

# Atlantic Mixed-Use

806 & 808 S. Atlantic Boulevard, Monterey Park, CA 91754

IMPROVING  
OUR COMMUNITIES  
ONE PROPERTY  
AT A TIME  
*We understand  
We care*



REAL ESTATE & BUSINESS INVESTMENT

OFFERING MEMORANDUM



## CONFIDENTIALITY AGREEMENT

This Offering Memorandum was prepared by STC Management (“Broker”) solely for the use of prospective purchasers 806 and 808 S. Atlantic Boulevard, Monterey Park, CA (the “Property”). Neither the Broker nor the Owner of the Property (“Owner”) makes any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time of this Offering Memorandum. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum does not constitute an offer, and does not create or give rise to any agreement or contract, express, implied or in any other manner. Nothing in this Offering Memorandum creates any right or obligation. Only a written Purchase and Sale Agreement executed by all necessary parties will create any binding agreement.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (1) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (2) that you will not photocopy or duplicate any part of the Offering Memorandum, (3) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (4) that you will not use the Offering Memorandum in any fashion or manner detrimental to the Owner or Broker.

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**EXCLUSIVELY MARKETED  
BY STC MANAGEMENT**

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## INVESTMENT SUMMARY

Offering Price	\$1,680,000
<i>[Offering price includes Yanco Pharmacy, a very successful pharmacy in operation for more than 20 years]</i>	
Stabilized NOI (real estate only, assumes \$1.50/ SF NNN)	\$133,000
Current Occupancy	78%
Leasable Area (includes storage)	7,384 SF
Usable Area (excludes common area)	6,906 SF
Land Area	7,497 SF
Levels	Two
Year Built	1949
APN	5262-002-007
Zoning	MPC4



# INVESTMENT HIGHLIGHTS

## High Upside Potential

- Facelift property through minimal improvement and raise rent to market levels
- Increase leasable area by converting current usable area measurements to gross leasable square footage
- Take over or sell highly successful pharmacy business that has been operating for over 20 years; there is enormous goodwill as the majority of pharmacy patrons are return customers
- Charge rent for separate storage building

## Excellent Location

- Exceptional frontage on one of the major thoroughfares of San Gabriel Valley: Atlantic Boulevard
- Close to Fwy 60 and Fwy 10
- Daily traffic count along Atlantic Blvd: 27,600

