



VILLA BRAZIL & CAFE BRAZIL

11736 & 11740 W. Washington Blvd.
Los Angeles, CA 90066

AVAILABLE SPACE
6,426 SF

ASKING PRICE
\$12,000,000

FEATURES

- CULVER CITY PRIME
- 5 STAR REVIEWED VERY PROFITABLE RESTAURANT
- 16 ROOM MOTEL, 2 APARTMENT UNITS
- MAJOR DEVELOPMENT OPPORTUNITY WITH 15,832 SF OF LAND ZONED BOTH CULVER CITY C3Y / LOS ANGELES R3-1 Zone

VIDEO



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VINNIE PARK

Comm Sales Associate

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Direct: 213.332.9045

PROFESSIONAL BACKGROUND

With over a decade of experience in property management, development, interior design, renovation, and sales, Vinnie Park has built a solid reputation as a highly trusted, hardworking broker with the extensive market knowledge and unmatched devotion to his clients. His impressive record of selling or leasing 100% of all his listings attests to his diligence, proficiency, and stellar negotiation skills. Vinnie is not only a successful licensed agent servicing home buyers and sellers, but he is also a development and rehab specialist and developer whose projects include multi-family buildings, high-end spec homes, and new construction. With 10 years in property management, he is adept at interior and exterior remodeling, landscaping, operations, and tenant relations. He is currently the CEO of PropertyWork, an all-in-one company focused on residential and commercial property management, renovation, development, and buying and selling.

Vinnie's impressive credentials also include a decade of retail sales experience with a focus on service and growth. As an entrepreneur and business owner, his first store was so successful that he expanded into six locations, generating \$2 million in annual revenue with just 20 employees. This pattern of success is evident in his real estate career as well. In his first year with Coldwell Banker®, he was awarded membership in the International President's Circle for reaching the top five percentile of all agents. Through hard work, dedication, and an abundance of positive referrals, he continues to double his annual sales record. Vinnie's personalized customer service includes 24/7 availability and top-tier marketing. His global reach spans the greater Los Angeles area and extends as far as Asia, Australia, and Canada.

Whether buying or selling, Vinnie carefully analyzes the market to create a strategic plan tailored to each individual property while determining the most promising investor pool. Quality photographs and videos are posted to all major social media sites, and his expertise in interior design and staging ensures his properties stand out from the competition. Having lived in several countries, Vinnie knows how to best appeal to buyers in different regions, and his ability to speak three languages Vinnie Park ensures a successful real estate transaction.

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial Realty is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Corporate Services
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Space Planning
- Valuation Services
- Asset Services

AWARDS

- Coldwell Banker International President's Circle Award 2018
- Coldwell Banker International President's Elite Award 2019
- Top 1% in Nation for amount of closed volume in 4th QT of 2019

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

Acquisition and Disposition

Capital Services & Investment Analysis

Construction Management

Corporate Services

Distressed Assets

Relocation Services

Market Research & Analysis

Property & Facilities Management

Startups & Small Business

Tenant Representation

Landlord Representation

167

Companies

Presence in

42

Countries

2,756

Professionals

6,005

YE Sales Transactions

\$4.8 billion

Sales Volume

5,507

YE Lease Transactions

\$1.3 billion

Lease Volume

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PROPERTY INFORMATION

SECTION 2

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PROPERTY DESCRIPTION

11736 & 11740 Washington Boulevard is ideally located on 15,840 square feet of land with mixed zoning of Culver City CCC3YY and Los Angeles R3-1. Of the total 15,840 of land, approximately 11,312 square feet is zoned CCC3YY and 4,528 square feet is zoned R3-1. Subject property benefits from large 103.89 feet of frontage along Washington Blvd "By-right", a developer can build by right 15 residential units, 3 retail units and through the utilization of the State Density Bonus, providing 11% affordable (VLI) to receive two incentives: Floor Area Ratio and 20% decrease in any individual required to set back, you can build up to 25 residential units and 3 retail units. Savvy developers can also use the Culver City community benefit program to increase the ratio of by right units from 35 units per Acre to 50 units per Acre to maximize unit count for this project.

PROPERTY HIGHLIGHTS

- CULVER CITY PRIME
- 5 STAR REVIEWED VERY PROFITABLE RESTAURANT
- 16 ROOM MOTEL, 2 APT UNITS
- 15,832 SF OF LAND ZONED BOTH CULVER CITY C3Y / LOS ANGELES R3-1 Zone

OFFERING SUMMARY

Sale Price:	\$12,000,000
Number of Units:	16
Lot Size:	15,832 SF
Building Size:	6,426 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	16,943	127,511	363,156
Total Population	40,938	402,868	1,167,670
Average HH Income	\$38,647	\$42,002	\$47,787

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PROPERTY DESCRIPTION

Property Work Group of Coldwell Banker, as an exclusive agent, is pleased to present the opportunity to acquire 11736 & 11740 Washington Blvd Los Angeles CA 90066. The subject property includes 16 Room Motel Villa Brazil, a highly profitable 5 stars reviewed restaurant Cafe Brazil and 2 apartment units situated on approximately 15,840 square feet of land just south of Downtown Culver City and north of Venice and Marina Del Rey.

With Apple, Amazon, Google, Facebook, and HBO all opening major new office & studio locations Culver City is set to become the next Silicon Valley and new mecha of a content factory making this one of the strongest rental markets throughout Los Angeles. About 25% of current Culver City's population will increase due to the large influx of tech giants and media and gaming companies.

Villa Brazil and Cafe Brazil are owned and operated by the seller. 3 year (2016,2017,2018) \ average revenue for Cafe Brazil was approximately \$1,271,626, 3 year (2016,2017,2018) \ average revenue for Villa Brazil was approximately \$365,581, total sum of approximately \$1,637,207 annual revenue. Experienced operators have a unique opportunity to acquire a seasoned and successful motel location with a positive operating history and lots of upside potential.

