



TRANSACTION SUMMARY LOAN SUBMISSION



Plaza Riviera (85)

Property Location: 12345 Ocean Breeze Ave.

City: Redondo Beach

State: CA

ZIP Code: 90250

Loan Request: \$6,555,650

Number of Units: 32

Borrowing Entity: Plaza Riviera LLC

Loan to Value: 62.43%

Loan Program:

Index:

Index Value: 0.000%

Margin / Spread: 0.000

Interest Rate: 0.000%

Loan Fee: 0.00%

Broker Fee: 1.00%

Broker Company: International Commercial Capital Corp.

Presented By: Bill Marti



Submission Date: 7-27-2005



PURCHASE TRANSACTION SUMMARY

Preliminary

Date Prepared: 7-25-2005

Borrowing Entity:	Plaza Riviera LLC	
Individual 1:	John Smith	
Individual 1:		
Individual 1:		
Individual 1:		

Broker Company:	International Commercial Capital Corp.	
Contact Person:	Bill Marti	
Address:	22425 Ventura blvd., Suite 25	
City:	Woodland Hills	
State / Zip:	CA	91364
Phone / Fax:	888-942-6807	818-475-1704
E-mail Address:		

TRANSACTION SUMMARY	
PURCHASE	TRANSACTION COMMENTS

Sales Price	\$10,500,000
Cash Down	\$3,444,350
New 1st Trust Deed	\$6,555,650
Subordinate Debt	\$0
Total Financing	\$6,555,650
Source of Funds	1031 Exchange

This is a purchase transaction.

BORROWER CREDIT / FINANCIAL COMMENTS

Borrower is seasoned professional investor, owning many income properties in the South Bay area. Full financial package to follow.

BORROWER CREDIT & FINANCIAL PROFILE

	Borrowing Entity	Guarantor 1	Guarantor 2	Guarantor 3	Guarantor 4
Credit Mid-Score:					
Liquid Assets:					
Real Estate Assets:					
Total Assets:					
Total Liabilities:					
Net Worth:					
# Years Experience:					

PROPERTY INFORMATION

Project Name	Plaza Riviera (85)
Property Address	12345 Ocean Breeze Ave.
City	Redondo Beach
State	CA
County	L.A.
Zip Code	90250

Location is in Hollywood Riviera Redondo Beach, west of Pacific Coast Highway. Subject property is one block from the beach.

Prime Location in Redondo Beach.

PROPERTY INFORMATION

TOTAL VACANT SPACE	% VACANT SPACE	NET RENTABLE AREA	MONTHLY RENTS	MONTHLY RENT / SQ FT	ANNUAL RENT / SQ FT
1,768	3.72%	47,559	\$80,000	\$1.68	\$20.19

Three level Multi-tenant Mixed Use Retail & Office building located in Hollywood Riviera area of Redondo Beach. Parking is three level (194 spaces), elevator served and many suites have ocean views. Location is 1/2 block to the beach and walking distance to Hollywood Riviera area featuring restaurants, boutiques and offices. Total Net Rentable Area is 43,031 with 39 units (Office with Retail) and 3,555 Sq Ft (14 storage units). Retail leases are NNN and Office leases are Modified Gross

	Base Lease Rents		
Total Monthly Lease Income	\$80,000		
RE Tax Reimbursements	\$4,000		
CAM / Insurance	\$2,000		
Storage	\$1,000		
Other Income - 1	\$1,000		
Utility Reimbursement	\$2,500		
Vending			
Total Monthly Gross Potential Income	\$90,500		
Total Annual Gross Potential Income	1,086,000		
Less Vacancy & Collection Loss (%)	(86,880)	8.00%	
Total Effective Gross Income (EGI)	999,120		
Less Operating Expenses (%)	(361,893)	36.22%	
Net Operating income (NOI)	\$637,227		
1st TD Debt Service	0		0 (Amortization / Years)
2nd TD Debt Service	0		
Total Debt Service	0		
Debt Coverage Ratio 1st TD	0.00		
CDCR (1st & 2nd TD)	0.00		
Operating Expenses Per Sq Ft	\$7.61		
Operating Expenses % EGI	36.22%		
Replacement Reserves / Sq Ft	\$0.00		