## Mature, Infill Demographics

- 1-mile radius population: 26,000
- 3-mile radius population: 300,000



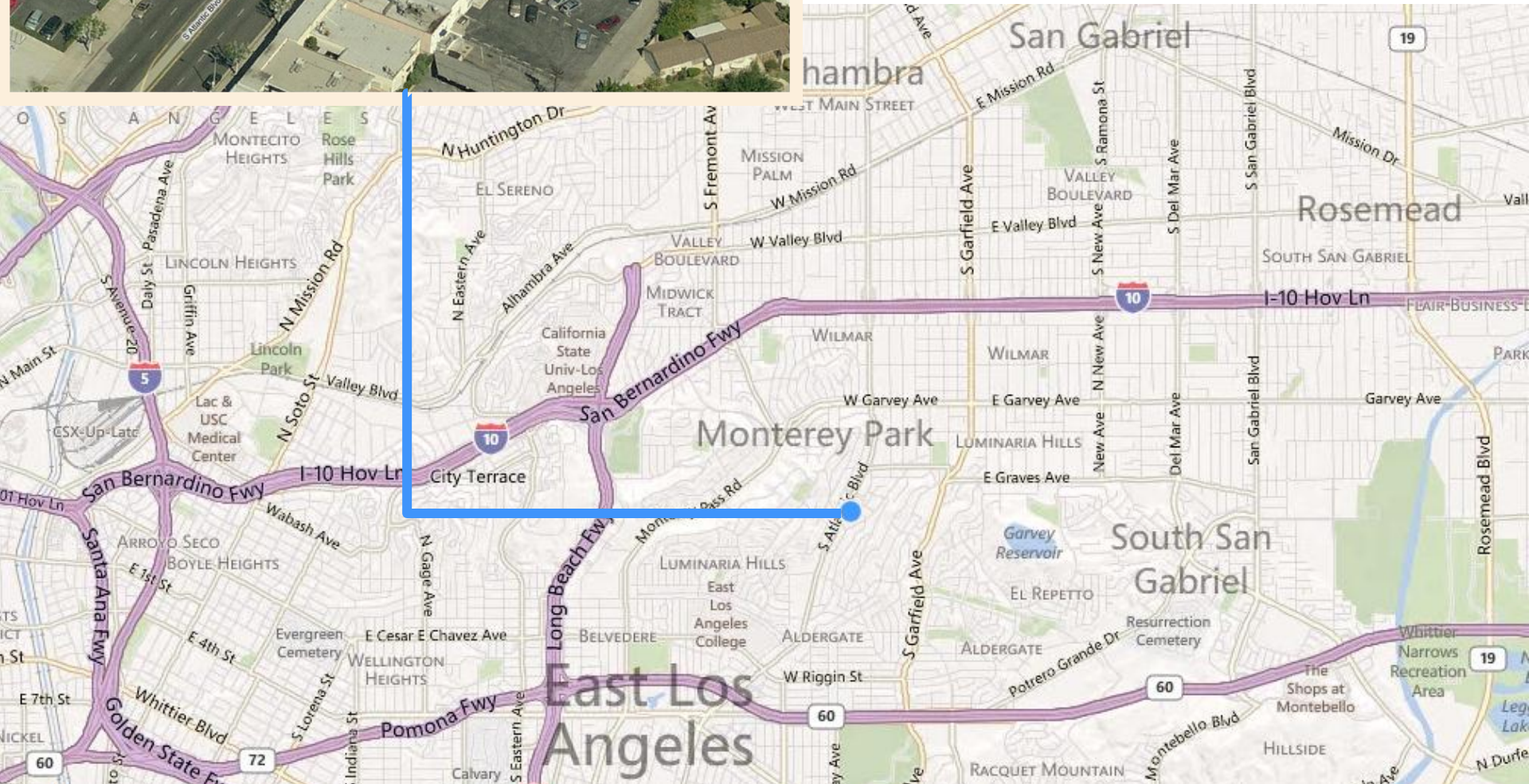
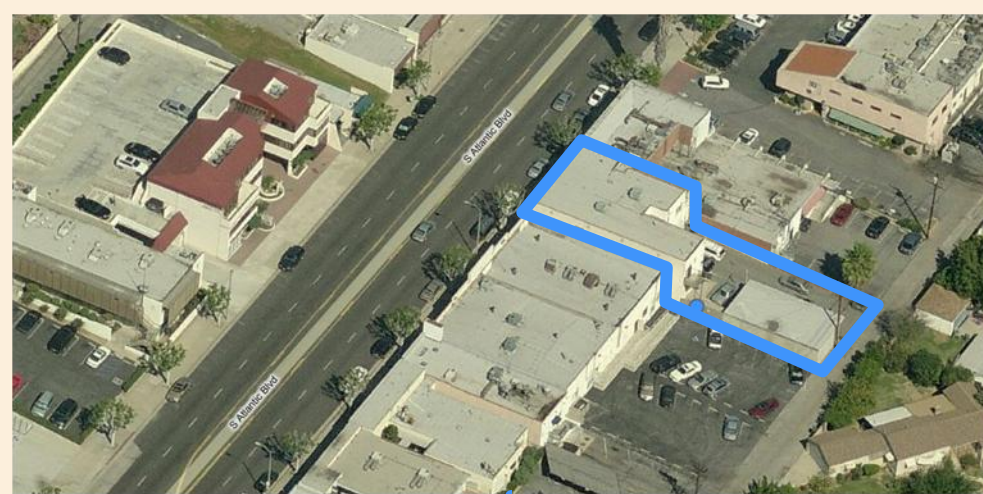


