



REALTORS
PROPERTY
RESOURCE

COMMERCIAL PROPERTY REPORT

777 E 12th St, Los Angeles, CA 90021



Presented by

Josh Salik

California Real Estate License: 02108109

Mobile: (858) 414-1210

Main: josh@salikre.com

Agent: www.salikre.com

Salik Real Estate & Development

777 E 12th St, Los Angeles, CA 90021

FOR SALE
Active: 2/7/2020

List Price
\$28,000,000
List Date: 2/7/2020
List Price / sq ft:
\$346

Property Facts

	Public Facts	Listing Facts
Property Type	Retail	Retail
Property Subtype	Retail Stores (Personal Services, Photography, Travel)	Retail
Number of Stories	1	-
Building Area (sq ft)	46,414	81,009
Lot Size	0.45 acres	1.86 acres
Lot Dimensions	19586 SF	-
Year Built	2006	-
Cooling	Yes	-

Extended Property Facts

Exterior Details

Lot Size - Square Feet	19586 sq ft
Lot Size - Acres	0.450 ac
Neighborhood Code	23/23840

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



Tenant Data – Total Tenants Found: 72

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
EXPRESS TRIM INC BOM NANKOONG,PRESIDENT	# 11	–	–	9/25/2008
STYLE RACK INC SUNG YUN JANG,PRESIDENT 2132490952	# 3	12/15/2016	–	10/22/2013
FASHIONTEX INC JOHN LEE,PRESIDENT	# 302	–	–	7/17/2014
SHINHWA & FUTURE USA INC JEA WHAN YOU,PRESIDENT	# 302	–	–	10/30/2009
COME N SEE INC YEECHAN MOON,PRESIDENT	#1-1	–	–	2/23/2017
GIBIU –	#1-1	–	–	–
MUNGY INC YEECHAN MOON,CEO	#1-1	–	–	2/23/2017
PHILOSOPHY OF PAEK INC –	#1-10	–	–	8/1/2006
LSK INVESTMENT LLC –	#1-16	–	–	9/8/2014
GALAXY101 INC –	#1-22	–	Retail Stores NEC	11/18/2015
PEACE DSS INC –	#3-1	–	Software & Computer Services	7/5/2013
EDAE INC –	#302	–	–	8/23/2019
FASHIONTEX INC JOHN LEE,PRESIDENT	#302	–	–	7/17/2014

Total Tenants Found: 72 (Continued)

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
SHINHWA & FUTURE USA INC JEA WHAN YOU,PRESIDENT	#302	-	Retail Stores NEC	10/30/2009
OCEAN COMFORT APPAREL INC JOHN LEE,PRESIDENT	#303	-	Retail Stores NEC	11/7/2017
MONACO FASHION INC -	#5	-	-	7/15/2006
TOPCO DESIGN CORP SIO MEI NG,CEO	#9	-	-	9/14/2015
BURLINGTON INVESTMENT LLC VOLL -	1-21	-	-	-
COME N SEE INC YEECHAN MOON,PRESIDENT	STE 1-1	-	Retail Stores NEC	2/23/2017
COME N SEE INC -	STE 1-1	-	Retail Stores NEC	1/1/2018
GIBIU INC HONGSUN MOON,PRESIDENT	STE 1-1	1/15/2017	-	2/4/2014
MAY & JULY INC JULIA KIM,PRESIDENT	STE 1-1	-	-	3/1/2012
P O P 2137492552	STE 1-10	-	-	-
PHILOSOPHY OF PAEK INC SO YOUNG PAEK,CEO	STE 1-10	-	-	4/18/2006
XPECT SAGA INC -	STE 1-11	-	Manufacturing, General	6/15/2006
7&8 CORP -	STE 1-12	-	Retail Stores NEC	1/1/2004
I U FASHION -	STE 1-12	-	Industrial (General)	1/5/2015
INMOD INC -	STE 1-13	-	Retail Stores NEC	4/1/2013
LSK INVESTMENT LLC -	STE 1-16	-	-	9/8/2014
NYLON APPAREL IDENTITY APPAREL SAEM CHUN,PRESIDENT 2137654993	STE 1-16	-	Retail Stores NEC	11/2/2012
NYLON APPAREL INC SAEM CHUN,CEO	STE 1-16	-	Retail Stores NEC	11/2/2012
SUBEKO -	STE 1-17	-	Retail Stores NEC	12/11/2009
GALAXY101 INC MIN HO KIM,CEO	STE 1-22	-	Wholesale trade	11/18/2015