BELOW THE LINE DCR INCLUDING TI'S & LC'S

Net Operating income (NOI)	\$637,227	
Tenant Improvements /Sq Ft	\$0	\$0.00
Leasing Commissions / Sq Ft	\$0	\$0.00
Total TI's & LC's	\$0	\$0.00
Net Cash Flow	\$637,227	
Debt Coverage Ratio 1st TD	0.00	

Elevator	Yes
NRA	47559
GBA	65535
# Parking Spaces	194
Parking Ratio / 1000 SF	4.08
Parking Type	Mixed
Zoning	C2
Lot Size	1.5
Lease Type	Other-See comments
Loan / Sq Ft	\$138

Value / Sq Ft	\$221
# of Units / Suites	32
% Occupancy	96
Year Built	1980
Year Renovated	1995
Rent Roll Date	1-1-2004
# of Stories	3-Story
# of Buildings	2
Cap Rate	5.74%

LEASE SUMMARY

Suite	Tenant	Size	Mo Rent	Rent Sq Ft	Lease Dates	
					From	To
1	Chiropractic Center	2,761	\$4,460	\$1.62	5-1-2002	4-1-2006
2	Italian Restaurant	3,960	\$5,912	\$1.49	3-1-2000	3-1-2010
3	Sushi Bar	4,189	\$4,189	\$1.00	7-1-2000	6-30-2010
4	Pool Billiards	550	\$1,100	\$2.00	1-8-2000	1-8-2005
5	Womans Gym	2,310	\$4,389	\$1.90	1-1-2005	1-1-2010
6	Bakery	1,008	\$2,300	\$2.28	8-1-2002	8-1-2007
7	Doctor Office	738	\$1,400	\$1.90	4-1-2002	4-1-2005
8	ABC & Associates	310	\$525	\$1.69		
9	International Consulting Services	500	\$850	\$1.70		
10	CPA Office	850	\$1,587	\$1.87	6-1-2003	6-1-2005
11	Property Management Office	572	\$900	\$1.57	1-1-2004	1-1-2005
12	Law Office	916	\$1,810	\$1.98		
13	A & B Financial	1,700	\$2,975	\$1.75	6-1-2004	6-1-2008
14	Insurance Office	1,100	\$1,856	\$1.69	2-1-2003	2-1-2008
15	CPA Office	522	\$901	\$1.73		
16	Bright Corporation	530	\$1,038	\$1.96		
17	Limousine Service	2,402	\$3,000	\$1.25	4-1-2002	4-1-2005
18	Law Office	2,000	\$3,822	\$1.91	1-1-2002	12-1-2005
19	Vacant	250	\$400	\$1.60		
20	John Smith Accountants	3,337	\$8,873	\$2.66	1-1-2002	1-1-2007
21	Smith & Associates	2,558	\$6,050	\$2.37	1-1-2002	1-1-2007
22	Customer Service Associate	126	\$240	\$1.90		
23	Consulting Group	596	\$1,323	\$2.22		
24	Real Estate Brokers	3,000	\$5,985	\$2.00	5-1-2005	5-1-2010
25	John Adams, CPA	1,044	\$2,800	\$2.68	11-1-2001	11-1-2005
26	Sandy Jones	251	\$400	\$1.59		
27	Mortgage Company	2,384	\$3,471	\$1.46	2-1-2002	2-1-2007
28	Vacant	574	\$850	\$1.48		
29	Hair Salon	350	\$701	\$2.00		
30	Jones Communications	1,227	\$1,963	\$1.60	11-1-2004	11-1-2006
31	Vacant	944	\$1,550	\$1.64		
32	Computer.Com	4,000	\$4,000	\$1.00	1-1-2005	1-1-2008
Total / Average		47,559	\$81,620	\$1.72		

TENANT PROFILE

See lease summary. Many long term tenants.