11740 & 11736 Washington Boulevard is ideally located on 15,840 square feet of land with mixed zoning of CCC3YY and R3-1. Of the total 15,840 of land, approximately 11,312 square feet is zoned CCC3YY and 4,528 square feet is zoned R3-1. Subject property benefits from large 103.89 feet of frontage along Washington Blvd "By-right", a developer can build by right 15 residential units, 3 retail units and through the utilization of the State Density Bonus, providing 11% affordable (VLI) to receive two incentives: Floor Area Ratio and 20% decrease in any individual required to set back, you can build up to 25 residential units and 3 retail units. Savvy developers can also use the Culver City community benefit program to increase the ratio of by right units from 35 units per Acre to 50 units per Acre to maximize unit count for this project.

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IRREPLACEABLE CULVER CITY / WEST LOS ANGELES LOCATION

- Apple, Amazon, Google, Facebook and HBO opening major new office & studio locations.
- Direct Access to FWY 405 and close proximity to FWY 10
- Culver Public Market to complete within 2020
- Culver City Art District
- Downtown Culver City

VALUE ADD OWNER USER OPPORTUNITY

- Strong operating revenue exceeding \$1,600,000 annually
- Long term successful operating history
- Significant upside potentials on both restaurant and motel

PRIME DEVELOPMENT OPPORTUNITY

- Mixed zoning of CCC3YY and R3-1 creates fantastic mixed use development opportunity
- Over 100 feet frontage along Washington Blvd and 138,89 feet depth
- Total of 15,840 Square Feet of land

STRONG IMMEDIATE DEMOGRAPHIC

- Median household income North of \$88,000 in 3 mile radius
- 155,313 daytime employees in 3 mile radius
- 275,981 population in 3 mile radius

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11736 & 11740 W. Washington Blvd.

SALE

Sale Price	\$12,000,000
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LOCATION INFORMATION

Building Name	Villa Brazil & Cafe Brazil
Street Address	11736 & 11740 W. Washington Blvd.
City, State, Zip	Los Angeles, CA 90066
County	Los Angeles
Signal Intersection	Yes

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Motel & Restaurant
APN #	4233-024-027 & 4233-024-028
Corner Property	Yes
Waterfront	Yes
Power	Yes

BUILDING INFORMATION

Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	1
Year Built	1953
Construction Status	Existing
Free Standing	Yes

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PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	16



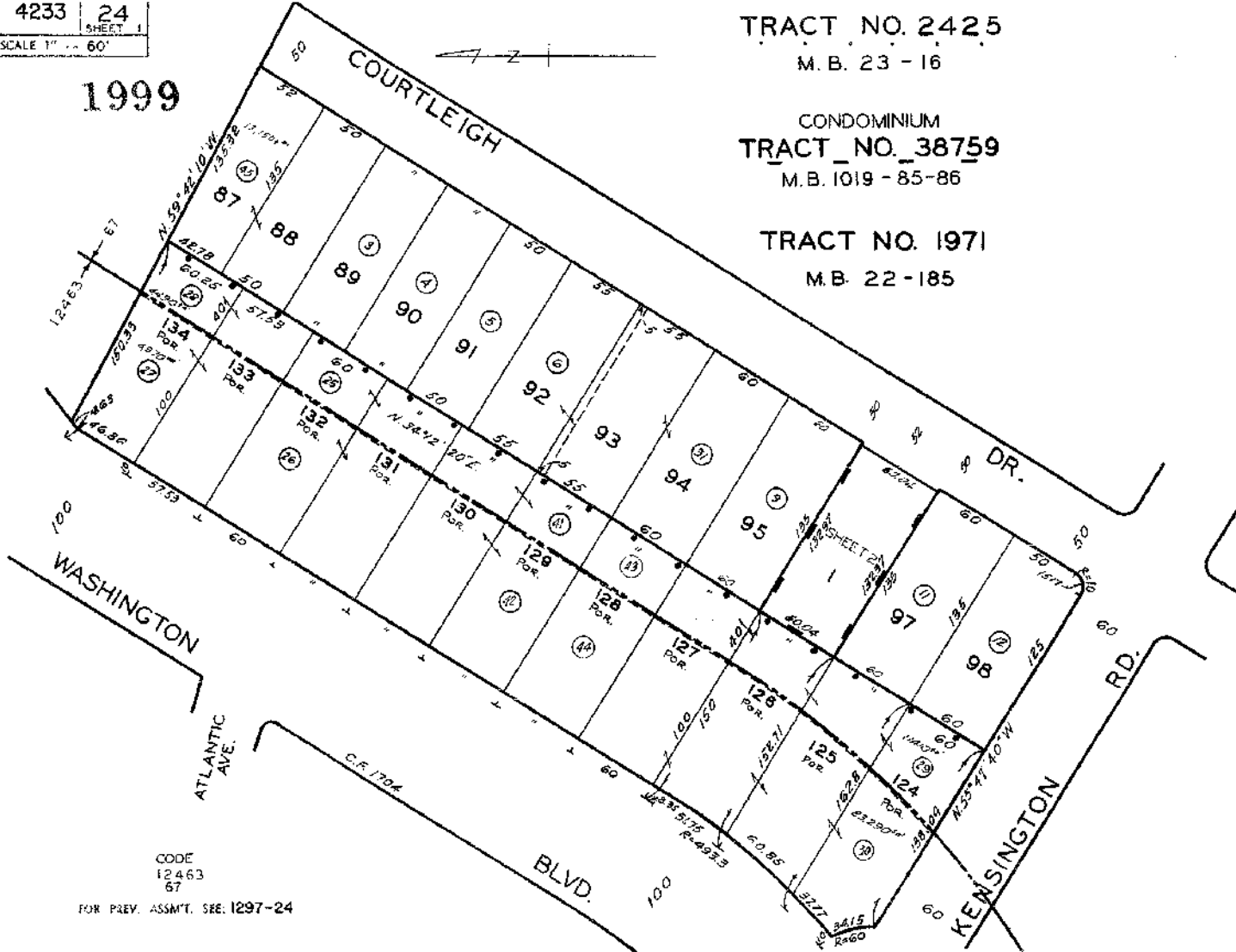
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4233 24
SHEET
SCALE 1" = 60'

