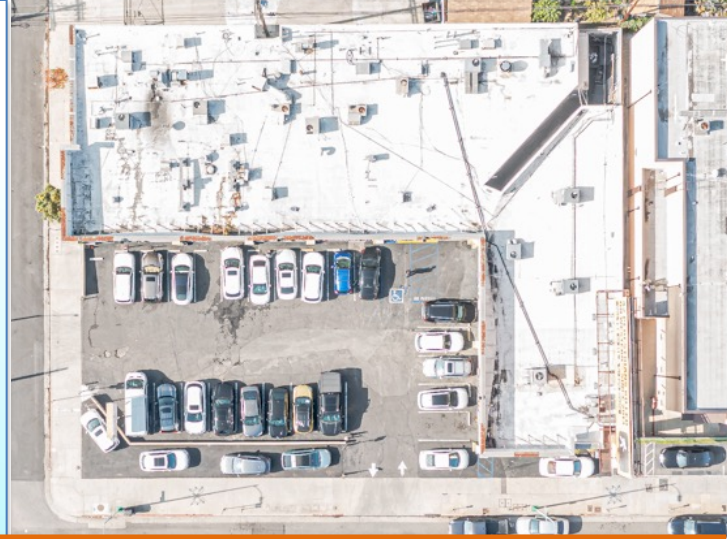


**201 N. Western Ave.
Los Angeles, CA 90004**



OFFERING MEMORANDUM



CONTACT INFORMATION:

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Investment**

좋은 사람들 | 좋은 부동산

Los Angeles, California

EXECUTIVE SUMMARY

Presenting a prime commercial investment opportunity at 201 N Western Ave., Los Angeles CA. 90004, strategically located within the bustling enclave of Koreatown. This meticulously maintained mini-mall stands as a testament to stability and growth, boasting full occupancy with a roster of esteemed tenants, including six long-standing restaurants.

Under the stewardship of the current landlord, rental rates and CPI adjustments have remained unchanged for the past three years, providing an advantageous entry point for prospective owners to implement strategic rent increases and capitalize on market trends.

Positioned along Western Avenue, renowned for its robust foot and vehicular traffic, this property commands exceptional visibility and accessibility, ensuring sustained profitability and tenant satisfaction.

Spanning 10,794 square feet across a substantial 13,124 square foot lot, this commercial asset offers a diverse portfolio of Triple Net (NNN) leases, affording investors a passive income stream with minimal management obligations.

Embrace the opportunity to secure a premium asset in one of Los Angeles' most dynamic districts, poised for continued growth and prosperity. Elevate your investment portfolio with 201 N Western Ave., where enduring value meets strategic opportunity."



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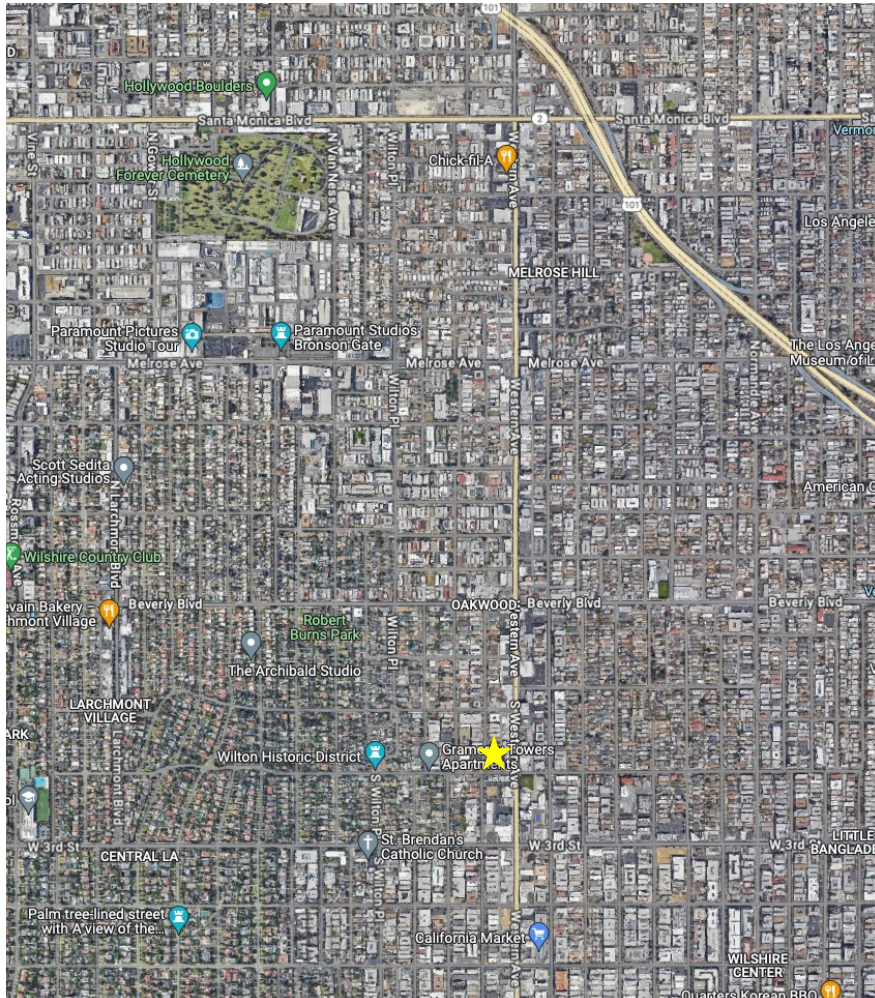
This shopping center is located at major avenue on Western Ave in between Beverly Blvd. and 3rd Street. The area has a lot to offer with a mix of popular convenience store/restaurant as well as recognizable brands anchoring the area. Western Ave, one of the busiest traffic streets in the area.