LEASE EXPIRATION ROLLOVER SCHEDULE

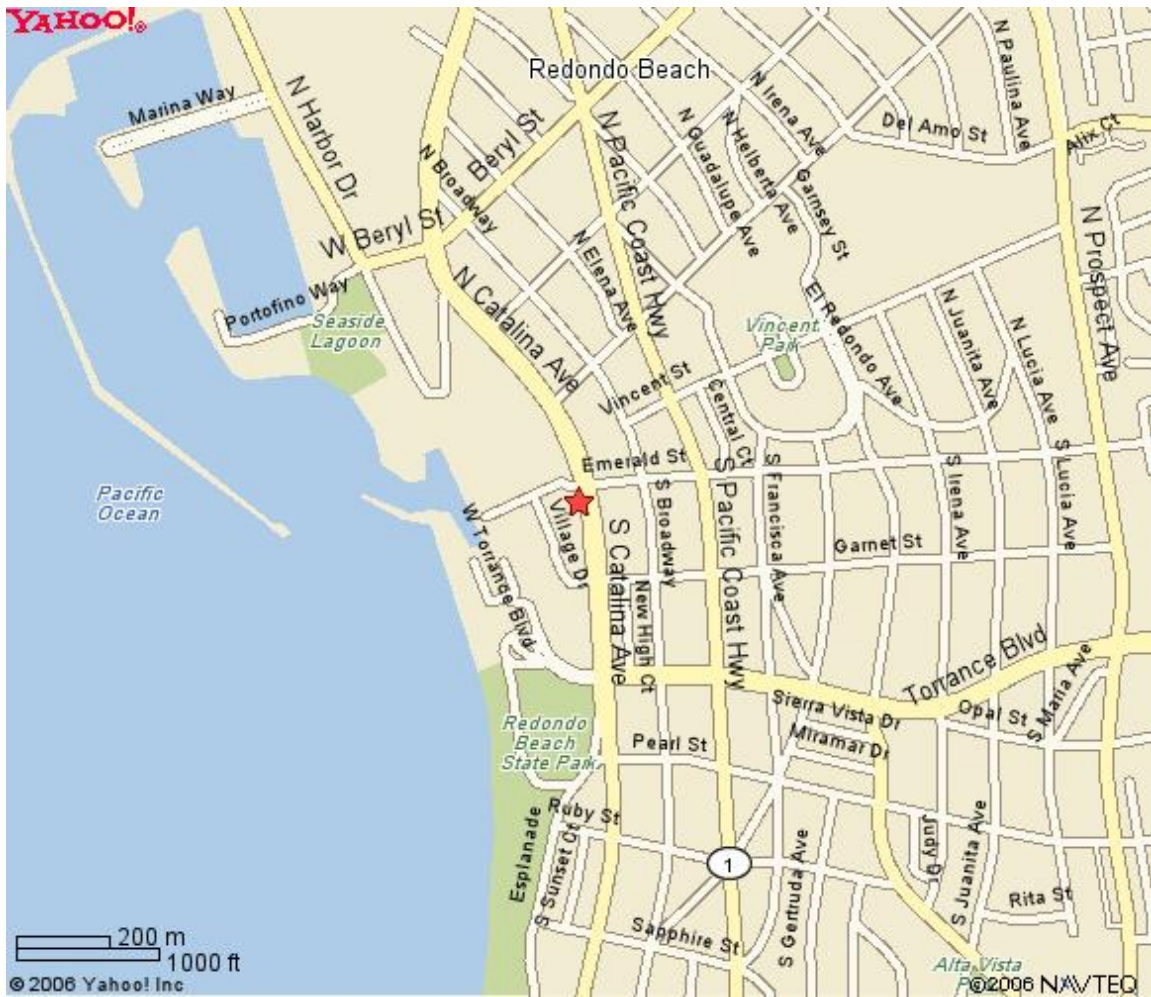
Year	Square Feet	% of Total	Comments
2007	22,027	46.32%	
2008	6,800	14.30%	
2009	0	0.00%	
2010	13,459	28.30%	
2011	0	0.00%	
2012	0	0.00%	
2013	0	0.00%	
2014	0	0.00%	
2015	0	0.00%	
2016	0	0.00%	
2017	0	0.00%	
Beyond 2017	0	0.00%	
Month to Month	3,505	7.37%	
Vacant	1,768	3.72%	

