

FOR SALE > LEASED INVESTMENT

10,833 Square Feet

568 AMAPOLA AVENUE, TORRANCE, CALIFORNIA 90501

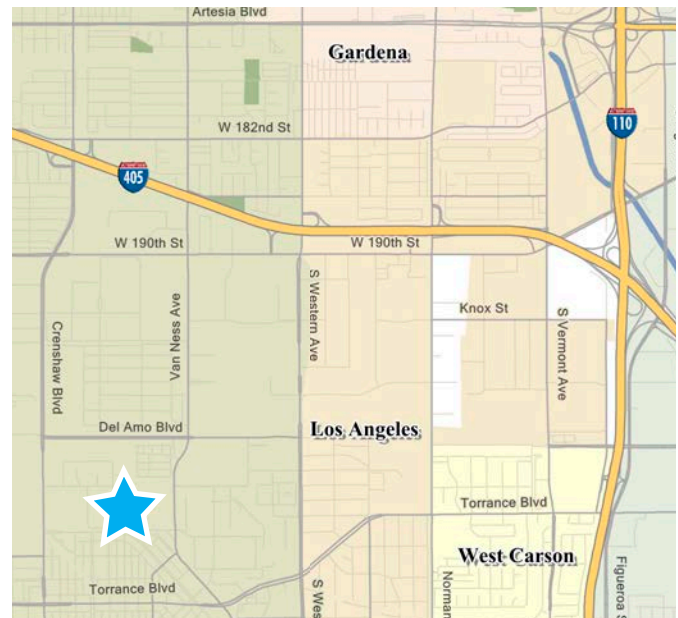


Investment Highlights

- > Rare Class A Torrance building
- > Below-market lease rate allows for significant upside potential
- > \$1B tenant with locations in 11 countries around the world

Property Features

- > 10,833 SF Freestanding Building
- > 2,000 SF Office Area
- > 1 Grade Level Door, 1 Dock High Loading Door
- > 24' Minimum Clear Height
- > Fenced Yard with 25 Car Parking
- > Heavy Power 800 Amps, 277/480 Volt, 3 Phase
- > Business Park Environment
- > Premier Torrance Location
- > 100% Climate-Controlled CNC Facility



Contact Us

CLYDE STAUFF, SIOR
Senior Executive Vice President
License No. 00464008
949 724 5543
clyde.stauff@colliers.com

JEFF SMART
Executive Vice President
License No. 00918873
310 321 1812
jeffrey.smart@colliers.com

GRACE YI
Senior Associate
License No. 01837630
310 321 1830
grace.yi@colliers.com

COLLIERS INTERNATIONAL
2121 Rosecrans Avenue
Suite 3301
El Segundo, CA 90245
www.colliers.com