Additional Remarks



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LOCAL ACTIVITY OVERVIEW



 201 N. Western Ave.

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PROPERTY SUMMERY

The Offering

Property Address	201 N. Western Ave. Los Angeles, CA 90004
Assessor's Parcel No.	5517-004-021 5517-004-022
Zoning	LAC2

Site Description

Number of Units	
Number of Building	1
Number of Stories	1
Year Built	1981
Gross Square Feet	10,814 SF
Lot Size	19,496 SF
Type of Ownership	Commercial Property
Parking	Spaces

Valuations

Listing Price	\$ 9,360,000
CAP	

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INCOME & EXPENSES

Annualized Operating Data

INCOME	CURRENT	PROFORMA*
Current Rent	\$ 444,147.24	\$ 597,985.92
CAM Charge Reimbursement	\$ 107,634.24	\$ 107,634.24
Total Income	\$ 551,781.48	\$ 705,620.16
<hr/>		
EXPENSE		
Property Tax	\$ 97,508.64	\$ 97,508.64
Insurance	\$ 18,978.36	\$ 18,978.36
LA DWP	\$ 2,208.48	\$ 2,208.48
Gardening	\$ 7,200.00	\$ 7,200.00
Pest Service	\$ 600.00	\$ 600.00
Trash	\$ 32,874.36	\$ 32,874.36
Total Expense	\$ 159,369.84	\$ 159,369.84
NET OPERATING INCOME	\$ 392,411.64	\$ 546,250.32
CAP	4.2%	5.8%

LISTING PRICE: \$ 9,360,000

* Estimated based on \$4.50/SF

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RENT ROLL

UNIT#	TENANT	SF	SF/MONTH	SCHEDULE RENT/MONTH	CAM	LEASE TYPE	SECURITY DEPOSIT	LEASE EXPIRATION	PROFORMA*
201	J&JK One Inc.	1,586	\$3.78	\$6,000.00	\$1,427.40	NNN	\$12,000.00	3/31/2027	\$7,137.00
203	JINJU Galbi	1,216	\$4.24	\$5,150.00	\$900.00	NNN	\$11,800.00	12/31/2026	\$5,472.00
205	Nak Won Rice Bakery	998	\$3.86	\$3,848.43	\$740.00	NNN	\$5,540.00	3/31/2024	\$4,491.00
207	Cage Signal	1,044	\$3.03	\$3,160.04	\$762.12	NNN	\$7,660.24	8/31/3024	\$4,498.00
209A	Kingkan Chinnaphan	1,022	\$3.16	\$3,228.07	\$730.00	NNN	\$6,866.94	8/31/2028	\$4,599.00
209B	JK Ramen, LLC	1,778	\$2.19	\$3,885.74	\$1,778.00	NNN	\$10,668.00	3/31/3028	\$8,001.00
211-213	EDGY Hair Salon	2,030	\$2.68	\$5,440.80	\$1,624.00	NNN	\$11,368.00	3/31/2024	\$9,135.00
215	Pho 2000, Inc.	1,120	\$4.51	\$5,054.19	\$1,008.00	NNN	\$11,831.24	6/30/2025	\$5,54.19
Signage	OUTFRONT Media			\$1,245.00					\$1,245.00
	MONTHLY TOTAL	10,794		\$37,012.27	\$8,969.52				\$49,832.16
	ANNUAL TOTAL			\$444,147.24	\$107,634.24		\$77,734.42		\$597,985.92

* Estimated based on \$4.50/SF



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PROPERTY PHOTOS



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PLAT MAP

5517 | 4
SCALE 1" = 80'
2005

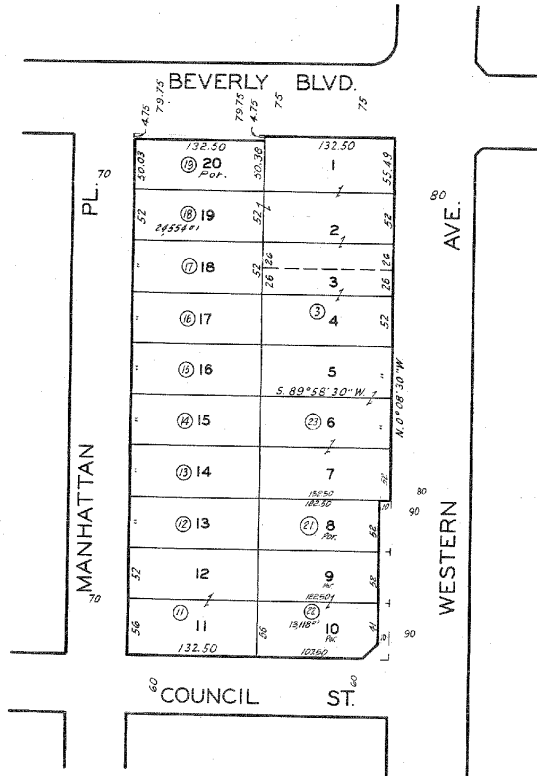
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WESTFIELDS
M. B. 15-170-171

CODE
6657

FOR PREV. ASSMT. SEE: 646-17



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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