1999



TRACT NO. 2425
M.B. 23 - 16

CONDOMINIUM
TRACT NO. 38759
M.B. 1019 - 85-86

TRACT NO. 1971
M.B. 22 - 185

2-10-56
6-18-56
4-3-58
10-17-60
83046302-84
83178305-84
73007746 200007
41021105063001-89
890105

CODE
12463
67
FOR PREV. ASSMT. SEE: 1297-24

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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LOCATION INFORMATION

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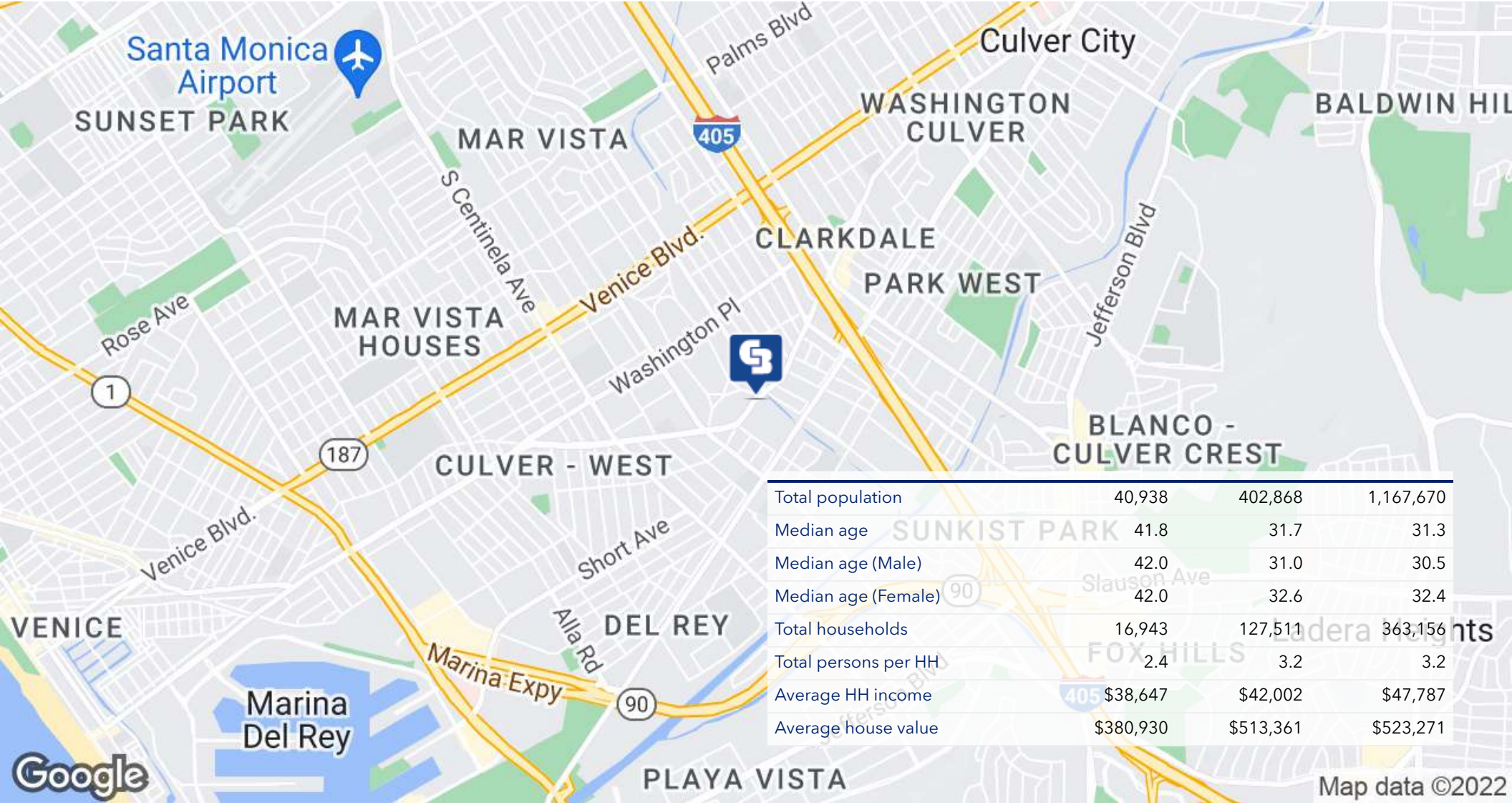
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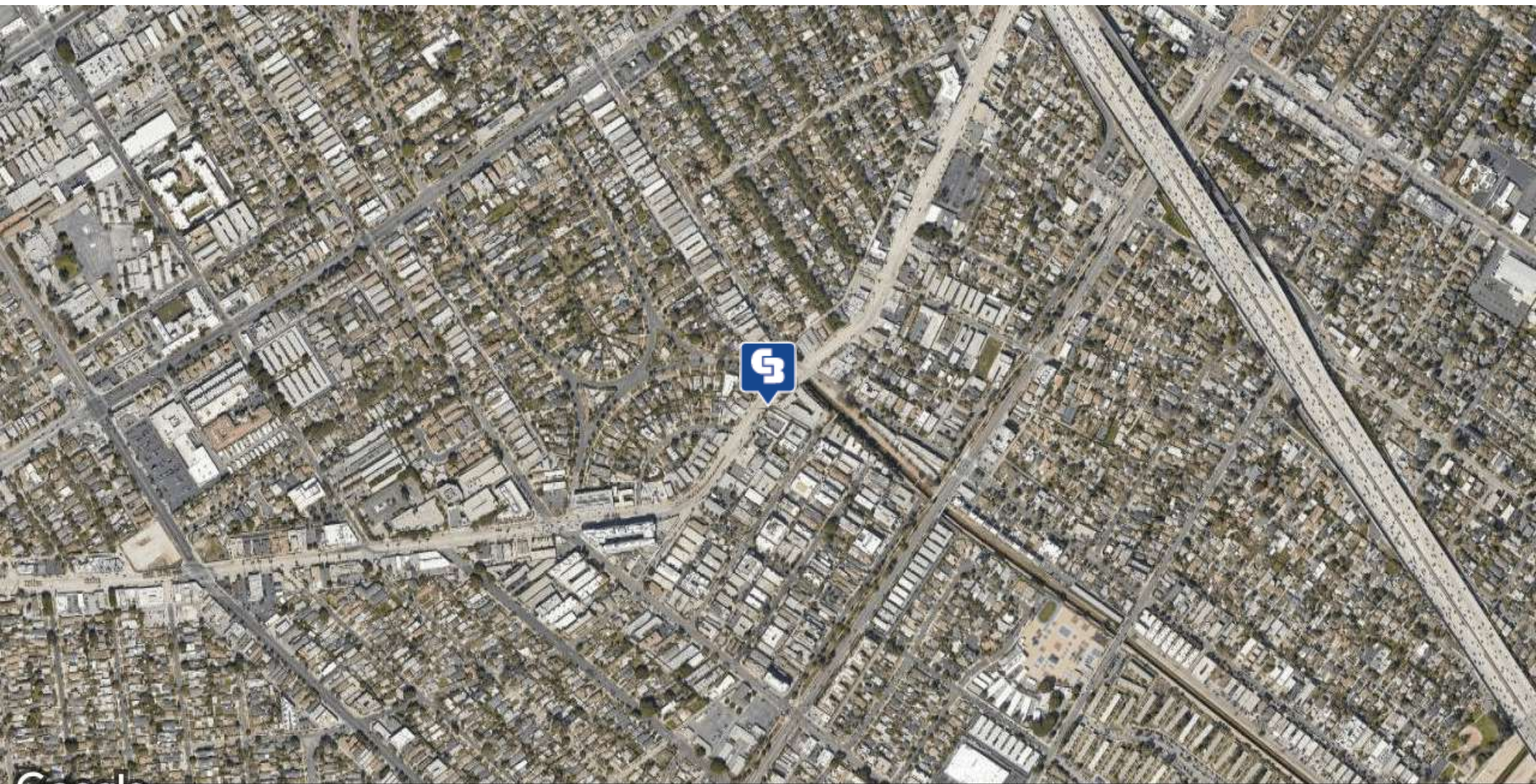