## PROPERTY LOCATION AND DESCRIPTION

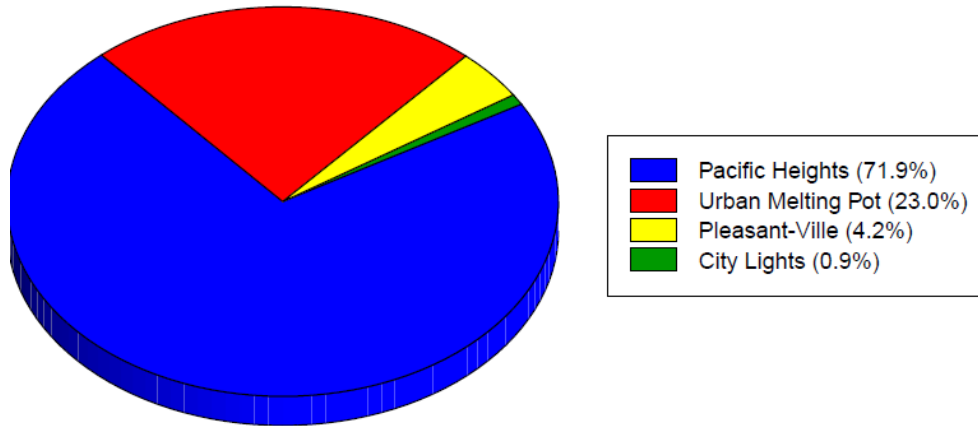
806 & 808 S. Atlantic Boulevard

Monterey Park, CA

APN: 5262-002-007



## 1 Mile Radius Population Characteristics



### Pacific Heights

Pacific Heights neighborhoods are found in the high-rent districts of California and Hawaii. The **median home value is \$604,866**; residents prefer single-family homes or townhomes. This market is small but **affluent**; one in two households earns \$81,128 annually. The median age is 39.1 years. Distance does not deter Pacific Heights residents from keeping in touch with family living overseas, as they make frequent phone calls and travel overseas to visit. Many households own three or more cell phones. Residents generally visit Disneyland or Las Vegas, Nevada, during the year and enjoy playing chess, reading history books, and renting classic movies on DVD to watch on their giant screen or projection TVs. This is one the top markets for owning an Apple brand PC.

### Urban Melting Pot

The ethnically rich Urban Melting Pot neighborhoods are made up of recently settled immigrants; more than half of whom were born abroad. Half of the foreign-born residents immigrated to the United States in the last 10 years. Most rent apartments in high-density, urban canyons of large cities, primarily in New York and California. Approximately half of the housing units were built before 1950. The median age is 36.4 years, and the median household income is \$42,129. These fashion- and cost-conscious residents love to shop, from upscale retailers to warehouse/club stores. Leisure activities include going to the beach, visiting theme parks and museums, playing football, ice skating, and using Rollerblades. Distance does not deter these residents from contacting family living outside the United States. They keep in touch with phone calls and overseas travel.

## DEMOGRAPHICS

[1-Mile Radius]

Racial Makeup	% of Total
Asian	64.4%
White (Caucasian)	21.9%
Hispanic Origin (any race)	27.3%

## Population Stats

Average Family Income	\$71,000
Owner-occupied Housing Units	60%
Renter-occupied Housing Units	40%
Median Age	44 years

## FINANCIALS

(Real Estate Only, Not Including Business)

2012 Projections	
Gross Rent	\$60,120
Total Revenue	<b>\$60,120</b>
CAM	\$4,500/year
Property Insurance	\$2,000/year
Property Taxes	\$17,200/year
Total Expenses	<b>\$23,700/year</b>
Net Operating Income	<b>\$36,400</b>



