2015 Household Income: Average	\$51,448	\$54,243	\$56,920





DEMOGRAPHICS - SNAPSHOT

2015 DEMOGRAPHICS (LOOPNET)

Population	1-mi.	3-mi.	5-mi.
Population Change	1-mi.	3-mi.	5-mi.
2015 Total Population	48,024	348,493	907,962
2015 Households	10,268	79,922	227,322
Population Change 2010-2015	384	6,575	18,209
Household Change 2010-2015	-1	675	1,540
% Population Change 2010-2015	0.81%	1.92%	2.05%
% Household Change 2010-2015	-0.01%	0.85%	0.68%
Population Change 2000-2015	916	15,851	41,770
Household Change 2000-2015	354	3,084	6,598
% Population Change 2000 to 2015	1.94%	4.77%	4.82%
% Household Change 2000 to 2015	3.57%	4.01%	2.99%
Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	10,552	81,018	232,086
2015 Occupied Housing Units	9,917	76,843	220,733
2015 Owner Occupied Housing Units	4,489	38,789	103,753
2015 Renter Occupied Housing Units	5,428	38,054	116,980
2015 Vacant Housings Units	635	4,151	11,360
% 2015 Occupied Housing Units	93.98%	94.85%	95.11%
% 2015 Owner occupied housing units	45.27%	50.48%	47.00%
% 2015 Renter occupied housing units	54.73%	49.52%	53.00%
% 2000 Vacant housing units	6.02%	5.12%	4.89%
	31.47%	33.89%	36.66%
Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$40,851	\$42,704	\$43,586
2015 Household Income: Average	\$51,448	\$54,243	\$56,920
2015 Per Capita Income	\$11,137	\$12,602	\$14,388



DEMOGRAPHICS - AREA RETAIL SALES

2015 RETAIL SALES VOLUME (LOOPNET)

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$2,867,544	\$22,202,717	\$62,964,742
2015 Jewelry stores	\$912,899	\$7,199,946	\$20,732,433
2015 Mens clothing stores	\$3,186,455	\$25,021,255	\$71,351,499
2015 Shoe stores	\$3,298,644	\$25,743,051	\$73,296,642
2015 Womens clothing stores	\$5,175,598	\$40,795,997	\$116,878,473
2015 Automobile dealers	\$39,048,721	\$308,806,624	\$886,293,318
2015 Automotive parts and accessories stores	\$7,733,926	\$61,128,827	\$175,072,691
2015 Other motor vehicle dealers	\$1,040,820	\$8,257,340	\$23,618,141
2015 Tire dealers	\$3,461,205	\$27,339,692	\$78,259,888
2015 Hardware stores	\$150,255	\$1,212,851	\$3,475,801
2015 Home centers	\$1,473,362	\$11,881,970	\$34,147,782
2015 Nursery and garden centers	\$1,701,331	\$13,779,598	\$39,902,171
2015 Outdoor power equipment stores	\$837,334	\$6,687,027	\$19,191,651
2015 Paint and wallpaper stores	\$183,601	\$1,465,438	\$4,167,347
2015 Appliance, television, and other electronics stores	\$5,179,515	\$41,126,593	\$117,863,636
2015 Camera and photographic supplies stores	\$381,707	\$3,051,274	\$8,811,550
2015 Computer and software stores	\$14,864,201	\$116,876,013	\$334,224,679
2015 Beer, wine, and liquor stores	\$2,562,150	\$20,228,135	\$57,969,414
2015 Convenience stores	\$12,252,201	\$95,653,269	\$272,385,284
2015 Restaurant Expenditures	\$10,645,964	\$84,096,700	\$240,798,408
2015 Supermarkets and other grocery (except convenience) stores	\$43,462,570	\$340,702,865	\$971,857,149
2015 Furniture stores	\$3,771,707	\$29,740,684	\$85,276,172
2015 Home furnishings stores	\$12,816,238	\$101,700,278	\$291,642,801
2015 General merchandise stores	\$67,644,219	\$536,320,018	\$1,537,742,688
2015 Gasoline stations with convenience stores	\$37,340,752	\$292,565,173	\$833,480,198
2015 Other gasoline stations	\$26,597,222	\$208,642,621	\$594,397,979
2015 Department stores (excl leased depts)	\$66,731,320	\$529,120,072	\$1,517,010,255
2015 General merchandise stores	\$67,644,219	\$536,320,018	\$1,537,742,688
2015 Other health and personal care stores	\$2,602,856	\$20,647,476	\$59,390,587
2015 Pharmacies and drug stores	\$10,564,739	\$83,700,774	\$240,001,241
2015 Pet and pet supplies stores	\$2,838,862	\$22,491,881	\$64,328,943
2015 Book, periodical, and music stores	\$403,115	\$3,225,687	\$9,343,134
2015 Hobby, toy, and game stores	\$1,246,718	\$9,875,005	\$28,249,697
2015 Musical instrument and supplies stores	\$118,925	\$946,251	\$2,742,056
2015 Sewing, needlework, and piece goods stores	\$219,010	\$1,755,147	\$5,064,890
2015 Sporting goods stores	\$1,173,354	\$9,305,121	\$26,766,586