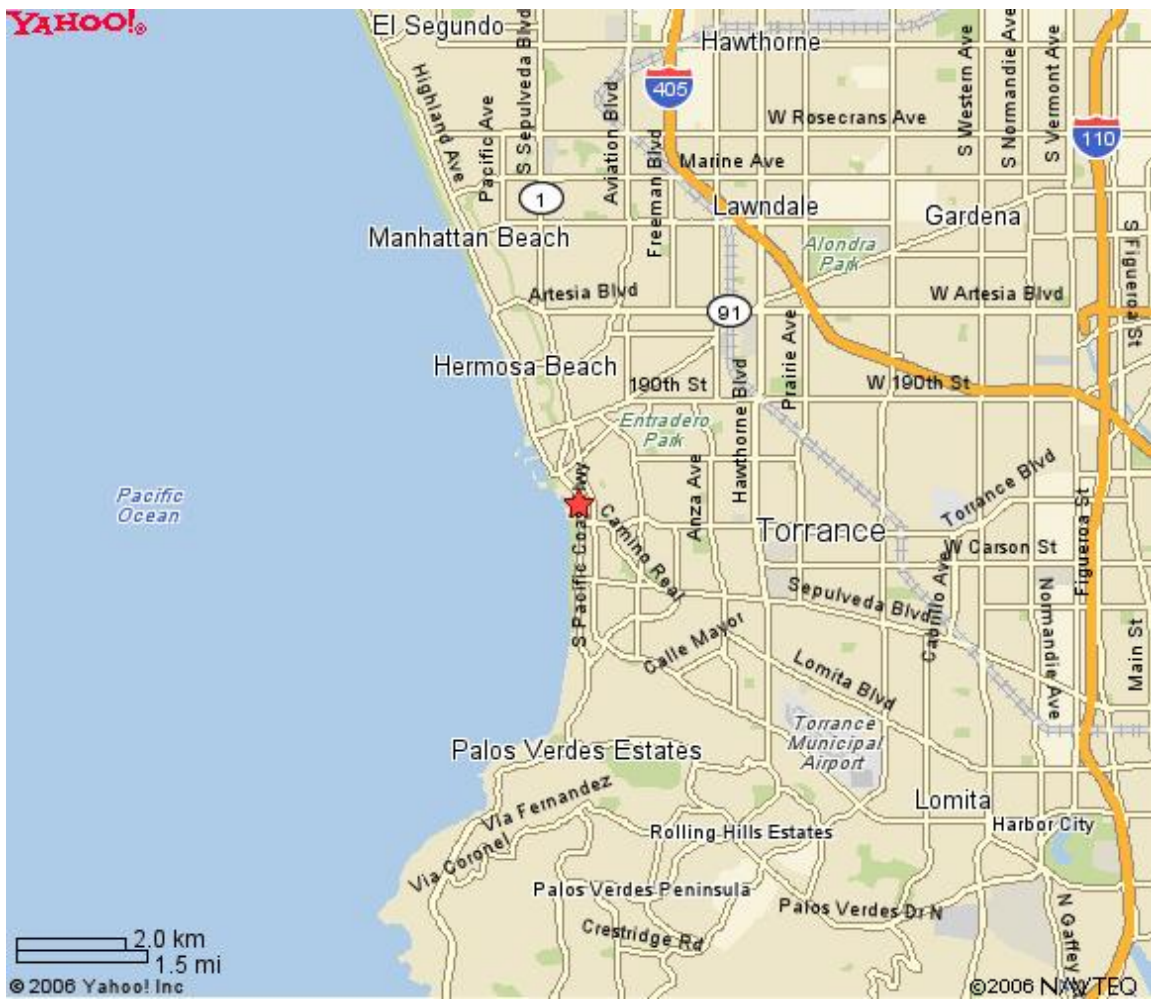