# RENT ROLL

Suite	Tenant Name	Usable Size (SF)	Lease Type	Rental Rates (FS)		Market Rent (NNN)	
				Monthly	PSF	Monthly	PSF
806-A	Hair Matters	800	MTM	\$ 1,100	\$ 1.38	\$ 1,200	\$ 1.50
806-B	Available	800	MTM	-	-	1,200.00	1.50
806-D	Yanco Pharmacy	1,500	MTM	2,000	1.33	2,250.00	1.50
808-A	Ming Huang CPA	400	MTM	450	1.13	700.00	1.75
808-B	C&S International Company	750	MTM	630	0.84	937.50	1.25
808-C	Available	750	MTM	-	-	937.50	1.25
808-D	Liu & Liu International Inc.	200	MTM	280	1.40	350.00	1.75
808-E&F	ABF Tax & Accounting Services	650	MTM	550	0.85	812.50	1.25
	Outdoor Storage	1,056	N/A	-	-	792.00	0.75
<b>Total/Average</b>		<b>6,906</b>		<b>\$ 5,010 (total)</b>	<b>\$ 1.17/FS</b>	<b>\$ 9,180 (base rent)</b>	<b>\$ 1.33/NNN</b>

# MONTEREY PARK LEASE COMPARABLES



	Address	SF Leased	Rent	Lease Date
1	Subject Property	-	\$1.17/FS	-
2	809 S. Atlantic Blvd.	426 SF	\$1.40/MG	April 2012
3	2071-2089 S. Atlantic Blvd.	650 SF	\$1.23/NNN	January 2012
4	2067 S. Atlantic Blvd.	433 SF	\$1.66/MG	January 2012
5	119 S. Atlantic Blvd.	200 SF	\$2.75/FS	December 2011
6	861-887 S. Atlantic Blvd.	1,300 SF	\$1.65/NNN	September 2011
7	913-943 S. Atlantic Blvd.	380 SF	\$1.38/NNN	June 2011
8	428 S. Atlantic Blvd.	3,000 SF	\$2.25/NNN	May 2011
9	301 S. Atlantic Blvd.	1,200 SF	\$2.00/NNN	May 2011



STC

資產管理  
MANAGEMENT

Lic. No. 01299442



## About Us

STC, also known as "Sung Tien Collaboration", aims to bring people together in synergistic ways so that the whole is much more than the sum of its parts.

"Sung Tien" is a Chinese saying for following the heavens. We believe that doing good naturally brings good outcomes, and through the process, we can have a positive impact on those around us.

Our expertise and people-oriented philosophy have proven to be key in successfully connecting members of our community so that each can benefit from the others and ultimately promote the well-being of everyone. As a result, Sung Tien Collaboration has swelled in numbers.

As both real estate experts and members of the community, STC Management strives to educate its clients and give them with the best advantage possible in today's economy.

As an Accredited Management Organization (AMO), we create value for clients through a combination of managing, leasing and brokering real estate investments. Our affiliations include CCIM, ICSC, AIR, IREM, AOA, MRMLS, NAR, CoStar, LoopNet, CAR, etc. Together, our network provides us with the opportunities and resources necessary in developing creative and valuable solutions for clients.

STC又名“順天聯合”，旨在集合人力資源進而獲得更大的團結力量，達到一加一大於二的效果。“順天”意為順從天意，我們相信善有善報，而我們的與人為善也能夠對周圍環境產生正面的影響。我們有的不只是專業技術，我們用以為人本的理念與對生命積極的態度也影響了我們周遭的朋友，改善我們的社區及環境。順天聯合已經吸收了與我們志同道合的朋友和組織加入我們STC大家庭。

身兼地產專家和社區成員的雙重身份，STC資產管理致力於用經驗與專業來保護及帶領客戶們應對當今的經濟形勢。作為一家國際認證的管理組織（AMO），我們通過資產管理，租賃計畫和地產投資策略的精心組合為客戶創造價值。我們的指定認證背景包括：國際註冊商業地產投資師CCIM，國際購物中心理事會ICSC，美國工業地產協會成員AIR，國際資產管理協會IREM，公寓業主協會AOA，全國房地產經紀人協會NAR，加州房地產經紀人協會CAR，Loopnet, CoStar, MRMLS等網絡。我們的網絡為我們提供的機遇和必要的資源，從而為客戶推出新穎和有價值的解決方案。