Total Tenants Found: 72 (Continued)

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
STYLE RACK INC SUNG YUN JANG,CEO	STE 1-3	–	Wholesale trade	10/22/2013
CB PACIFIC TRADING INC –	STE 1-4	11/15/2015	Industrial (General)	–
ENVYA –	STE 1-9	–	Wholesale trade	10/1/2015
MY BAE NC –	STE 1-9	–	–	11/5/2015
TOPCO DESIGN SIO MEI NG,PRESIDENT	STE 1-9	–	Retail Stores NEC	9/14/2015
GIBIU INC –	STE 11	1/15/2017	Retail Stores NEC	1/2/2014
CB PACIFIC APPAREL INC –	STE 14	5/15/2017	Retail Stores NEC	6/19/2006
ITOO INC –	STE 15	–	Industrial (General)	3/1/2012
PACIFIC CITY BANK –	STE 200	–	Financial Bldg (Bank; S&L; Mtge; Loan; Credit)	11/1/2006
PEACE DSS INC –	STE 3-1	–	Software & Computer Services	7/5/2013
NATIONWIDE FINANCIAL SERVICES LLC –	STE 3-2	–	Financial Bldg (Bank; S&L; Mtge; Loan; Credit)	2/10/2009
SIXCRISPDAYS INC JEA WHAN YOU,PRESIDENT	STE 302	–	Industrial (General)	12/9/2013
B2B MAINSTREAM INC –	STE 305	–	Retail Stores NEC	11/1/2015
FIDELITY INTL CORP JOHN LEE,PRESIDENT	STE 32	11/15/2016	–	7/12/1995
CHERRY MELLOW INC DO KEUN CHANG,PRESIDENT	STE 6	–	Retail Stores NEC	4/25/2012
TOPCO GROUP SIO MEI NG,CEO	STE 9	–	–	8/22/2012
INMOD INC –	SUITE #1-1	–	Retail Stores NEC	4/1/2013
ENVYA –	SUITE #1-9	–	Retail Stores NEC	10/1/2015
ITOO INC –	SUITE #15	–	Retail Stores NEC	3/1/2012
SIXCRISPDAYS INC –	SUITE #302	–	Retail Stores NEC	7/1/2014
CHERRY MELLOW INC DO KEUN CHANG,PRESIDENT	SUITE #6	–	Retail Stores NEC	4/25/2012

Total Tenants Found: 72 (Continued)

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
I U FASHION -	UNIT #1-12	-	Retail Stores NEC	1/5/2015
MIXXSHOPPE POSH 3 DUDS -	UNIT #1-19	-	Wholesale trade	11/5/2015
ROYAL CONCEPTS INC. -	UNIT #1-20	-	Wholesale trade	6/1/2006
STYLE RACK INC -	UNIT #1-3	-	Retail Stores NEC	11/1/2013
CEFIAN FASHION INC -	UNIT #1-7	-	Industrial (General)	8/20/2009
MY BAE NC -	UNIT #1-9	-	Retail Stores NEC	11/5/2015
EXPRESS TRIM INC -	UNIT #1-11	-	Retail Stores NEC	1/1/2015
SPU INVESTMENT LLC LEONARDO KIM, PARTNER/MANAGER	UNIT 1-16	-	-	10/17/2018
DAZZLING FASHION INC MICHAEL L CHONG, CEO	UNIT 1-2	-	-	4/16/2018
MY BAE INC MARIA T QUAN, PRESIDENT	UNIT 19	-	-	3/26/2015
EXPRESS TRIM INC BOM NANKOONG, PRESIDENT	UNIT I-11	-	Industrial (General)	9/25/2008
777 INVESTMENT GROUP LLC -	-	11/13/2004	Real estate offices & services	11/13/2004
ARYEH -	-	-	Retail Stores NEC	7/1/1991
CHERRY MELLOW INC DO KEUN CHANG, PRESIDENT	-	-	-	4/25/2012
FASHIONELLAS INC TAE JONG LEE, PRESIDENT	-	-	-	10/20/2015
GO CALI INC SHIN HAK LEE, PRESIDENT	-	-	-	9/26/2016
HOWIE FENG FLOWERS LLC HOWIE FENG, OFFICER	-	-	-	7/8/2019
UNITED VALET PARKING INC -	-	-	Parking Garage, Deck, Or Lot	8/1/2006

