

OFFERING MEMORANDUM

LOS ANGELES *CREATIVE OFFICE* FOR SALE



4112 SOUTH MAIN STREET, LOS ANGELES, CA 90037

km Kidder
Mathews



EXECUTIVE SUMMARY

DTLA ADJACENT OFFICE PROPERTY

Kidder Mathews is pleased to present for sale the exclusive offering for a single-tenant property in Los Angeles, California.

The Property consists of a single-story 12,500 square foot building on a 27,290 square foot lot. The Property is located at the signalized intersection of South Main Street and 41st Place in Los Angeles, California. The Property is located less than a mile from USC, the LA Memorial Coliseum, and BMO Stadium, and is also approximately two miles south of Downtown Los Angeles, Crypto.com Arena, and the Los Angeles Convention Center. The Property provides convenient access to major freeways including Interstate 110, Interstate 10, Interstate 5, and also benefits from public transit, with a bus stop directly outside of The Property.

The Property is currently tenanted by Playa Vista Job Opportunities and Business Services ("PVJOBS"), who has been a tenant at The Property since 2009. PVJOBS has put in significant capital into The Property including major tenant improvements and the addition of eight Level 2 Tesla Charging Stations. PVJOBS' lease expires October 31st of 2026, and PVJOBS has a one-time option to extend the lease for another five-year period at a mutually agreed "Market Rental Value".

There is an opportunity for The Property to be vacant shortly after the close of escrow, or for a new lease to be delivered. Please contact Kidder Mathews for more details.

This represents an opportunity for an owner-user to acquire a well maintained 12,500 square foot property, or for an investor to capture a potentially income producing property located in Los Angeles.





PROPERTY OVERVIEW

ADDRESS	4112 South Main Street, Los Angeles, CA 90037
PRICE	\$4,125,000
BUILDING SIZE	12,500 SF
LAND SIZE	27,290 SF
APN	5113-030-020
ZONING	CM-1 (Commercial Manufacturing Zone)
YEAR BUILT	1955
PARKING	30 Private Stalls / 8 Tesla Level 2 EV Chargers
PRICE/SF BUILDING	\$330
PRICE/SF LAND	\$152
DELIVERY	Possible to Deliver Vacant at Close of Escrow