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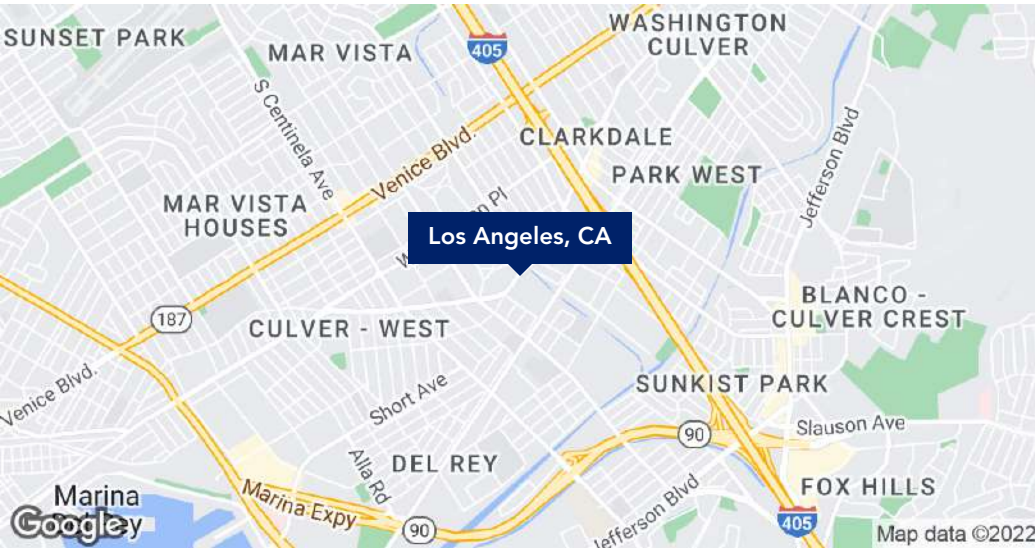
TECH, MEDIA, GAME AND ENTERTAINMENT COMPANIES' ARRIVAL

Culver City has become Los Angeles's center of gravity for tech startups, gaming developers, and entertainment giants. Amazon has leased 530,000 square feet at the Hackman Capital owned iconic Culver Studios, undergoing a \$600 million renovations and will reopen as Amazon Studios is scheduled for completion in 2021. Amazon has claimed additional 75,000 square feet at Hackman Capital's nearby Culver Steps development, which is expected to open anytime now. Apple has also staked a claim in Culver City, where the company has leased an entire 128,000 square foot building under construction now near the city's Expo Line station. It already leases 85,500 square feet in Culver City, in a building near the Expo Line's La Cienega station. HBO's consolation prize is only a half-block away at the intersection of Venice, Washington, and National Boulevards at historic Ivy Station. The network will relocate from Santa Monica to the 240,000-square foot space in 2021 after a \$350 million renovation by developers Lowe, AECOM-Canyon Partners, and Rockwood Capital. With 200 apartments, 50,000-square feet of restaurant and retail space, and even a hotel, the formerly Santa Monica-based entertainment company's new L.A. headquarters will more closely resemble its own small city. Before it signed onto the Westside Pavilion in Rancho Park, on LA's Westside, Google had just moved employees into Playa Vista's Spruce Goose hangar. The hangar is about four times the size of Frank Gehry's Binoculars Building in Venice, where it has held offices since 2011. Just a few blocks from the Spruce Goose, Facebook is reportedly leasing 260,000 square feet in The Brickyard, a stylish new complex in Playa Vista. Culver City is also home to the headquarters Chinese-owned social media company TikTok and MedMen, the publicly traded cannabis company that aims to be "the Apple Store of Weed".