TRADE AREA OVERVIEW

Compton is home to 93,493 citizens as of the 2000 census. Known as the “Hub City” because of its unique position in almost the exact geographical center of Los Angeles County, Compton is strategically located along the Alameda Corridor, a main passageway for 25 percent of all U.S. waterborne international trade. It connects the Ports of Long Beach and Los Angeles to the nation’s major interstate highway system. Compton is rapidly emerging as a large industrial center in Los Angeles County for transit and distribution, business services, high technology, home and lifestyle products, metals, financial services, and textile manufacturing.

The City of Compton was incorporated on May 11th, 1888. Compton was the 7th City to be incorporated in Los Angeles County. The original town comprised 2,250 acres. Today Compton spans 10 square miles.

Location

The City of Compton is known as the “Hub City” because of its unique position in almost the exact geographical center of Los Angeles County. Five freeways outline the general boundaries of the City and provide superior access to destinations throughout the region. These include Interstate Highways Century 105, Harbor 110, Long Beach 710, and San Diego 405, along with State Highway 91. The Long Beach and Los Angeles Ports are less than 20 minutes from downtown Compton, providing easy access to international destinations for customers, suppliers and leisure travelers. The Alameda Corridor, a passageway for 25 percent of all U.S. waterborne international trade, runs directly through the City from north to south.

Transportation

Martin Luther King Transit Center

The Martin Luther King Transit Center is located directly across from the Compton Station of the Metro Blue Line. It is home to the Compton Chamber of Commerce, a day care center, a Head Start program, a beauty shop, the City of Compton’s Business Assistance Center, and a Greyhound Bus Terminal.

Metro Blue Line

The Metro Blue Line, L.A.’s first light rail transit system, runs 22 miles beginning at 7th Street in Downtown L.A., and passing through the communities of Vernon, Huntington Park, South Gate, and Watts before stopping at the Compton Civic Center station. The line’s second stop in Compton is at the industrial area behind the Crystal Park Hotel, off the 91 freeway, The Blue Line continues through Compton to Carson and finally ending in downtown Long Beach. The Metro Blue Line is operated and administered by the Los Angeles County Metropolitan Transportation Authority. Free automobile and motorcycle parking is available for Blue Line commuters at the Martin Luther King Jr. Transit Center.