12,500 SF
BUILDING SIZE

30 SPACES
PARKING

INVESTMENT HIGHLIGHTS



Central Los Angeles location



*Convenient location to USC,
Downtown Los Angeles, and Arts District*



Well-maintained property



Owner-user capability



Gated private lot



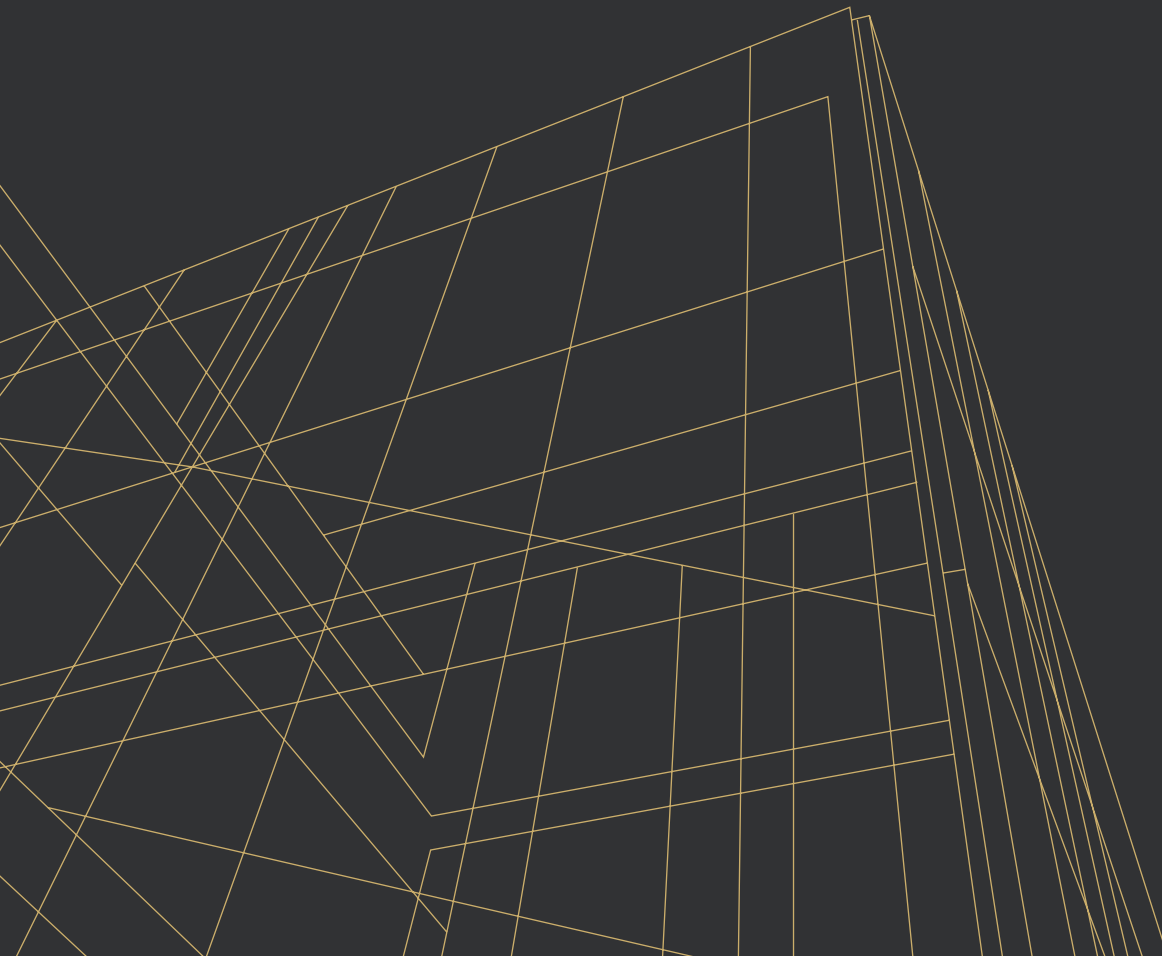
*Current layout has mix of private offices,
open area bullpen, conference rooms,
kitchen, and recording studios*