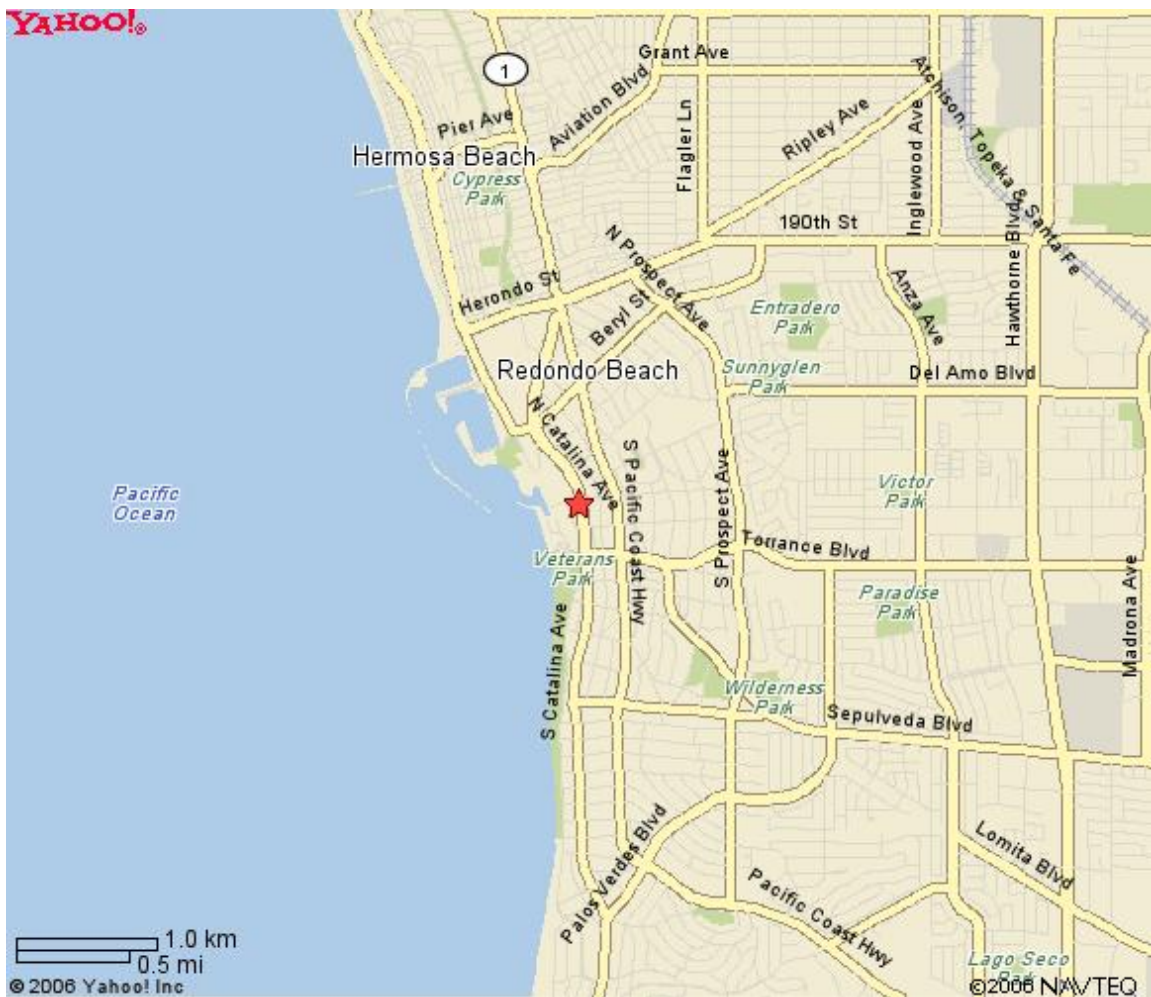












