



716-720 Cole Ave

Los Angeles, CA 90038

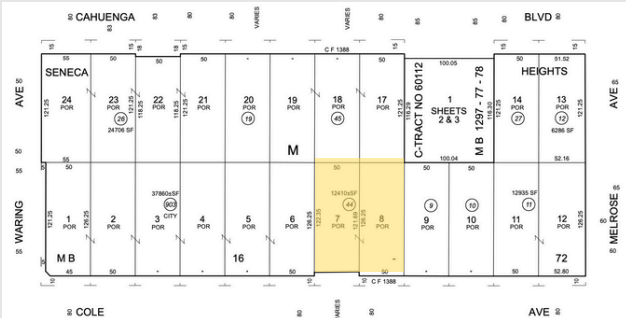
# Property Information

MAYWOOD  
PROPERTY GROUP



720 Cole Avenue

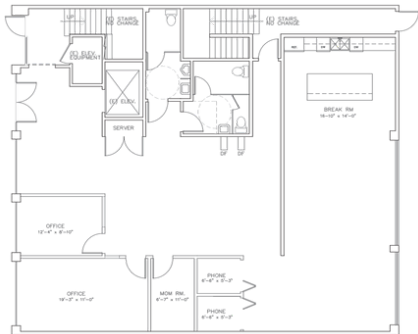
Lot Size	0.34 Acres
Zoning	(14,810 SF) LACM
Occupancy	(Buyer to verify)
Use Building	100% Office Approximately 8,900 SF
SF Parking	22 Striped Spaces
Lease	Lease runs through 5/31/28



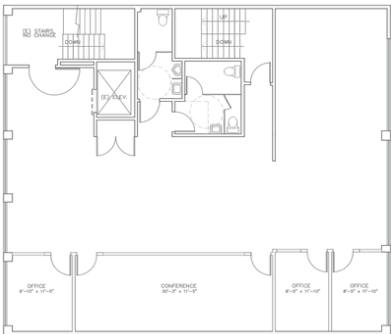
All zoning information to be verified by the Buyer.

## Floor Plans

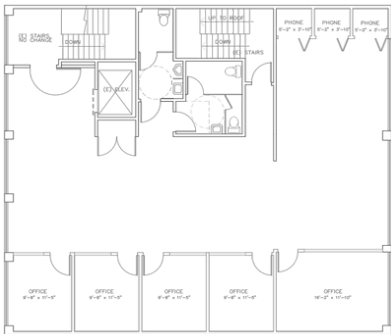
1st Floor



2nd Floor



3rd Floor

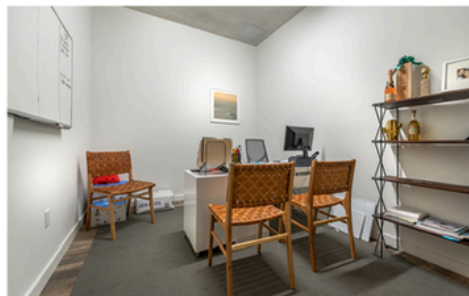
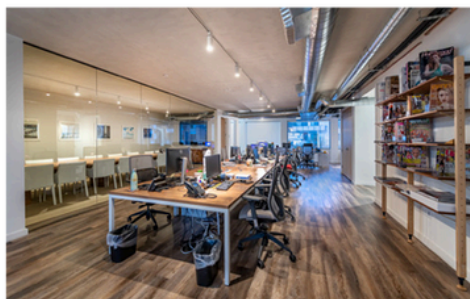
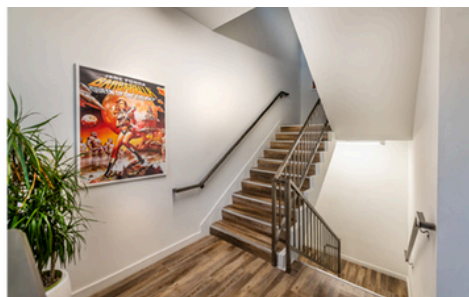