INTERIOR PHOTOS



EXTERIOR PHOTOS



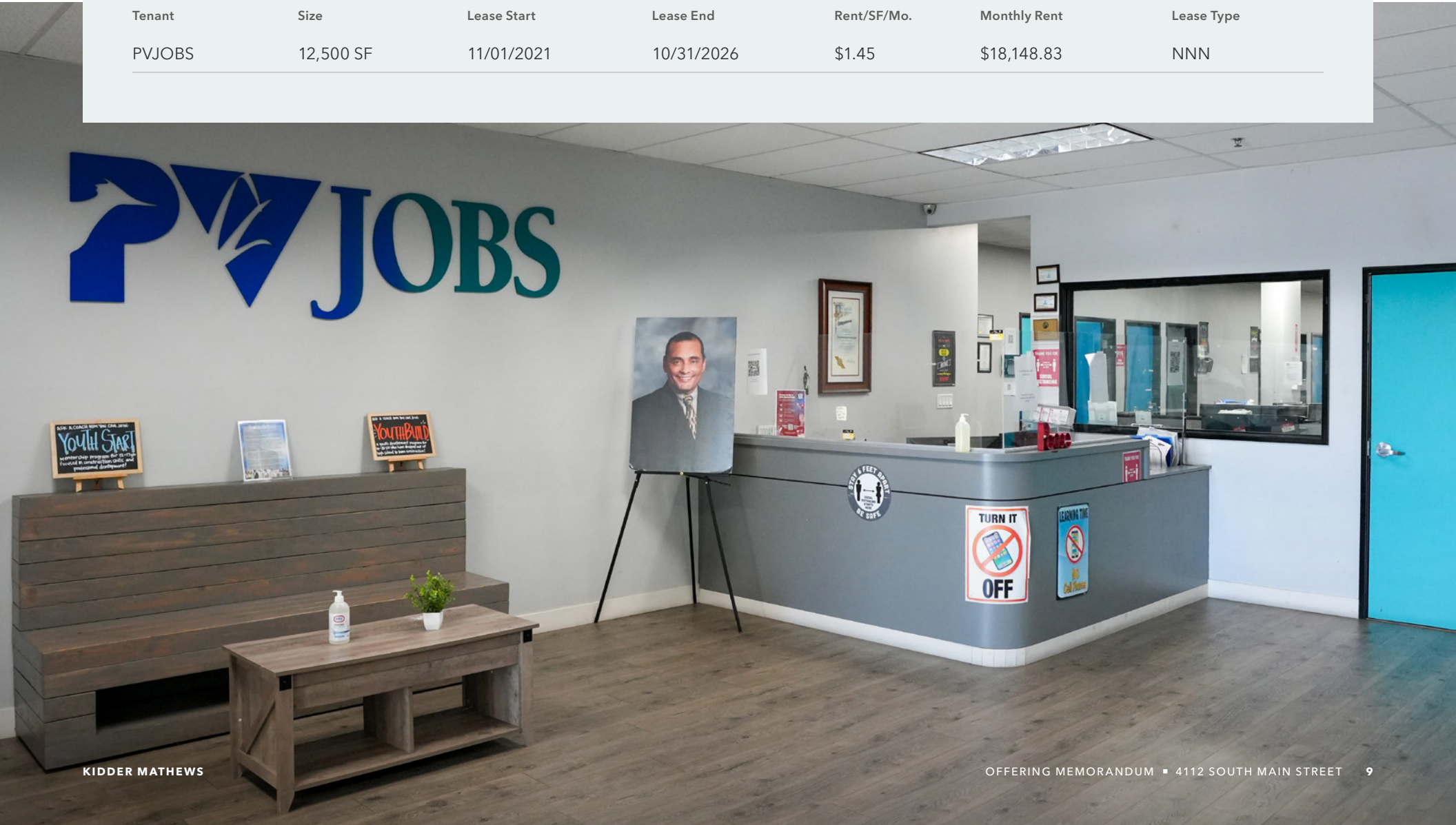


FINANCIALS

Section 02

FINANCIAL SUMMARY

Tenant	Size	Lease Start	Lease End	Rent/SF/Mo.	Monthly Rent	Lease Type
PVJOBS	12,500 SF	11/01/2021	10/31/2026	\$1.45	\$18,148.83	NNN



OWN

PURCHASE ASSUMPTIONS

Purchase Price	\$4,125,000
SBA Fees (Financed)	\$50,000
Total Project Cost	\$4,175,000

START-UP COSTS

Cash Down Payment (10%)	\$412,500
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MONTHLY COSTS

Monthly Payment	\$23,940
Property Taxes	\$4,125
Insurance	\$833
Maintenance	\$2,083
Total Monthly Costs	\$30,982

MONTHLY OWNERSHIP BENEFITS (ESTIMATE)

Monthly Depreciation	\$2,821
Property Tax Benefit	\$1,650
Interest Deduction	\$7,264
Average Appreciation (2%)	\$6,875
Total Ownership Benefits	\$18,610
Total Effective Monthly Cost	\$12,372

OWNERSHIP ANALYSIS SUMMARY

Annual Effective Cost Difference	153,822
15 Year Wealth Creation	2,307,333

LEASE

LEASE ASSUMPTIONS

Lease Rate per SF per Month	\$1.45
Lease Rate per Month	\$18,149

START-UP COSTS

Prepaid Lease Payment & Security Deposit	\$36,298
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MONTHLY COSTS