HISTORICAL OPERATING STATEMENT

	Prior Year 2 2003	Prior Year 1 2004	Current YTD 2005 5
REVENUES			
Gross Annual Lease Income	883,944	930,468	405,655
RE Tax Reimbursements	0	0	0
CAM / Insurance	11,538	13,824	7,200
Storage	10,878	10,110	5,450
Other Income - 1	7,974	4,926	3,200
Utility Reimbursement	28,388	32,986	16,876
Vending	0	0	0
Gross Potential Income	942,722	992,314	438,381
Less Vacancy & Collection Loss	0	0	0
Total Economic Vacancy	0.00	0.00	0.00
Total Revenues	942,722	992,314	438,381
Real Estate Taxes	52,108	54,138	26,000
Insurance	7,168	7,255	7,255
Unsubordinated Ground Lease	0	0	0
Utilities	90,000	92,000	48,750
Trash	3,993	3,957	2,500
Janitorial	9,399	12,749	6,275
Administration	761	31,971	16,556
Contract Services	5,032	11,812	6,112
Building Maintenance & Repairs	32,031	12,898	6,321
Cleaning & Supplies	0	0	0
HVAC	7,927	8,000	4,000
Elevator Maintenance	10,288	3,531	4,500
Gardening / Landscaping	3,975	3,986	2,400
Parking Attendant	0	0	0
Parking Lot Maint/Snow Removal	0	0	0
Common Area Maint. (CAM)	0	0	0
Salaries	0	0	0
Payroll Taxes	0	0	0
Legal / Auditing	0	0	0
Security	4,125	4,241	2,140
Property Management	27,795	30,783	15,000
Advertising & Marketing	0	0	0
Miscellaneous expenses	0	0	0
Other 1	0	0	0
Other 2	0	0	0
Total Operating Expenses	254,602	277,321	147,809
Tenant Improvements	500	300	0
Leasing Commissions	1,000	500	0
Total TI & LC's	1,500	800	0
Fixtures & Equipment	0	0	5,000
Heating & AC Units (HVAC)	25,000	10,000	0
Roof	0	0	0
Other Replacements	0	0	0
Total Replacement Reserves	25,000	10,000	5,000
Exterior Painting	20,000	0	0
New Plumbing	0	0	0
New Electrical	0	5,000	0
Termite	0	0	0
Landscaping	5,000	0	0
	0	0	0
	0	0	0
Total Capital Improvements (CAPEX)	25,000	5,000	0