Metro Rail Blue Line



Metro Rail Blue Line



Metro Rail Green Line Station
& Platform /105 FWY



Metro Rail Blue Line

TRADE AREA OVERVIEW (cont)

Metro Green Line

The Metro Green Line is a light rail line, running east-west through Los Angeles County, serving the communities of Norwalk, Downey, Lynwood, Watts, Inglewood, Lennox, El Segundo, Manhattan Beach and Redondo Beach. The Metro Green Line's route begins west of Studebaker Road in Norwalk and travels for about 17 miles along the median of the Glenn Anderson (Century) Freeway (I-105). After the Aviation station, the line splits from the freeway structure at the Aviation station, where one can catch the free connecting LAX Shuttle to the airport terminals. The Green Line continues south along an exclusive elevated right-of-way, passing over El Segundo's high-tech industrial complexes. The line ends its run at Marine Avenue in northeastern Redondo Beach. Ridership on MTA's Metro Green Line hit an all-time high in October 2001 when the light rail line had average weekday boardings of 33,000. The previous high watermark of 31,075 was reached in October 2000. The Green Line was planned to serve the airport, but budget problems and planning conflicts keep it from serving the airport today. However, a "North Coast Extension" is planned for the Green Line, which will allow trains to travel north into the LAX area, as incomplete "branches" can be seen extending north from the main right-of-way near the Aviation station. The airport is committed to build a people mover system (an airport tax to fund this has been in effect since 1993), which will directly connect the terminals to the LAX Transit Center at Parking Lot C. Here, a possible Green Line station could be built to interface with the people mover.

The Century 105 Freeway

The Century Freeway begins at Sepulveda Boulevard (California State Highway 1, the famous Pacific Coast Highway) on the southern edge of Los Angeles International Airport, adjacent to the city of El Segundo. It proceeds generally eastward from there on for 17 miles, crossing the Los Angeles and San Gabriel Rivers before terminating at the San Gabriel River (605) Freeway in western Norwalk. It is generally 8 lanes (3 general purpose lanes and one HOV lane each way), and the light rail transit Green Line and its stations run in the median. This light rail line is double-tracked and is by default completely grade-separated, and high speed. The station canopies have rather interesting designs. Unlike many of the earlier L.A. freeways that are at grade or are elevated above grade, I-105 is mostly depressed well below grade with a wide right-of-way and sloping earthen embankments. This was done to lessen the visual and sound impacts on the nearby communities. The multi-level interchanges at I-710 and I-110 are not depressed. West of I-405, I-105 is on an elevated viaduct as it approaches LAX. Congressman Glenn M. Anderson (D-San Pedro) tirelessly advocated for the route's construction, touting its possibilities for congestion relief along Century, Manchester, and Firestone Boulevards and the Imperial Highway; it has succeeded in these tasks, as well as relieving pressure on the Santa Monica (I-10) and San Diego (405) Freeways for travelers between downtown Los Angeles and LAX. After Anderson's death in 1994, Cal-trans honored him by renaming the freeway in his honor. However, the name "Anderson Freeway" is seldom used except on maps; "Century Freeway" is still the most commonly used name.

The Alameda Corridor

The Alameda Corridor is a 20-mile freight rail expressway between the neighboring ports of Los Angeles and Long Beach and the transcontinental rail yards and railroad mainlines near downtown Los Angeles. The centerpiece is the Mid-Corridor-Trench, a below-ground railway that is 10 miles long, 30 feet deep and 50 feet wide. By consolidating 90 miles of branch rail lines into a high-speed expressway, the Alameda Corridor eliminated conflicts at more than 200 at-grade railroad crossings where cars and trucks previously had to wait for long freight trains to slowly pass. It also cut by more than half, to approximately 45 minutes, the time it takes to transport cargo containers by train between the ports and downtown Los Angeles.



Billion Dollar Alameda
Transportation Corridor

TRADE AREA OVERVIEW (cont)

The Corridor travels through the center of the City and features landscaped plazas for pedestrian enjoyment at major intersections.

The Compton Renaissance Transit System

The Compton Renaissance Transit System is the city's official bus line providing daily local transit service throughout the city's 10-mile radius. Established in October of 1995 with MTA Proposition A and C Local Return grant funding, the Compton Renaissance Transit has five sleek buses covering five routes. All vehicles are equipped with wheelchair ramps. Currently operated by MV Transportation, Inc., last year's ridership totaled 385,656 with passengers traveling a total of 854,586 miles.