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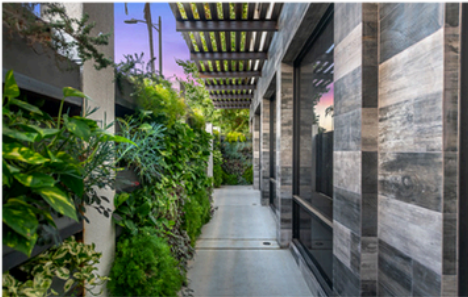
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716 Cole Ave



# Property Overview

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## Building Details

ADDRESS:	716 Cole Ave, Los Angeles
UNITS:	8 Units
UNIT MIX:	8 (1+1)
YEAR BUILT:	1962
LOT SIZE:	6,319
GROSS SF:	5,128
MONTHLY GROSS INCOME:	\$18,259
ANNUAL GROSS:	\$219,115



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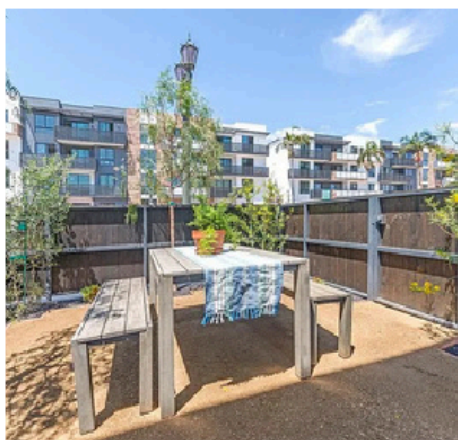
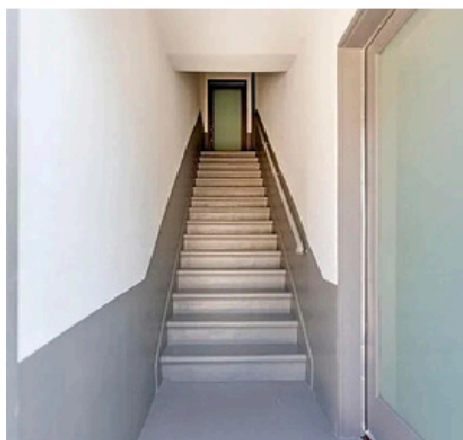
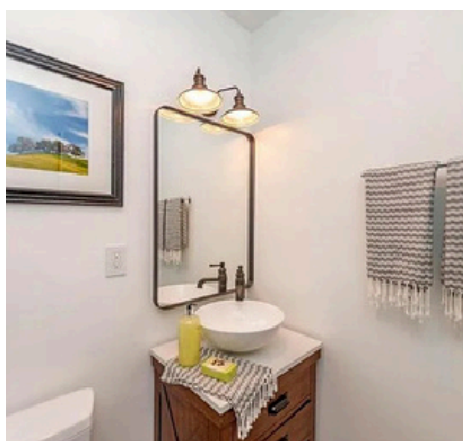
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# Prime Cole Ave Assemblage

Three contiguous lots in prime Hollywood across from Hancock Park

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## Financial Summary 2025

**\$807,301 GROSS POTENTIAL REVENUE**

**\$14,000,000 PURCHASE PRICE**

-----CURRENT FINANCIAL SNAPSHOT-----

### 720 COLE AVE

GROSS RENTAL INCOME	\$585,247.80
PARKING	\$40,585.80
OTHER PAYMENTS	\$1,247
TOTAL	\$627,080.60

### Expenses

INSURANCE + OTHER EXPENSES	(\$18,000)*
CURRENT PROPERTY TAX	(\$74,097)
NET INCOME	\$534,983.60

### 716 COLE AVE

GROSS RENTAL INCOME	\$219,115
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### EXPENSES

CURRENT PROPERTY TAX	(\$31,901)*
UTILITIES	(\$15,334)
ADDITIONAL EXPENSES	(\$12,516)*
NET INCOME	\$159,364

BLENDED CAP RATE	4.95%
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\*Estimated for full year 2025





**MAYWOOD**  
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**Exclusively Presented By**

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