Listing Facts and Details

Listing Details

Listing ID: PTIENRE0F2

Original List Date: 2/7/2020

Listing Source: Brevitas

Current List Price: \$28,000,000

Legal:

LOT:1-4 SUBD:BREWER TRACT *(EX OF STS) LOTS 1 THRU 4 BREWER TR AND(EX OF ST) LOTS 16 AND 17 BLK A SUB OF THE CHI RIOTTO TR

Price Change History

Change Date	Description	New List Price	% Change
2/7/2020	-	\$28,000,000	-

Public Facts

Owner Information

Owner Name

777 Investment Group Llc

Mailing Address

Po Box 17023 Beverly Hills CA 90209-3023

Vesting

Company/Corporation

Legal Description

APN:	Tax ID:	Zoning:	Census Tract:	Abbreviated Description:	City/Municipality/Township:
5132-010-036	-	LAM2	060372260.021047	LOT:1-4 SUBD:BREWER TRACT *(EX OF STS) LOTS 1 THRU 4 BREWER TR AND(EX OF ST) LOTS 16 AND 17 BLK A SUB OF THE CHI RIOTTO TR	Los Angeles, CA 90021

Assessed Values

Date	Improvements	Land	Total	Tax
2019	\$14,468,068	\$843,220	\$15,311,288	\$192,505
2018	\$14,184,381	\$826,687	\$15,011,068	\$191,589
2017	\$13,906,256	\$810,478	\$14,716,734	\$187,980
2016	\$13,633,585	\$794,587	\$14,428,172	\$183,328
2015	\$13,428,796	\$782,652	\$14,211,448	\$180,435
2014	\$13,165,745	\$767,321	\$13,933,066	\$180,680
2013	\$13,106,243	\$763,854	\$13,870,097	\$180,687
2012	\$12,849,258	\$748,877	\$13,598,135	\$183,685
2011	\$12,597,312	\$734,194	\$13,331,506	\$177,908
2009	\$12,532,867	\$730,439	\$13,263,306	-

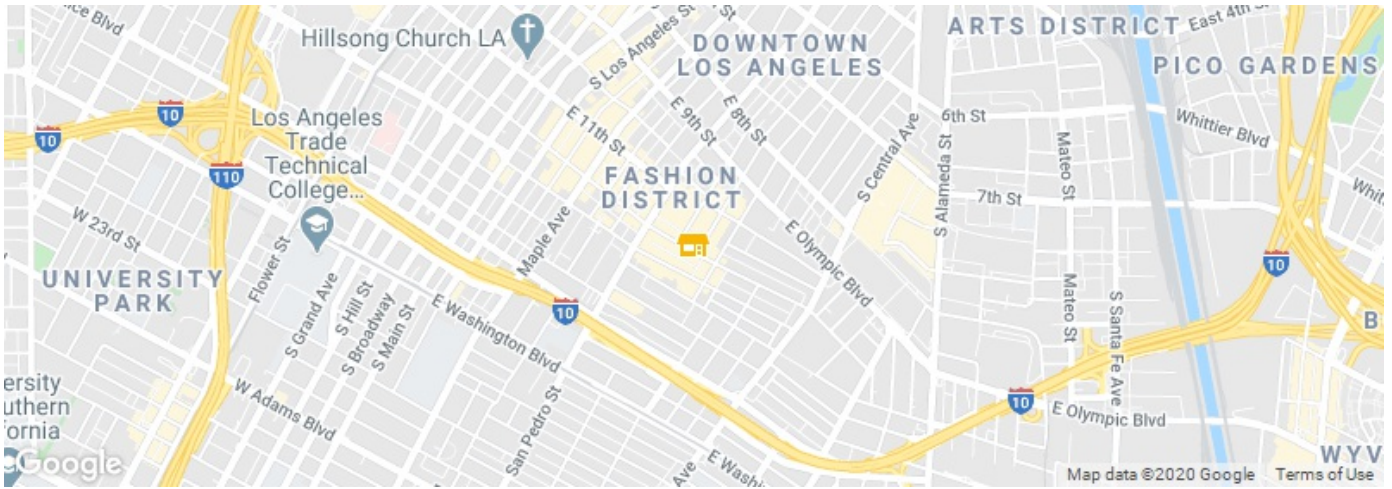
Deed Records

Recording Date	4/22/1998	10/20/1993
Document Type	Intrafamily Transfer	Quit Claim Deed
Buyer Name	JOHN K DUNN	JOHN K DUNN, CHERI L DUNN
Buyer ID	-	Trustee
Seller Name	DUNN, JOHN K AND CHERI L TRS DUNN FAMILY TRUST	JOHN KENNETH DUNN
Seller ID	Seller is owner on current Assessment File	-
Document #	98-0676131	93-2044008
Contract Date	3/26/1998	5/25/1993
Inter-family Transfer	1	-