Airport

The Compton/Woodley Airport located at 901 Alondra Blvd. is owned by Los Angeles County and operated by American Airports Corporation. The airport covers 77 acres extending west from Wilmington Avenue to Central Avenue, has a 3,322-foot runway and accommodations for almost 200 planes, either in hangars or tied down. Collectively, these multi – faceted transportation links lend justification to the City's familiar name "the Hub City."

Economic Development

This is an exciting time for Compton. The City is developing a wide range of economic and cultural opportunities that will help to make Compton a prime destination for residents and businesses. Economic development is among the highest priorities for the Compton City Council and City Staff. The City government is ready to work with business leaders to locate the information and resources needed to succeed, grow, and prosper. In addition, financial and technical assistance programs are available to help spur business growth while addressing important revitalization goals. Compton also provides various types of financial assistance for redevelopment projects and activities, including housing and commercial development.

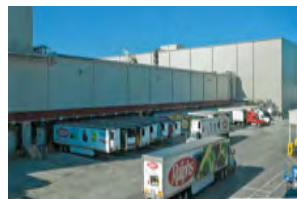
Strategically located along the Alameda Corridor, a passageway of 25 percent of all U.S. waterborne international trade, Compton is surrounded by five freeways Interstate Highways 105, 110, 710, and 405, and State Highway 91. They outline the general boundaries of the City and provide superior access to destinations throughout the region. The Long Beach and Los Angeles Ports are less than 20 minutes from downtown Compton, providing easy access to International destinations for customers, suppliers and leisure travelers.

Compton is the place to grow a business!

Compton was designated as an "Entrepreneurial Hot Spot" by Cognetics, Inc., an independent economic research firm, several years ago. Compton made the national list for best places to start and grow a business, and ranked #2 in Los Angeles out of a field of 88 cities.



Compton Gateway
Town Center



Kroeger \ Food 4 Less
Distribution Headquarters



Gateway Town Center



Compton City Hall
Artwork



Compton
Renaissance Center

TRADE AREA OVERVIEW (cont)

Education \ Campuses

There are three colleges located in the City of Compton and 10 colleges within 10 miles of Compton with a combined enrollment of more than 30,000. They include:

Compton Community College

1111 E. Artesia Blvd
Compton, CA 90221
www.compton.edu

Reed Christian College & Western Theological Seminary

1001 E. Rosecrans Avenue,
Compton, CA

Yuin University

2007 E. Compton Blvd. Compton, CA 90221
www.yuin.edu

LOCAL ATTRACTIONS

Compton is within an hour's drive of the Queen Mary, Catalina Island, Disneyland, Knott's Berry Farm, Universal Studios, Long Beach Aquarium, Beaches, Staples Center, Home Depot Center and Hollywood.

Crystal Park Casino Hotel

Located on the 91 Freeway just west of the 710 Freeway, the beautiful Crystal Park Casino Hotel has been open since 1999. The first casino hotel in Los Angeles County, the Crystal Park Casino Hotel combines the action and excitement of the most popular live casino card games with a deluxe hotel! In addition to gaming, Crystal Park Casino Hotel hosts a diverse range of nightly entertainment and special events.