Payroll & Salary Inclusions _____

Comments: _____

CURRENT OWNER SIGNATURE: _____ DATE: _____

BUYER(s) Acknowledgement: _____ DATE: _____

BUYER(s) Acknowledgement: _____ DATE: _____

	2003	2004	YTD-ANULZD	ACTUAL	APPRAISAL	FINAL	
			5	Current Rents	Market Rents	UW	
Gross Annual Lease Income	883,944	930,468	973,572	960,000	960,000	960,000	
RE Tax Reimbursements	0	0	0	48,000	48,000	48,000	
CAM / Insurance	11,538	13,824	17,280	24,000	24,000	24,000	
Storage	10,878	10,110	13,080	12,000	12,000	12,000	
Other Income - 1	7,974	4,926	7,680	12,000	12,000	12,000	
Utility Reimbursement	28,388	32,986	40,502	30,000	30,000	30,000	
Vending	0	0	0	12,000	0	0	
Gross Potential Income	942,722	992,314	1,052,114	1,098,000	1,086,000	1,086,000	
Less: Physical Vacancy	0	0	0	109,800	86,880	86,880	8.00%
% Total Economic Vacancy	0.00%	0.00%	0.00%	10.00%	8.00%	8.00%	
EFFECTIVE GROSS INCOME	942,722	992,314	1,052,114	988,200	999,120	999,120	
OPERATING EXPENSES:							
Real Estate Taxes	52,108	54,138	26,000	118,092	96,000	96,000	0.914
Insurance	7,168	7,255	7,255	22,937	22,937	22,937	0.35
Ground Lease	0	0	0	0	0	0	0.00
Utilities	90,000	92,000	117,000	71,339	72,000	72,000	1.51
Trash	3,993	3,957	6,000	8,000	4,800	4,800	0.10
Janitorial	9,399	12,749	15,060	23,780	24,000	24,000	0.50
Administration	761	31,971	39,734	23,780	24,000	24,000	0.50
Contract Services	5,032	11,812	14,669	11,890	12,000	12,000	0.25
Maintenance & Repairs	32,031	12,898	15,170	23,780	24,000	24,000	0.50
Cleaning & Supplies	0	0	0	0	0	0	0.00
HVAC	7,927	8,000	9,600	0	9,600	9,600	0.20
Elevator Maintenance	10,288	3,531	10,800	14,268	12,000	12,000	0.25
Gardening / Landscaping	3,975	3,986	5,760	4,756	5,400	5,400	0.11
Parking Attendant	0	0	0	0	0	0	0.00
Parking Lot/Snow Removal	0	0	0	0	0	0	0.00
Common Area Maint. (CAM)	0	0	0	0	0	0	0.00
Salaries	0	0	0	0	0	0	0.00
Payroll Taxes	0	0	0	0	0	0	0.00
Legal / Auditing	0	0	0	0	0	0	0.00
Security	4,125	4,241	5,136	0	5,200	5,200	0.11
Property Management	27,795	30,783	36,000	41,122	39,965	39,965	4.00
Advertising & Marketing	0	0	0	0	0	0	0.00
Miscellaneous expenses	0	0	0	10,281	9,991	9,991	1
Other 1	0	0	0	0	0	0	0.00
Other 2	0	0	0	0	0	0	0.00
Replacement Reserves	25,000	10,000	5,000	0	0	0	0.00
Total Operating Expenses	279,602	287,321	313,185	374,025	361,893	361,893	
Expenses / Sq Foot	5.88	6.04	6.59	7.86	7.61	7.61	
Expenses / EGI %	29.66	28.95	29.77	37.85	36.22	36.22	
Net Operating Income	663,120	704,993	738,930	614,175	637,227	637,227	
1st TD Debt Service	0	0	0	0	0	0	
1st TD DCR	0.00	0.00	0.00	0.00	0.00	0.00	
2nd TD Debt Service	0	0	0	0	0	0	
Total Combined Debt Service	0	0	0	0	0	0	
Total Combined DCR	0.00	0.00	0.00	0.00	0.00	0.00	
TI's & LC's	1,500	800	0	0	0	0	0.00
Net Cash Flow	661,620	704,193	738,930	614,175	637,227	637,227	
***DCR (below line)	0.00	0.00	0.00	0.00	0.00	0.00	
CAPEX (Non-Recurring)	25,000	5,000	0				