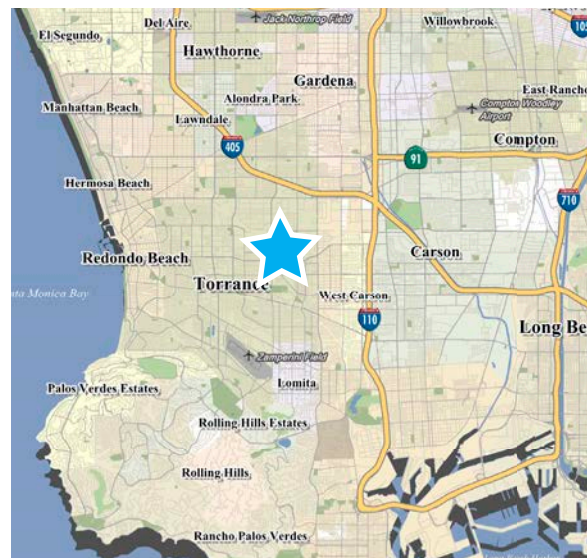
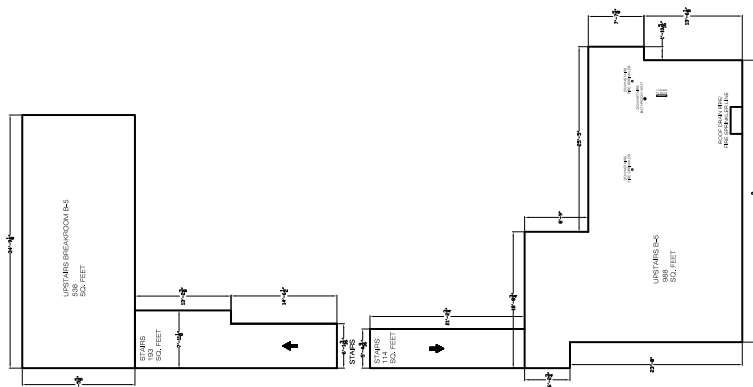
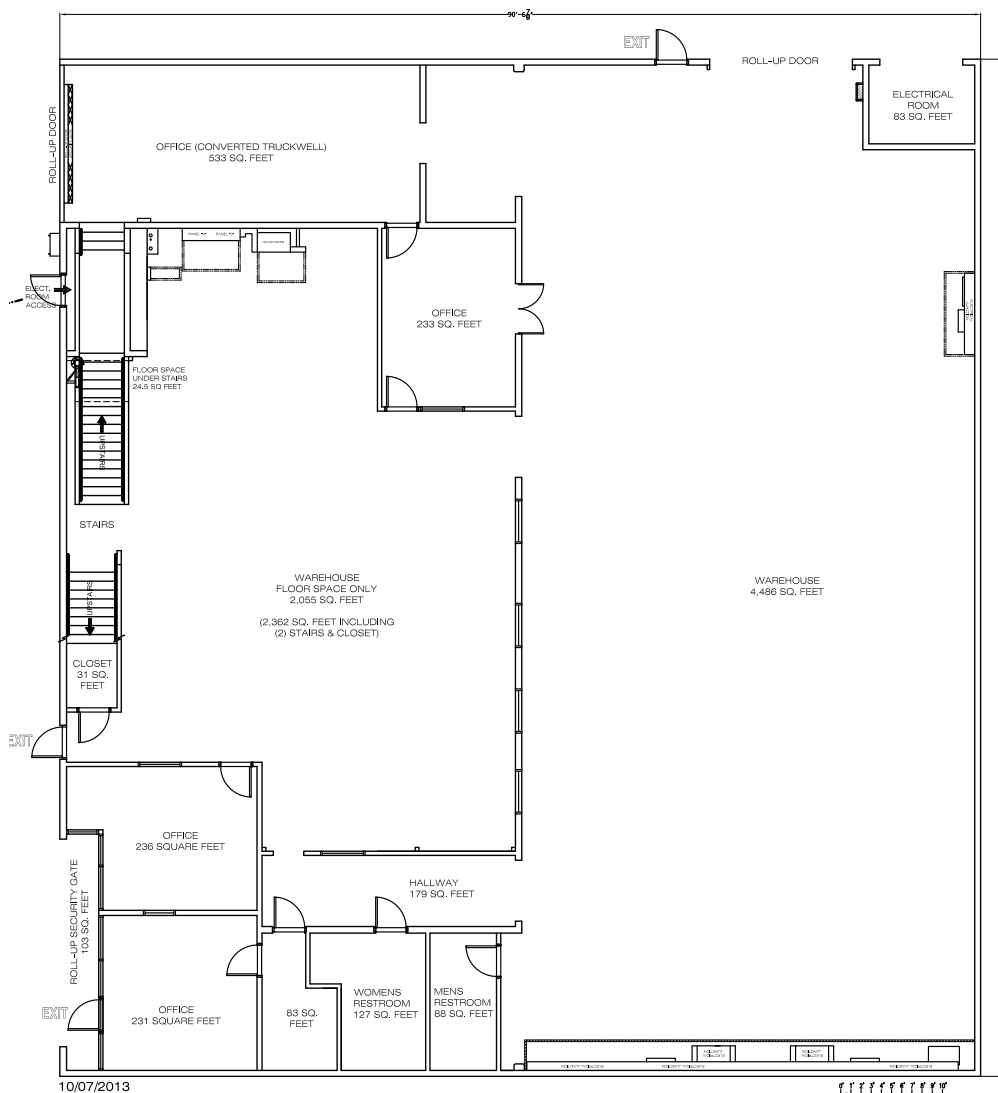
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Site Plan



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SENIOR EXECUTIVE VICE PRESIDENT
LICENSE NO. 00464008
949 724 5543
clyde.stauff@colliers.com