Crystal Casino & Hotel



Crystal Casino & Hotel



**FINANCIAL ANALYSIS
RENT ROLL & EXPENSES**

ITEM	ACTUAL	PROFORMA	OPERATING EXPENSE:	ANNUAL
Price:	\$7,800,000.00	\$7,800,000.00	New Taxes: - Post Sale	\$125,033.00
Down Payment 35%:	\$2,730,000.00	\$2,730,000.00	Insurance: (Fire, Extended Coverage and Liability)	\$4,047.00
Cap Rate:	5.7%	7%	CAM:	
Price Per Foot:	\$301.62	\$301.62	Utilities:	\$20,273.49
			Edison:	
Leased: 16,360 SF	63.3%	95%	Water and Sewer:	
Available: 9,500 SF	36.7%	Est. Vacancy 5%	Trash:	
Total SF:	25,860 SF	25,860 SF	Janitorial:	
			Landscaping \ Gardening:	\$1,600.00
			Maintenance & Repair:	\$5,974.00
			Miscellaneous:	\$8,762.54
			Security:	\$0.00
			Telephone:	\$1,371.96
			Management Fee:	\$29,099.58
			Total Operating Expense:	
			Per Sq. Ft. Monthly (\pm .63¢): Post Sale	\$196,161.57
			Per Sq. Ft. Annual (\pm \$7.59): Post Sale	
INCOME	ACTUAL	PROFORMA	COMMENT	
Potential Rental Income (Scheduled\Adjusted):	\$468,561.62	\$571,461.72	<p>The Owner/Landlord will provide a one year Lease Guarantee for all vacant space at this center at the rate outlined in the Proforma rent roll, as a Credit to the Sales Price or as a hold-back through escrow for release to the Buyer each month until each space is leased or the twelve month Lease Guarantee expires.</p>	
Effective Rental Income: Occupancy	\$445,133.54 63.3%	\$542,888.63 w\5% Vacancy 95%		
Plus Expense Recapture: +	+\$196,161.57	+\$196,161.57		
Gross Operating Income:	\$641,295.11	\$739,050.20		
Less Operating Expense: -	-\$196,161.57	-\$196,161.57		
Net Operating Income:	\$445,133.54	\$542,888.63		



RENT ROLL - ACTUAL






Suite	Tenant Name	Sq. Ft. Occupied	Lease Commencement	Lease Expire	Monthly Base Rent	NNN	Rent Increase	Increased Amount	Rent/SF	Annual Escalation	Options	Lease Type
LL1	Lower Level Shiekh Shoes Warehouse	5,000	1/1/2013	12/31/2022	\$3,250.00	\$2,500.00			\$0.65			Adj NNN from GROSS
LL-2	Lower Level Shiekh Shoes Community Center	9,500	Mo to Mo		\$6,300.00	\$4,750.00			\$0.66			Adj NNN from GROSS
100	Pupuseria Kiosco	1,194	1/1/2015	12/31/2019	\$2,550.00	\$500.00	1/1/2017	\$2,601.00	\$2.14	3% /yr		NNN
101	China Town Express	1,350	1/1/2014	12/31/2018	\$2,862.30	\$587.70	1/1/2017	\$2,962.30	\$2.12	3% /yr	NNN/ 1 X 5 YRS OPTION	NNN
102-103	Shiekh Shoes #11	2,350	1/1/2013	12/31/2022	\$7,520.00	\$1175.00			\$3.20			NNN
104	Shiekh Shoes #11	507	1/1/2013	12/31/2022	\$1,622.40	\$253.50						NNN
105-106	Watt Healthcare	2,611	12/16/2019	12/15/2017	\$7,332.20	\$1,305.50	12/15/2016	\$7,478.84	\$2.81	3% /yr		NNN
107	Galindo Lock and Key	374	12/15/2013	12/14/2018	\$1,596.57	\$158.20	12/15/2016	\$1,644.47	\$4.27	3% /yr		NNN
108	Universal Threading & Beauty Salon	571	1/1/2015	12/31/2018	\$639.00	\$285.50	1/1/2017	\$1,246.30	\$2.12	3% /yr		Adj NNN from GROSS
109	Mother's Nutritional Center	1,340	6/15/2015	6/16/2020	\$3,819.00	\$605.00	6/15/2016	\$3,895.38	\$2.85	3% /yr	FRA/ 1 X 3YRS OPTION	NNN
110	Lee's Nails	1,063	12/6/2011	12/5/2016	\$1,555.34	\$531.50			\$1.46	3% /yr	1 X 5 YRS OPTION	NNN
Leased:		16,360 SF - 63.3%										
Available:		9,500 SF - 36.7%										
TOTAL		25,860	Net Monthly Income:		\$39,046.81	\$12,651.90 Mo						
		Net Annual Income:		\$468,561.72	\$151,822.80 Annl							
		(Prior to 5% Vacancy Factor)										
		Gross Monthly Income:		\$51,698.71								
		Gross Annual Income:		\$620,384.52								