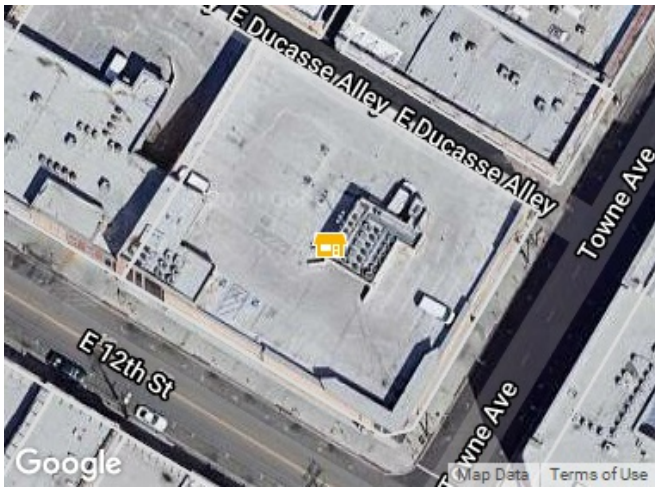
Mortgage Records

Recording Date	6/6/2019	2/7/2007	3/31/2005
Lender Name	READY COMMERCIAL LLC	MERRILL LYNCH MORTGAGE LENDING INC	CENTRAL PACIFIC BANK
Lender Type	Other (company or corporation)	Not Known	Not Known
Loan Amount	\$19,250,000	\$22,600,000	\$8,990,000
Document Number	19-0529602	07-0265427	05-0743484
Loan Type	Commercial	Commercial	Building or Construction Loan
Contract Date	6/5/2019	2/5/2007	3/19/2005

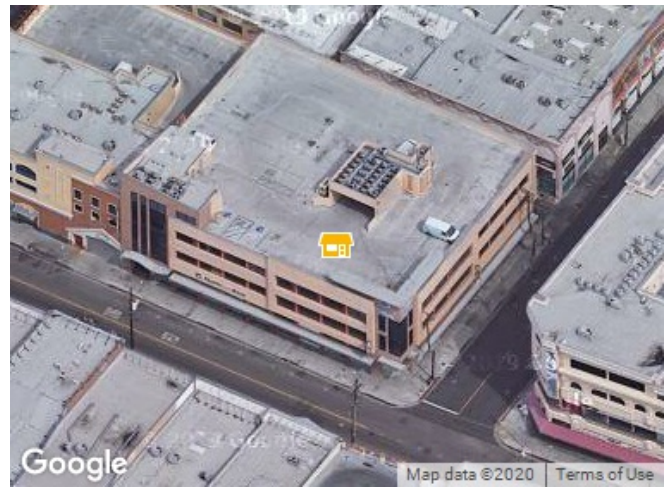
Maps



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property

Property Photos



Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

▲ 1
4,962

2010 Est. daily traffic counts

Street: **Crocker St**
Cross: **E 12th St**
Cross Dir: **SW**
Dist: **0.01 miles**

Historical counts

Year	Count	Type

▲ 2
8,082

1996 Est. daily traffic counts

Street: **E 12th St**
Cross: **Stanford Ave**
Cross Dir: **SE**
Dist: **0.02 miles**

Historical counts

Year	Count	Type

▲ 3
4,728

2010 Est. daily traffic counts

Street: **Crocker St**
Cross: **E 10th St**
Cross Dir: **NE**
Dist: **0.05 miles**

Historical counts

Year	Count	Type

▲ 4
4,819

2007 Est. daily traffic counts

Street: **Stanford Ave**
Cross: **E Pico Blvd**
Cross Dir: **SW**
Dist: **0.03 miles**

Historical counts

Year	Count	Type

▲ 5
5,512

2018 Est. daily traffic counts

Street: **E Pico Blvd**
Cross: **S San Pedro St**
Cross Dir: **NW**
Dist: **0.06 miles**

Historical counts

Year	Count	Type
2007	▲ 3,892	ADT
1996	▲ 3,714	ADT
1994	▲ 5,712	Vendor Estimate

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>