CULVER CITY

SALE



ABOUT CULVER CITY

The Greater Culver City Submarket encompasses Culver City, as well as the large planned community of Playa Vista and neighborhoods like Mar Vista, Palms, and Beverlywood. Greater Culver City has been one of L.A.'s hot spots for multifamily development in recent years. Thousands of units delivered in Playa Vista earlier this cycle, as an influx of tech companies to the area drives a corresponding jump in the number of well-paid workers seeking housing.

Now, with most available parcels in Playa Vista fully built out, development has shifted to Culver City proper. With Apple, Amazon, Google, Facebook, and HBO all opening major new office & studio locations in the submarket, the local economy continues to accelerate.

Demand for the submarket's new product has generally been healthy, though the vacancy rate can be volatile here thanks to the heavy delivery pipeline. The influx of tech and entertainment workers from recent major office leases should continue to underpin demand.

Despite higher vacancies stemming from the wealth of new construction, rents are growing at about 2.1% year-over-year.

Annual sales volume exceeded the submarket's historical average in each of the past four years, a testament to the continuing emergence of Culver City as a vibrant, tech-oriented employment hub.

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ABOUT VENICE

Venice, originally called "Venice of America", was founded by wealthy developer Abbot Kinney in 1905 as a beach resort town, 14 miles (23km) west of Los Angeles. The Venice Beach sits at the heart of the tech-driven "Silicon Beach" phenomenon that has reshaped some of L.A.'s famous coastal communities. The submarket contains three distinct micro-markets traditionally defined by their geographic boundaries and cultural differences.

Venice Beach proper, historically known as a quirky, bohemian beach community, has been transformed by the presence of tech giants like Google and previously, Snapchat. Venice's neighbor to the south, Marina Del Rey, wraps around the world's largest man-made small-craft harbor and is home to one of the densest concentrations of 4 & 5-star properties in the metro. Home to approximately 5,000 boats, this area is a popular tourism destination for water activities such as paddleboard and kayak rentals, dining cruises and yacht charters. Farther south, across the Ballona Creek, the affluent neighborhoods of Marina Del Rey and Westchester are nestled between LAX and the booming planned community of Playa Vista.

The beachside locale has always been a strong demand here, but the recent influx of tech companies and their affluent employees has changed the composition of these neighborhoods.

A busy period of new multifamily development is drawing to a close. More than 500 new units have opened their doors here in three of the last four years. While some smaller-scale development continues, the major new construction and renovations that defined the submarket over the past few years are wrapping up.

This tends to be a highly illiquid submarket despite the concentration of the institutional-grade assets, an indication that owners may be content to hold their investments as the local economy continues to evolve.



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DEMOGRAPHICS

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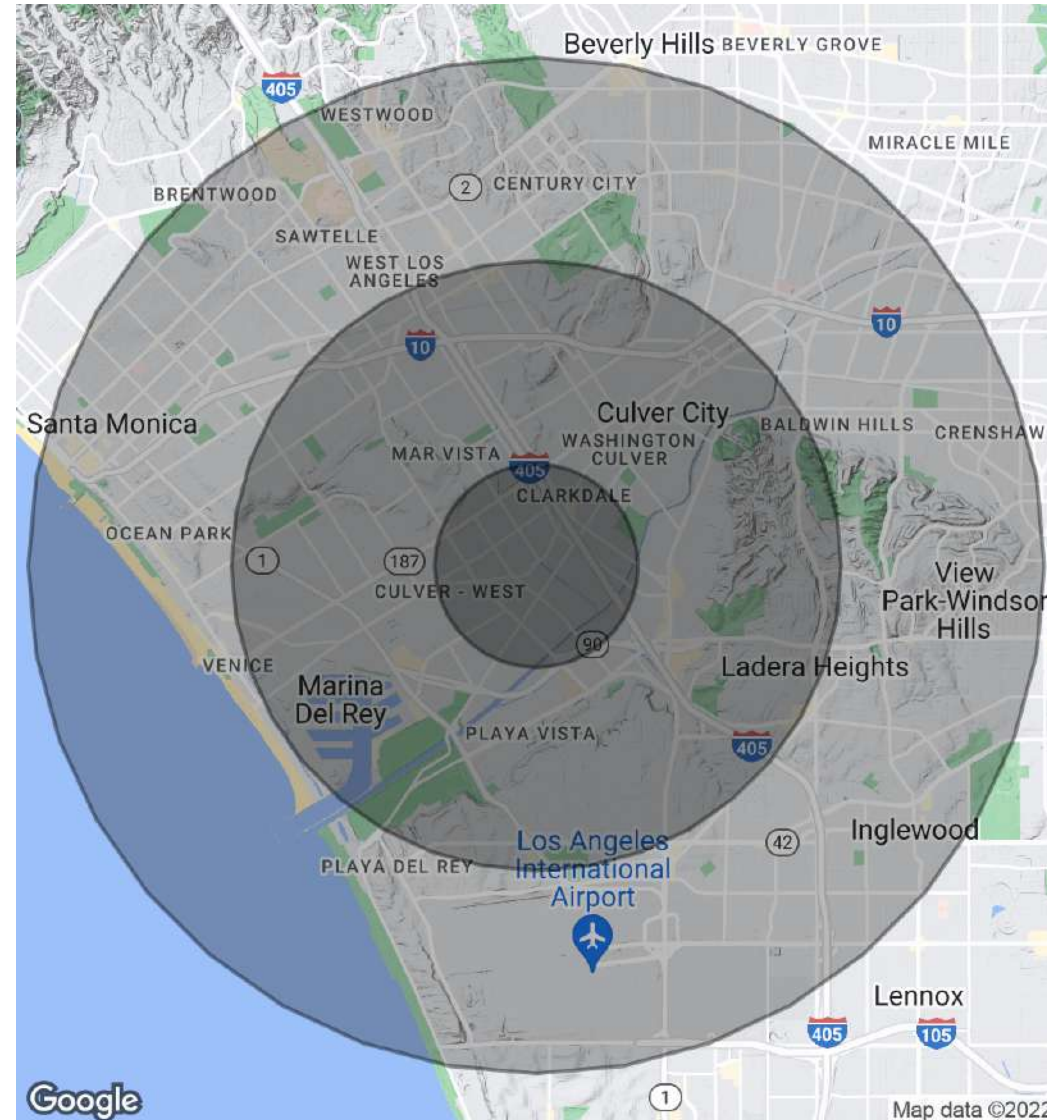
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	40,938	402,868	1,167,670
Average age	41.8	31.7	31.3
Average age (Male)	42.0	31.0	30.5
Average age (Female)	42.0	32.6	32.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	16,943	127,511	363,156
# of persons per HH	2.4	3.2	3.2
Average HH income	\$38,647	\$42,002	\$47,787
Average house value	\$380,930	\$513,361	\$523,271