RENT ROLL - PROFORMA

Suite	Tenant Name	Sq. Ft. Occupied	Lease Commencement	Lease Expire	Monthly Base Rent	NNN	Rent Increase	Increased Amount	Rent/SF	Annual Escalation	Options	Lease Type
LL1	Lower Level Shiekh Shoes Warehouse	5,000	1/1/2013	12/31/2022	\$6,250.00	\$2,500.00	TBD	TBD	\$1.25	TBD	2-5 YR OPTION	NNN
LL2	Lower Level Community Center	9,500	Mo to Mo		\$11,875.00	\$4,750.00	TBD	TBD	\$1.25	TBD	TBD	NNN
100	Pupuseria el Kiosco	1,194	1/1/2015	12/31/2019	\$2,550.00	\$500.00	1/1/2017	\$2,601.00	\$2.14	3% /yr		NNN
101	China Town Express	1,350	1/1/2014	12/31/2018	\$2,862.30	\$587.70	1/1/2017	\$2,962.30	\$2.12	3% /yr	1 X 5 YRS OPTION	NNN
102-103	Shiekh Shoes #11	2,350	1/1/2013	12/31/2022	\$7,520.00	\$1157.00	12/31/22		\$3.20	10% / 5yr	2-5 YR OPTION	NNN
104	Shiekh Shoes #11	507	1/1/2013	12/31/2022	\$1,622.40	\$253.50	12/31/22		\$3.20	10% / 5yr	2-5 YR OPTION	NNN
105-106	Watt Healthcare	2,611	12/16/2019	12/15/2017	\$7,332.20	\$1,305.50	12/15/2016	\$7,478.84	\$2.81	3% /yr		NNN
107	Galindo Lock and Key	374	12/15/2013	12/14/2018	\$1,596.57	\$158.20	12/15/2016	\$1,644.47	\$4.27	3% /yr		NNN
108	Universal Threading & Beauty Salon	571	1/1/2015	12/31/2018	\$639.00	\$285.50	1/1/2017	\$1,246.30	\$2.12	3% /yr		NNN
109	Mother's Nutritional Center	1,340	6/15/2015	6/16/2020	\$3,819.00	\$605.00	6/15/2016	\$3,895.38	\$2.85	3% /yr	1 x 3 YRS OPTION	NNN
110	Lee's Nails	1,063	Mo to Mo	TBD	\$1,555.34	\$531.50				3% /yr	1 x 5 YRS OPTION	NNN
Leased:		25,860 SF - 100%										
Available:		00.00 SF										
TOTAL		25,860	Net Monthly Income:		\$47,621.81	\$12,651.90 Mo						
			Net Annual Income:		\$571,461.72	\$151,822.80 Annl						
			(Prior to 5% Vacancy Factor)									
			Gross Monthly Income:		\$60,273.71							
			Gross Annual Income:		\$723,284.52							

