K2 INVESTMENT INC.
COMMERCIAL REAL ESTATE

CONFIDENTIAL OFFERING MEMORANDUM

# 1114 S LOS ANGELES STREET

Los Angeles, California 90015

44,480 SF Multi-Tenant Industrial Warehouse • Fashion District / Central Los Angeles

**Offered at $9,650,000**

EXCLUSIVELY PRESENTED BY

**Bobak Kalhor**
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C O N F I D E N T I A L I T Y & C O N D I T I O N S O F O F F E R I N G

# Confidentiality & Conditions of Offering

This Offering Memorandum has been prepared by K2 Investment Inc. (“Broker”) solely for use by a limited number of parties evaluating a possible acquisition of 1114 S Los Angeles Street, Los Angeles, CA 90015 (the “Property”). By accepting this Memorandum, the recipient agrees to hold its contents in strict confidence, not to reproduce or distribute it, and to use it solely to evaluate the offering.

## Two-Stage Information Release

At the direction of ownership, this Memorandum presents the Property’s income and leasing profile on an aggregated basis only. Tenant-level information — including the certified rent roll, individual lease terms, and lease documents — is not included in this Memorandum and will be released only to parties who have either:

- Executed the Confidentiality Agreement and provided buyer qualification materials (verifiable proof of funds and identification of the acquiring principal or entity); or
- Submitted a written offer or letter of intent on the Property.

Upon satisfaction of either condition, a complete diligence package will be made available, including the certified rent roll, lease documents, operating expense documentation, and property records.

## Disclaimer

All income, expense, occupancy, lease, and square footage information presented in this Memorandum, and in any accompanying financial package or diligence materials, is based solely upon the certification of ownership and upon documents provided by ownership. Broker has not independently verified, and has no ability to independently verify, the Property’s income or expenses beyond the documents furnished by ownership, and makes no representation or warranty, express or implied, as to the accuracy or completeness of such information. All square footages, income figures, dates, and other information are approximate and subject to change, correction, or withdrawal without notice. Prospective purchasers must independently verify all information and conduct their own due diligence, including without limitation physical inspection, review of title, permits, certificates of occupancy, leases, and financial records. This Memorandum does not constitute an offer to sell. Ownership reserves the right to reject any offer and to withdraw the Property from the market at any time.

EXECUTIVESUMMARY

# Executive Summary

| $9,650,000 | $216.99 | 44,480 SF | ≈95% | $409,326 |
|---|---|---|---|---|
| ASKING PRICE | PER SF | GROSS BLDG AREA | LEASED | ANNUAL INCOME |

| | |
|---|---|
| **Address** | 1114 S Los Angeles Street, Los Angeles, CA 90015 |
| **Asking Price** | $9,650,000 |
| **Price / SF** | $216.99 per SF (on 44,480 SF gross building area) |
| **Building Size** | 44,480 SF gross building area (per L.A. County Assessor)[1] |
| **Property Type** | Multi-tenant industrial / warehouse with office and creative components |
| **Stories** | Four stories plus lower level; elevator-served |
| **Year Built** | 1920 — masonry construction |
| **Occupancy** | Approx. 95% leased[2] — one ±2,010 SF suite available |
| **Scheduled Gross Income** | $34,110 per month • $409,326 annualized (in-place) |
| **In-Place Rents** | $0.51 – $2.03 per SF per month across the rent roll |
| **Submarket** | Fashion District — Central Los Angeles industrial corridor |
| **Access** | Immediate proximity to the I-10 and I-110 freeways |

[1] At ownership's direction, all building-level metrics in this Memorandum are computed on the official 44,480 SF gross building area reported by the Los Angeles County Assessor. Owner-measured suite areas sum modestly higher due to measurement methodology; the Assessor figure governs all building-level calculations. [2] Occupancy computed on the Assessor-reported gross building area; suite availability subject to final confirmation.

## The Offering

K2 Investment Inc. is pleased to exclusively offer 1114 S Los Angeles Street — a 44,480 SF multi-tenant industrial building occupying a prominent position in the Fashion District, one of Central Los Angeles' most active and evolving commercial corridors. The Property is a recently stabilized asset: approximately 16,400 SF of new leases commenced between late 2025 and mid-2026, layering fresh, contractual income with built-in annual escalations over a seasoned tenancy base.

The result is durable in-place income of approximately $409,000 per year with meaningful embedded upside — lease-up of the remaining available suite, contractual rent escalations, and mark-to-market opportunity on the Property's older, below-market leases as they roll.

PROPERTYOVERVIEW

# Property Overview

## The Building

1114 S Los Angeles Street is a four-story-plus-lower-level masonry industrial building totaling 44,480 SF of gross building area, originally constructed in 1920 and continuously operated as multi-tenant commercial space. The building is elevator-served and demised into suites ranging from approximately 545 SF to over 10,000 SF, accommodating warehouse, production, creative, and office users. Select suites feature HVAC; others are served by industrial fans and spot coolers consistent with warehouse use.