* Demographic data derived from 2020 ACS - US Census



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SALE COMPARABLES SECTION 5

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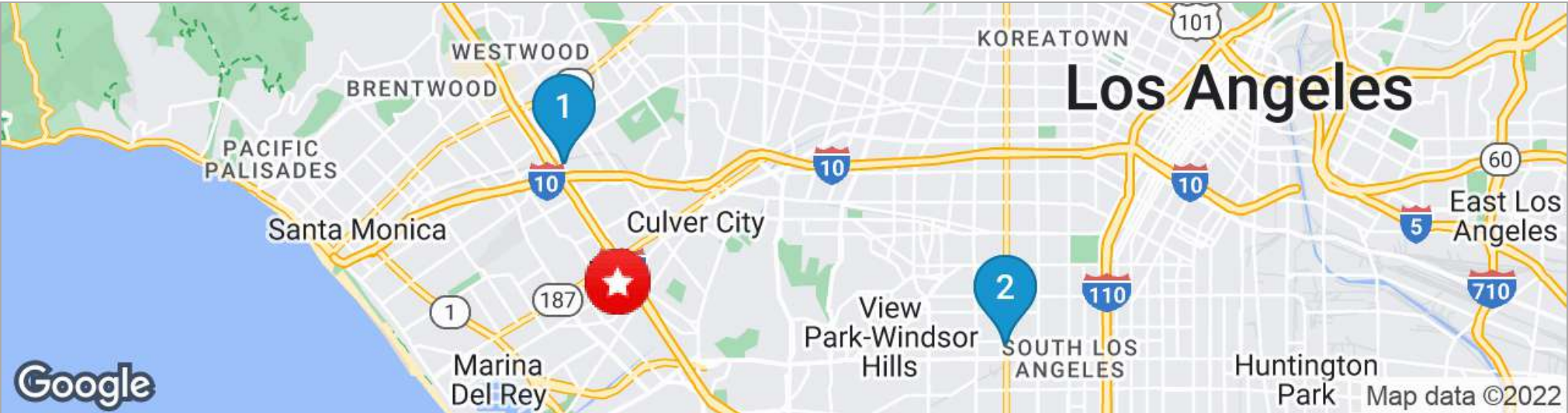
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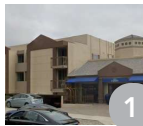
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SUBJECT PROPERTY

11736 & 11740 W. Washington Blvd. | Los Angeles, CA 90066



BEST WESTERN ROYAL PALACE INN

2528 S Sepulveda
Los Angeles, CA 90064



BRONCO MOTEL

5501 S Western Ave.
Los Angeles, CA 90062

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★ Subject Property

11736 & 11740 W. Washington Blvd. | Los Angeles, CA 90066

Sale Price: \$12,000,000

Lot Size: 15,840 SF

Year Built: 1953

Building SF: 6,426 SF

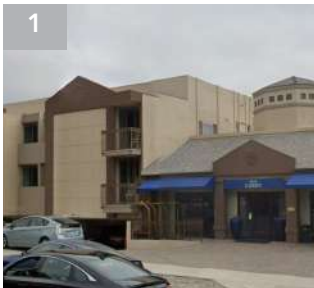
No. Units: 16

Price / Unit: \$750,000

Occupancy: 100.0



11736 & 11740 Washington Boulevard is ideally located on 15,840 square feet of land with a mixed zoning of Culver City CCC3YY and Los Angeles R3-1. Of the total 15,840 of land, approximately 11,312 square feet is zoned CCC3YY and 4,528 square feet is zoned R3-1. Subject property benefits from large 103.89 feet of frontage along Washington Blvd "By-right", a developer can build by right 15 residential units, 3 retail units and through the utilization of the State Density Bonus, providing 11% affordable (VLI) to receive two incentives: Floor Area Ratio and 20% decrease in any individual required set back, you can build up to 25 residential units and 3 retail units. Savvy developers can also use Culver City community benefit program to increase the ratio of by right units from 35 units per Acre to 50 units per Acre to maximize unit count for this project.



1 Best Western Royal Palace Inn

2528 S Sepulveda | Los Angeles, CA 90064

Sale Price: \$16,500,000

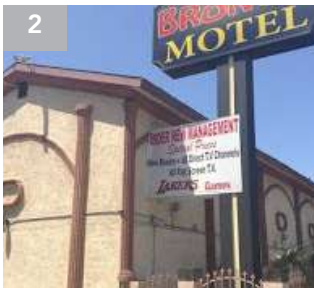
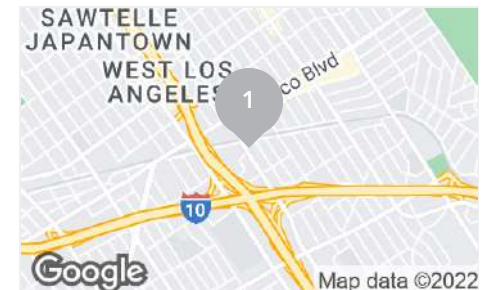
Year Built: 1953