MAJOR TENANT PROFILES

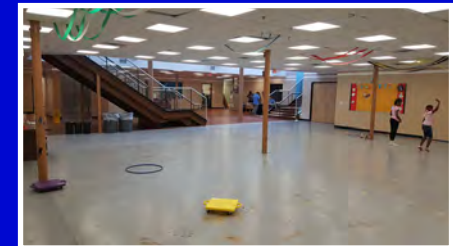
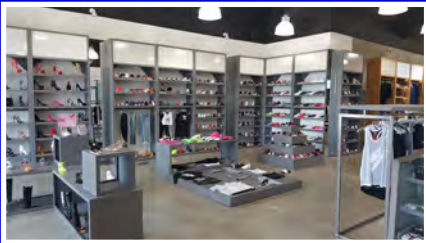
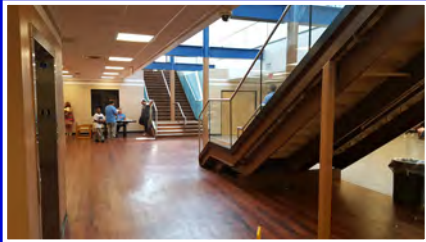
	<p>SHIEKH SHOES Shiekh Shoes is a West Coast footwear and apparel retailer with its headquarters in Ontario, California that operates nearly 140 stores located in California, Nevada, Washington, Arizona, Oregon, New Mexico, Texas, Illinois, Michigan and Tennessee. Shiekh Shoes is a West Coast footwear and apparel retailer with its headquarters in Ontario, California that operates nearly 140 stores located in California, Nevada, Washington, Arizona, Oregon, New Mexico, Texas, Illinois, Michigan and Tennessee. www.shiekhshoes.com</p>
	<p>CHINATOWN EXPRESS/LOUISIANA FRIED CHICKEN COMBO STORE Louisiana Fried Chicken, also known as Louisiana Famous Fried Chicken and simply LFC, was created by Joe Dion in August 1976. Today, Louisiana Fried Chicken can be enjoyed at over 50 locations in California with others opening soon. Joe Dion owns the LFC trademark and the rights to his original Louisiana Fried Chicken famous recipe. LFC is not a franchise, but interested entrepreneurs may purchase a license to use the name and sell Louisiana Fried Chicken in a planned or existing restaurant. Operators then purchase the trademark ingredients used in the concept from the Corporate Licensor. www.louisianafriedchicken.com</p>
	<p>WATTS HEALTH Watts Health Center is headquarters for medical and administrative services offered by the Watts Healthcare Corporation. The company's headquarters, was one of the first community health centers in the United States and, is a 63,000 square-foot facility located a 10300 Compton Blvd., Los Angeles, CA that houses a staff of 300 and offers a full range of services including clinical, preventive, specialty, and ancillary services. The company now has several additional smaller program offices including this one in the mid-cities area of Los Angeles to serve its clients and communities. http://www.wattshealth.org</p>
	<p>MOTHERS NUTRITIONAL CENTER - WIC PROGRAM STORE (WOMEN, INFANTS & CHILDREN NUTRITION STORE) The Special Supplemental Nutrition Program for Women, Infants, and Children - better known as the WIC Program - serves to safeguard the health of low-income women, infants, & children up to age 5 who are at nutritional risk by providing nutritious foods to supplement diets, information on healthy eating, and referrals to health care. WIC operates through 2,000 local agencies in 10,000 clinic sites, in 50 State health departments, 33 Indian Tribal Organizations, American Samoa, District of Columbia, Guam, Puerto Rico, and the Virgin Islands. Mothers Nutrition Center is the largest WIC Store operator in Southern California with over 80 Stores. www.mothersnutritionalcenter.com www.fns.usda.gov/wic/</p>
	<p>LEE'S NAILS The best nail salon In Town! Escape from a stressful day to enjoy a luxurious spa manicure or spa pedicure in a beautiful relaxing environment. Your hands and feet will thank you as they receive pampering services from our nail spa specialists. Lee's Nails is delighted to offer their guests a full range of professional nail salon services including Shellac, Gelish, Acrylic nails, nail repair and nail Art, as well as the best manicures and pedicures in Town! Nail spa parties are also available for making special occasions even more festive! Lee's nail also offers private nail spa parties that can be customized for birthdays, bridal showers, or other special events.</p>

FOR SALE - LEASED INVESTMENT

LONG BEACH PLAZA

1900 N. LONG BEACH BOULEVARD, COMPTON, CALIFORNIA 90222

CONFIDENTIAL OFFERING MEMORANDUM



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The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.