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EXECUTIVE VICE PRESIDENT
LICENSE NO. 00918873
310 321 1812
jeffrey.smart@colliers.com

GRACE YI
SENIOR ASSOCIATE
LICENSE NO. 01837630
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Jeff Smart
Executive Vice President
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2121 Rosecrans Avenue
Suite 3301
El Segundo, CA 90245
(310) 787-1000



LEASE ABSTRACT

Prepared April 24, 2017

ADDRESS: 568 Amapola Avenue, Torrance, CA 90501

DESCRIPTION: 10,883 square foot industrial building

LEASE TYPE: AIR Single-Tenant Industrial Lease Gross

LEASE COMMENCEMENT: September 1, 2017

LEASE EXPIRATION: August 31, 2020

PARTIES: Lessee Chromalloy Gas Turbine, LLC Lessor W&J Properties, LLC

LEASE TERM: Thirty-six (36) months

OPTION TO EXTEND: None

SECURITY DEPOSIT: \$9,966.36

FREE RENT PERIOD: None

OPTION RENT SCHEDULE:

Month	Period	Base Rent / Mo.	Rent/psf/mo.	Expenses	Net Rent PSF
1-12	9/1/17-8/31/18	\$9,587.21	\$1.05	(0.165)	\$0.885
13-24	9/1/18-8/31/19	\$9,874.82	\$1.08	(0.165)	\$0.912
25-36	9/1/19-8/31/20	\$10,171.07	\$1.11	(0.165)	\$0.939

TENANT IMPROVEMENTS: As-Is. The A/C equipment installed by Lessee shall become part of the real property and shall not be removed in the event Lessee vacates the Premises.

This Lease Abstract is provided for the reference purpose only and Colliers International cannot guarantee its accuracy. All terms and conditions should be verified by the lease agreement.

COLLIERS INTERNATIONAL, INC.

2121 Rosecrans Avenue, Suite 3301
El Segundo, California 90245

568 Amapola Ave, Torrance

Building Size: 10,833
Purchase Price PSF: \$335
Purchase Price: \$3,629,055

Chromalloy
Term: 36 Months
9/1/2017 - 8/31/2020
3% Annual Increases
Lease Type: Gross

Month	Contract Rent PSF Gross	Expense PSF	Net Rent PSF	SF	Per Month	# of Months	Annual	Purchase Price	Return
9/1/2017 - 8/31/2018	\$1.05	(0.165)	\$0.885	10,833	\$9,587.21	12	\$115,046.46	\$3,629,055.00	3.17%
9/1/2018 - 8/31/2019	\$1.08	(0.165)	\$0.912	10,833	\$9,874.82	12	\$118,497.85	\$3,629,055.00	3.27%
9/1/2019 - 8/31/2020	\$1.11	(0.165)	\$0.939	10,833	\$10,171.07	12	\$122,052.79	\$3,629,055.00	3.36%
						36.0			
					Total Rent:		\$355,597.10		
					Effective Rent PSF:		\$0.91		

Proforma
Term: 60 Months
9/1/2020 - 8/31/2025
3% Annual Increases
Lease Type: NNN

Month	PSF NNN	SF	Per Month NNN	# of Months	Annual	Purchase Price	Return
9/1/2020 - 8/31/2021	\$1.25	10,833	\$13,541.25	12	\$162,495.00	\$3,629,055.00	4.48%
9/1/2021 - 8/31/2022	\$1.29	10,833	\$13,947.49	12	\$167,369.85	\$3,629,055.00	4.61%
9/1/2022 - 8/31/2023	\$1.33	10,833	\$14,365.91	12	\$172,390.95	\$3,629,055.00	4.75%
9/1/2023 - 8/31/2024	\$1.37	10,833	\$14,796.89	12	\$177,562.67	\$3,629,055.00	4.89%
9/1/2024 - 8/31/2025	\$1.41	10,833	\$15,240.80	12	\$182,889.55	\$3,629,055.00	5.04%
				60			
				Total Rent:		\$862,708.02	
				Effective Rent PSF:		\$1.33	

Expenses

	Per Year
Property Insurance	\$2,523.00
Taxes	14,150.00
Association Fee	4,740.00
Total:	\$21,413.00
Total Per Month:	\$1,784.42
Total Per SF/Month:	\$0.165