Lease Payment	\$18,149
NNN	\$7,042

Total Monthly Costs	\$25,191
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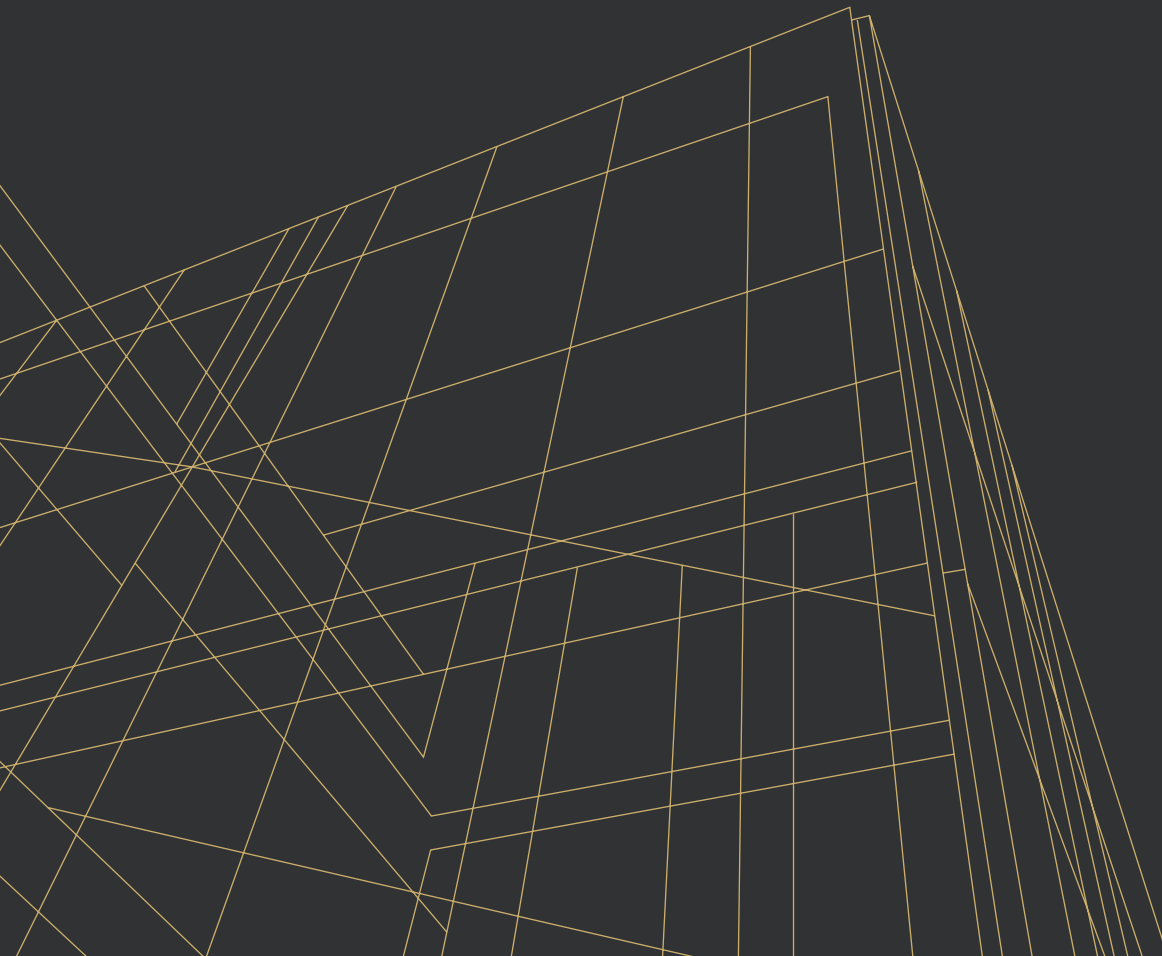
MONTHLY LEASE BENEFITS

Monthly Depreciation	\$0
Property Tax Benefit	\$0
Interest Deduction	\$0
Average Appreciation	\$0
Total Lease Benefits	\$0
Total Effective Monthly Cost	\$25,191

Quote provided by

JACKY DILFER

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LOCATION OVERVIEW

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LOS ANGELES CONVENTION CENTER

CRYPTO.COM ARENA

Arts District

West Adams

USC

Fashion District

ROW DTLA

WELLS FARGO	Staples
TJ-maxx	CINEMARK
BANK OF AMERICA	Albertsons
BALDWIN HILLS CRENSHAW MALL	

EXPOSITION PARK

LA MEMORIAL COLISEUM

Historic South Central

ROSS SNYDER RECREATION CENTER

CAFE DULCE	go get em tiger
PIZZERIA BIANCO	PANE BIANCO
PIKUNICO	Kar Sonz

Leimert Park

BMO STADIUM

4112 SOUTH MAIN STREET

VERNON

BR BASKIN-ROBBINS	CAMPERO	IHOP
Starbucks	Walgreens	THE HOME DEPOT
GameStop	Food 4 Less	

BURGER KING

TACOS Gavilan

HARBOR FREIGHT	curacao
ups	SALLY BEAUTY
IN-N-OUT BURGER	BUFFALO

AUGUSTUS F. HAWKINS NATURE PARK

McDonald's	CVS	carter's
SUPERIOR GROCERS	FIVE BELOW	WSS

VERMONT SLAUSON



Exclusively listed by

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