Building SF: 15,202 SF

No. Units: 23

Price / Unit: \$717,391

Closed: 01/15/2016



2 Bronco Motel

5501 S Western Ave. | Los Angeles, CA 90062

Sale Price: \$6,800,000

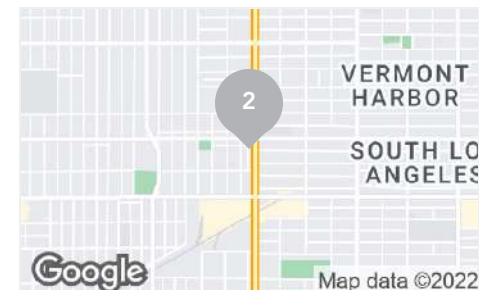
Year Built: 1956

Building SF: 5,200 SF

No. Units: 17

Price / Unit: \$400,000

Closed: 12/28/2018



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VILLA BRAZIL & CAFE BRAZIL

11736 & 11740 W. Washington Blvd., Los Angeles, CA 90066

SALE



PROPERTY

PRICE

PRICE/SF

Villa Brazil

11736 & 11740 W. Washington Blvd.
Los Angeles, CA 90066

\$12,000,000

\$1,867.41

PROPERTY

PRICE

PRICE/SF

CLOSE



Best Western Royal Palace Inn

2528 S Sepulveda
Los Angeles, CA 90064

\$16,500,000

\$1,085.38

01/15/2016



Bronco Motel

5501 S Western Ave.
Los Angeles, CA 90062

\$6,800,000

\$1,307.69

12/28/2018

Totals/Averages

\$11,650,000

\$1,142.04

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RENT COMPARABLES

SECTION 6

FOR SALE

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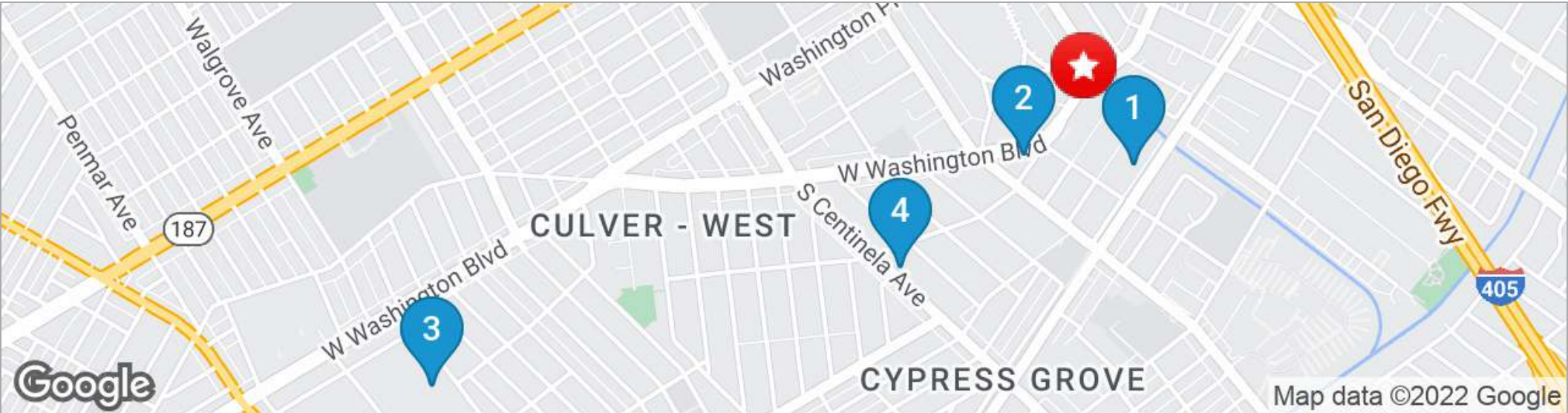
**COLDWELL BANKER COMMERCIAL
REALTY**
251 N Larchmont Blvd, Los Angeles, CA 90004
323.464.9272



VILLA BRAZIL & CAFE BRAZIL

11736 & 11740 W. Washington Blvd., Los Angeles, CA 90066

SALE



SUBJECT PROPERTY

11736 & 11740 W. Washington Blvd. | Los Angeles, CA 90066



11811 CULVER BLVD

11811 Culver Blvd
Los Angeles, CA 90066



HAVEN

11924 Washington Blvd.
Los Angeles, CA 90066



R3 LOFTS BY CLG

4091 Redwood Ave
Los Angeles, CA 90066



4402 S CENTINELA AVE #3

4402 S Centinela Ave #3
Los Angeles, CA 90066

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VILLA BRAZIL & CAFE BRAZIL

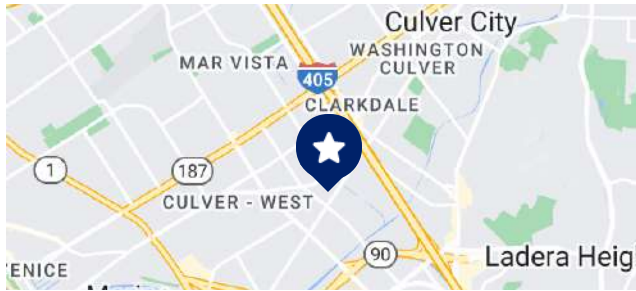
11736 & 11740 W. Washington Blvd., Los Angeles, CA 90066

SALE



SUBJECT PROPERTY

11736 & 11740 W. Washington Blvd.
Los Angeles, CA 90066

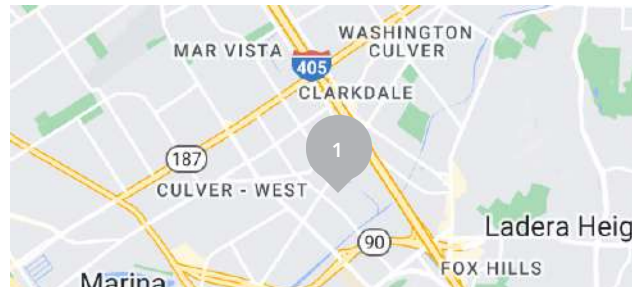


Lease Rate: N/A Lease Type:
Space Size: Year Built: 1953
Lot Size: 15,840 SF No. Units: 16