***DCR (below line) including Tenant Improvement & Leasing Commission analysis.

Loan Amount \$6,555,650

Estimated Value \$10,500,000

LTV 62.43%

DCR 0.00

Footnotes to Operating History / Underwriting

--

COMMERCIAL LEASE SUMMARY

PROJECT NAME Plaza Riviera (85)
 CITY, STATE: Redondo Beach CA

SUITE	TENANT	TENANCY DATE		ORIGINAL TENANCY	LEASE START	LEASE END	LEASE TYPE	MONTHLY LEASE RENT	LEASE TERM	ANNUAL RENT SQ FT	MONTHLY RENT SQ FT	ANNUAL RENT	*CAM *OTHER	MARKET RENT	MARKET RENT SQ FT	COMMENTS
		SQ Ft	%													
1	Chiropractic Center	2,761	6%	5-1-2002	5-1-2002	4-1-2006		\$4,460	3.92	\$19.38	\$1.62	\$53,520	\$0	\$0	\$0.00	
2	Italian Restaurant	3,960	8%	3-1-2000	3-1-2000	3-1-2010		\$5,912	10.01	\$17.92	\$1.49	\$70,944	\$900	\$0	\$0.00	
3	Sushi Bar	4,189	9%	7-1-2000	7-1-2000	6-30-2010		\$4,189	10.00	\$12.00	\$1.00	\$50,268	\$450	\$0	\$0.00	
4	Pool Billiards	550	1%	1-8-2000	1-8-2000	1-8-2005		\$1,100	5.01	\$24.00	\$2.00	\$13,200	\$0	\$0	\$0.00	
5	Womans Gym	2,310	5%	1-1-2000	1-1-2005	1-1-2010		\$4,389	5.00	\$22.80	\$1.90	\$52,668	\$0	\$0	\$0.00	
6	Bakery	1,008	2%		8-1-2002	8-1-2007		\$2,300	5.00	\$27.38	\$2.28	\$27,600	\$600	\$0	\$0.00	
7	Doctor Office	738	2%		4-1-2002	4-1-2005		\$1,400	3.00	\$22.76	\$1.90	\$16,800	\$0	\$0	\$0.00	
8	ABC & Associates	310	1%	5-1-2002				\$525	-	\$20.32	\$1.69	\$6,300	\$0	\$0	\$0.00	
9	International Consulting Services	500	1%	10-1-2002				\$850	-	\$20.40	\$1.70	\$10,200	\$0	\$0	\$0.00	
10	CPA Office	850	2%	7-1-2002	6-1-2003	6-1-2005		\$1,587	2.00	\$22.40	\$1.87	\$19,044	\$0	\$0	\$0.00	
11	Property Management Office	572	1%	1-1-2003	1-1-2004	1-1-2005		\$900	1.00	\$18.88	\$1.57	\$10,800	\$0	\$0	\$0.00	Lease roll to MTM
12	Law Office	916	2%	1-6-2000				\$1,810	-	\$23.71	\$1.98	\$21,720	\$0	\$0	\$0.00	
13	A & B Financial	1,700	4%	6-1-2001	6-1-2004	6-1-2008		\$2,975	4.00	\$21.00	\$1.75	\$35,700	\$0	\$0	\$0.00	
14	Insurance Office	1,100	2%	2-1-1997	2-1-2003	2-1-2008		\$1,856	5.00	\$20.25	\$1.69	\$22,272	\$0	\$0	\$0.00	
15	CPA Office	522	1%	3-1-2003				\$901	-	\$20.71	\$1.73	\$10,812	\$0	\$0	\$0.00	
16	Bright Corporation	530	1%	12-1-2001				\$1,038	-	\$23.50	\$1.96	\$12,456	\$0	\$0	\$0.00	
17	Limousine Service	2,402	5%		4-1-2002	4-1-2005		\$3,000	3.00	\$14.99	\$1.25	\$36,000	\$0	\$0	\$0.00	
18	Law Office	2,000	4%		1-1-2002	12-1-2005		\$3,822	3.92	\$22.93	\$1.91	\$45,864	\$0	\$0	\$0.00	
19	Vacant	250	1%					\$400	-	\$19.20	\$1.60	\$4,800	\$0	\$0	\$0.00	
20	John Smith Accountants	3,337	7%	1-1-2002	1-1-2002	1-1-2007		\$8,873	5.00	\$31.91	\$2.66	\$106,476	\$0	\$0	\$0.00	
21	Smith & Associates	2,558	5%		1-1-2002	1-1-2007		\$6,050	5.00	\$28.38	\$2.37	\$72,600	\$0	\$0	\$0.00	
22	Customer Service Associate	126	0%	1-1-2000				\$240	-	\$22.86	\$1.90	\$2,880	\$0	\$0	\$0.00	
23	Consulting Group	596	1%					\$1,323	-	\$26.64	\$2.22	\$15,876	\$0	\$0	\$0.00	
24	Real Estate Brokers	3,000	6%	5-1-2000	5-1-2005	5-1-2010		\$5,985	5.00	\$23.94	\$2.00	\$71,820	\$0	\$0	\$0.00	
25	John Adams, CPA	1,044	2%		11-1-2001	11-1-2005		\$2,800	4.00	\$32.18	\$2.68	\$33,600	\$0	\$0	\$0.00	
TOTAL		37,829	80%					\$68,685	5.41	\$21.79	\$1.82	\$824,220	\$1,950	\$0	\$0.00	

	Page Total		Running Total	
Vacant	250	1%	250	1%
MTM	2,904	1%	2,904	1%
Leased	34,675	92%	34,675	92%
Tenancy Comments:				

* Monthly CAM, RE Taxes, Insurance Reimbursements