## Configuration

| | |
|---|---|
| **Lower level** | Single large-footprint suite of approximately 9,400 SF |
| **Ground floor** | Divisible retail/industrial suites fronting S Los Angeles Street |
| **Second floor** | Approximately 10,200 SF recently leased as a single unit |
| **Third floor** | Full floor (approximately 10,140 SF) under a single tenancy |
| **Fourth floor** | Three suites of approximately 2,000 – 5,400 SF |

## Utilities & Operations

The building is served by multiple electrical meters, and a number of tenants pay their own electricity directly or are subject to contractual electrical caps — reducing ownership's operating load relative to fully gross structures. Solid waste and recycling service is in place under the City's commercial franchise program.

## Location

The Property sits in the heart of the Fashion District, minutes from the I-10/I-110 interchange, Downtown Los Angeles, and the produce and flower district trade corridors. The immediate corridor continues to attract apparel, e-commerce fulfillment, production, and creative users seeking functional square footage with central access to the region's freeway network — a tenant demand base that has directly driven this Property's recent leasing velocity.

INCOME&LEASINGPROFILE

# Income & Leasing Profile

Presented on an aggregated basis at ownership's direction. All income figures are as certified by ownership; Broker has not independently verified income or expenses beyond documents provided by ownership. The owner-certified rent roll and lease documents are available to qualified parties per the Conditions of Offering.

| | |
|---|---|
| **Scheduled Monthly Income (in-place)** | $34,110 |
| **Scheduled Annual Income (in-place)** | $409,326 |
| **Leased Area** | Approx. 42,470 SF of the official 44,480 SF GBA (≈95%) |
| **Available** | One suite of approximately 2,010 SF |
| **In-Place Rent Range** | $0.51 – $2.03 per SF per month |
| **Average In-Place Rent** | Approx. $0.80 per SF per month (Assessor GBA basis) |

## Leasing Profile

- Diversified roster of industrial, production, creative, and office tenants — no single user dominates the income stream at the suite level other than the full-floor tenancies.
- Approximately 16,400 SF of new leases commenced between December 2025 and June 2026, at current market terms with 3% annual escalations on the largest of them.
- Staggered expiration schedule extending into 2031, blending near-term mark-to-market opportunity with longer-dated contractual income.
- One legacy tenancy is in active renewal documentation; several tenants pay their own electricity or are subject to contractual electric caps.
- Seasoned leases sit well below the rents achieved on the 2025–2026 lease-up — a clear, demonstrated roadmap for rent growth as space rolls.

## Operating Information

Because the Property completed its lease-up in 2025–2026, prior-period operating statements are not representative of the go-forward operation and are not presented here. In their place, K2 has assembled operating cost documentation from primary sources — property tax bills, insurance, utilities, and service contracts — together with a pro-forma operating framework, all provided in the diligence package to qualified parties. Every figure is clearly identified as actual or pro-forma; no projected figure is presented as historical.

INVESTMENTHIGHLIGHTS

# Investment Highlights

- **Scale that is rare in the corridor**
  At 44,480 SF, the Property is among the largest contiguous multi-tenant industrial blocks available in the Fashion District — relevant to investors and owner-users alike.
- **Recently stabilized, contractual income**
  Approximately $409,000 of in-place scheduled annual income, anchored by a 2025–2026 lease-up of roughly 16,400 SF at current market terms.
- **Embedded rent growth**
  Contractual 3% annual escalations on recent leases, plus mark-to-market upside on seasoned leases renting as low as $0.51/SF against new leases signed at up to $2.03/SF in the same building.
- **Immediate value-add**
  One ±2,010 SF suite available for lease-up — incremental income with minimal capital requirement.
- **Efficient expense structure**
  Multiple tenants pay their own electricity or are capped, and the multi-metered configuration supports clean cost recovery.
- **Location fundamentals**
  Fashion District position minutes from the I-10/I-110 interchange — the central-access logistics and production corridor that continues to draw apparel, e-commerce, and creative demand.
- **Priced on the evidence**
  $216.99/SF — positioned against K2's adjusted comparable-sale analysis for the corridor, available to qualified parties with the diligence package.

OFFERPROCESS&DILIGENCEPACKAGE

# Offer Process & Diligence Package

## How to Proceed

**01** Review this Memorandum and register interest with K2 Investment Inc.

**02** Execute the Confidentiality Agreement and provide buyer qualification materials (proof of funds and identification of the acquiring principal/entity), or submit a written offer or letter of intent.

**03** Receive the full diligence package and coordinate property tours through K2.

## Diligence Package Contents (Qualified Parties)

- Certified current rent roll (suite-level detail)
- Lease documents for all suites
- Property tax, insurance, and utility documentation
- Pro-forma operating framework prepared from primary source documents
- Comparable sale analysis supporting pricing
- Property records, permits, and additional documentation as available

## Offers

All offers should be directed to Bobak Kalhor, K2 Investment Inc. Ownership will respond to offers on their merits; there is no call-for-offers deadline currently in place.

EXCLUSIVE CONTACT

**Bobak Kalhor** | President

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