11811 CULVER BLVD

11811 Culver Blvd
Los Angeles, CA 90066



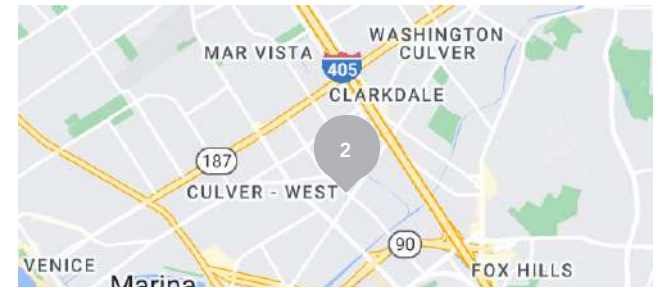
Bldg Size: 32,850 SF Lot Size: 8,397 SF
No. Units: 27 Avg. Rent/SF: \$2.55
Avg. Size: 1,120 SF Avg. Rent: \$2,861

UNIT TYPE	SIZE SF	RENT	RENT/SF
1 Bed, 1 Bath	800	\$2,595	\$3.24
2 Bed, 2 Bath	1,312	\$2,995	\$2.28
2 Bed, 2 Bath	1,250	\$2,995	\$2.40



HAVEN

11924 Washington Blvd.
Los Angeles, CA 90066



Bldg Size: 79,964 SF Lot Size: 38,921 SF
No. Units: 97 Avg. Rent/SF: \$4.09
Avg. Size: 1,130 SF Avg. Rent: \$4,627

UNIT TYPE	SIZE SF	RENT	RENT/SF
Studio	502	\$3,150	\$6.27
1 Bed, 1 Bath	834	\$3,550	\$4.26
2 Bed, 2 Bath	1,394	\$5,134	\$3.68
3 Bed, 2 Bath	1,790	\$6,675	\$3.73

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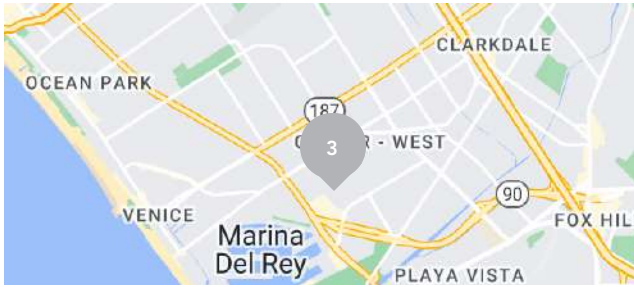
VILLA BRAZIL & CAFE BRAZIL

11736 & 11740 W. Washington Blvd., Los Angeles, CA 90066

SALE



3 R3 LOFTS BY CLG
4091 Redwood Ave
Los Angeles, CA 90066

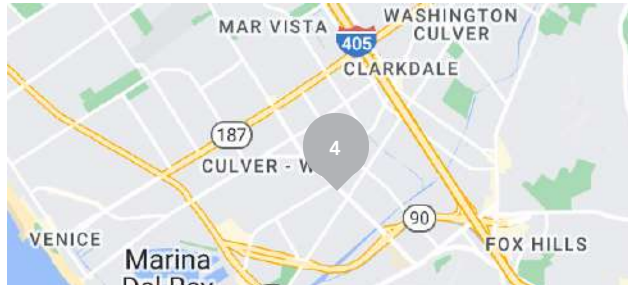


Bldg Size: 95,777 SF Lot Size: 38 SF
No. Units: 60 Avg. Rent/SF: \$3.77
Avg. Size: 600 SF Avg. Rent: \$2,262

UNIT TYPE	SIZE SF	RENT	RENT/SF
Studio	900	\$2,975	\$3.31
1 Bed, 1 Bath	300	\$1,550	\$5.17
2 Bed, 2 Bath	1,160	\$3,895	\$3.36



4 4402 S CENTINELA AVE #3
4402 S Centinela Ave #3
Los Angeles, CA 90066



Bldg Size: 2,850 SF Lot Size: 5,631 SF
No. Units: 6 Avg. Rent/SF: \$4.65
Avg. Size: 495 SF Avg. Rent: \$2,300

UNIT TYPE	SIZE SF	RENT	RENT/SF
1 Bed, 1 Bath	495	\$2,300	\$4.65

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VILLA BRAZIL & CAFE BRAZIL

11736 & 11740 W. Washington Blvd., Los Angeles, CA 90066

SALE



PROPERTY

BLDG SF

OF UNITS

Villa Brazil

11736 & 11740 W. Washington Blvd.
Los Angeles, CA 90066

6,426 SF

16

PROPERTY

BLDG SF

OF UNITS



11811 Culver Blvd

11811 Culver Blvd
Los Angeles, CA 90066

32,850 SF

27



Haven

11924 Washington Blvd.
Los Angeles, CA 90066

79,964 SF

97



R3 Lofts by CLG

4091 Redwood Ave
Los Angeles, CA 90066

95,777 SF

60



4402 S Centinela Ave #3

4402 S Centinela Ave #3
Los Angeles, CA 90066

2,850 SF

6

Totals/Averages

52,860 SF

47.5

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LAND COMPARABLES

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VILLA BRAZIL

11736 & 11740 W. Washington Blvd., Los Angeles, CA 90066

LAND COMP 1

734 HARTFORD, LOS ANGELES, CA 90017

Lot Area SF	6,236
Year Built	1906
Number of Zoning	1 LACW
Sale Date	12/10/2019
Sale Price	\$4,100,000
\$/SF	\$657



SALE

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VILLA BRAZIL

11736 & 11740 W. Washington Blvd., Los Angeles, CA 90066

LAND COMP 2

BEST WESTERN ROYAL PALACE INN **2528 S SEPULVEDA BLVD.** **LOS ANGELES, CA 90064**

Lot Area SF	14,717
Year Built	1953
Number of Zoning	11 Lar4
Sale Date	1/15/2016
Sales Price	\$16,500,000
\$/SF	\$1,211



SALE

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