



1048  
S. Los Angeles St.  
LOS ANGELES

**1048 S. Los Angeles St.**  
**Los Angeles, CA 90015**  
Great Investment Opportunity



EXCLUSIVELY LISTED BY



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## OFFERING SUMMARY

### Address

1048 S. Los Angeles St., Los Angeles, CA 90015

### Price

\$5,290,000

### Cap Rate

5.38%

### # of Units

14

## FINANCIAL

### Expenses

\$73,775/year

### GI

\$369,420

### Price/SF

\$347

### Rent/SF

\$12.32

### Price/Unit

\$377,857

## OPERATIONAL

### Gross SF

15,229 SF

### Lot Size

7,814 SF (0.18 Acres)

### Year Built

1922 / 2009 Rebuilt





Big price reduction 5.29M. The building was rebuilt in 2009 and represents a prime investment opportunity in the heart of downtown Los Angeles. This corner property, located at the bustling intersection of Los Angeles St. and 11th St., is a rare gem boasting an outstanding CAP rate of 5.5% and tremendous upside potential. Situated in a highly desired rental market with strong investor and tenant demand, this two-story complex was rebuilt in 2009 and offers approximately 7,814 square feet of land zoned LAM2. The property currently features a 15,229-square-foot building accommodating fourteen retail tenants engaged in the fashion-related sector. This building is almost 100% occupied by tenants with great credit. Its prime location on a signalized corner in the fashion district, just one block from the California Mart, seven blocks from LA Live, and 1.5 blocks from Santee Alley, makes it highly attractive. The month-to-month leases provide excellent owner-user or value-add opportunities with significant upside potential. The property's advantageous position at a signalized corner further enhances its appeal. This property presents a unique investment opportunity with significant potential for growth and value enhancement.



## KEY HIGHLIGHTS

- The building was rebuilt in 2009.
- Prime Location: Situated on a signalized corner in the fashion district, just one block from the California Mart, seven blocks from LA Live, and 1.5 blocks from Santee Alley.
- Strong Occupancy: The building boasts nearly 100% occupancy with tenants of excellent credit.
- Office-over-retail building, providing exceptional owner-user or value-add opportunities with significant upside potential.
- Highly Desirable: Located at a bustling intersection, this property is an attractive investment due to its prime positioning.





# MULTI RESIDENTIAL INVESTMENT OPERATING INFO

## PROPERTY SUMMARY

**Asking Price**  
\$5,290,000

**Down Payment**  
40%

**# of Units**  
14

**GRM**  
15.62

**Cap Rate**  
5.38%

**Approx. Lot Size**  
7,814 SF

**Approx. Sq.Ft.**  
15,229 SF

**Price/Unit**  
\$377,857

**Price/Sq.Ft.**  
\$347

**Year Built**  
1922 / 2009 Rebuilt

**Parking**  
3 Spaces for  
#203, #205, & #209

**Owner Pays**  
Water & Electricity in  
Common Areas

## ANNUALIZED OPERATING SUMMARY

	YEARLY INCOME	MONTHLY INCOME
<b>Scheduled Gross Income</b>	\$ 369,420	\$ 30,785
<b>Less Actual Vacancy (3%)</b>	\$ 11,083	
<b>Gross Operation Income</b>	\$ 358,337	
<b>Less Expense (estimated)</b>	\$ 73,775	
<b>Pre-Tax Cash Flow</b>	\$ 284,562	
<b>Total Return Before Tax</b>	\$ 284,562	

## ESTIMATED ANNUAL EXPENSES

<b>Insurance</b>	\$ 11,946.00
<b>Electricity</b>	\$ 2,209.08
<b>Trash</b>	\$ 4,009.68
<b>Property Tax</b>	\$ 49,309.82
<b>Elevator Maintenance</b>	\$ 2,160.00
<b>Elevator Telephone</b>	\$ 539.88
<b>HVAC Maintenance</b>	\$ 1,000.00
<b>Water</b>	\$ 2,600.64
<b>TOTAL</b>	\$ 73,775.10
<b>/ Sq.Ft.</b>	\$ 4.84
<b>/ Unit</b>	\$ 5,270.00

## SCHEDULED INCOME

	# of UNITS	CURRENT RENT
	14	\$ 30,785
<b>Total Scheduled Rent</b>		\$ 30,785
<b>Monthly Scheduled Gross Income</b>		\$ 30,785
<b>Annual Scheduled Gross Income</b>		\$ 369,420

## RENT SCHEDULE (2024)

UNIT#	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
A	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 2,500	\$ 18,500
B	\$ 1,700	\$ 1,700	\$ 1,700	\$ 1,700	\$ 1,700	\$ 1,700	\$ 9,600
C	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 9,600
D	\$ 895	\$ 895	\$ 895	\$ 895	\$ 895	\$ 895	\$ 5,370
E	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 9,000
F	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 6,600
1050	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 12,000
1052	\$ 4,250	\$ 4,250	\$ 4,250	\$ 4,250	\$ 4,250	\$ 4,250	\$ 25,500
203A	\$ 1,540	\$ 1,540	\$ 1,540	\$ 1,540	\$ 1,540	\$ 1,540	\$ 9,240
203	\$ 2,950	\$ 2,950	\$ 2,950	\$ 2,950	\$ 2,950	\$ 2,950	\$ 17,700
205	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 16,500
207	\$ 2,950	\$ 2,950	\$ 2,950	\$ 2,950	\$ 2,950	\$ 2,950	\$ 17,700
209	\$ 2,950	\$ 2,950	\$ 2,950	\$ 2,950	\$ 2,950	\$ 2,950	\$ 17,700
211	\$ 2,100	\$ 2,100	\$ 2,100	\$ 2,100	\$ 2,100	\$ 2,100	\$ 12,600
	\$31,485	\$31,485	\$31,485	\$ 31,485	\$31,485	\$30,785	\$ 187,610



# PLAT MAP

5145 | 20  
SCALE 1" = 80'

2003

HAMMEL & DENKER TRACT  
M. R. 53-63

O. W. CHILDS' TRACT  
M. R. 6-378

MORAN TRACT  
M. R. 16-27

53010609005001-23  
94012708004002-23  
940608  
95091004005001-23  
96082102002001-23  
020809  
02028  
030124

REVISED  
2-8-64 P  
751928  
73252306  
71207522  
780318612  
790227204  
790713217  
82011820  
820125  
843126202-8  
860108804-8  
9003114601001-23



CODE  
13263  
8

FOR PREV. ASSM'T. SEE: 23-21&28





# DEMOGRAPHICS



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	51,393	521,049	1,238,425
WHITE ALONE	16,317	77,964	186,605
BLACK ALONE	8,538	38,688	98,491
ASIAN ALONE	9,634	76,246	143,473
HISPANIC	11,665	269,657	656,834
MEDIAN AGE	38.5	32.9	33.3

<b>HOUSING</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
HOUSING UNITS	30,212	198,701	448,860
OWNER OCCUPIED HOUSING UNITS	1,565	20,807	87,014
RENTER OCCUPIED HOUSING UNITS	23,556	159,895	326,253
VACANT HOUSING UNITS	5,091	17,999	35,593

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
MEDIAN HOUSEHOLD INCOME	\$60,402	\$48,796	\$53,937
PER CAPITA INCOME	\$57,013	\$27,675	\$28,532
MEDIAN NET WORTH	\$12,942	\$12,661	\$14,496

<b>BUSINESS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL BUSINESSES	15,879	37,284	61,419
TOTAL EMPLOYEES	136,377	352,341	562,273

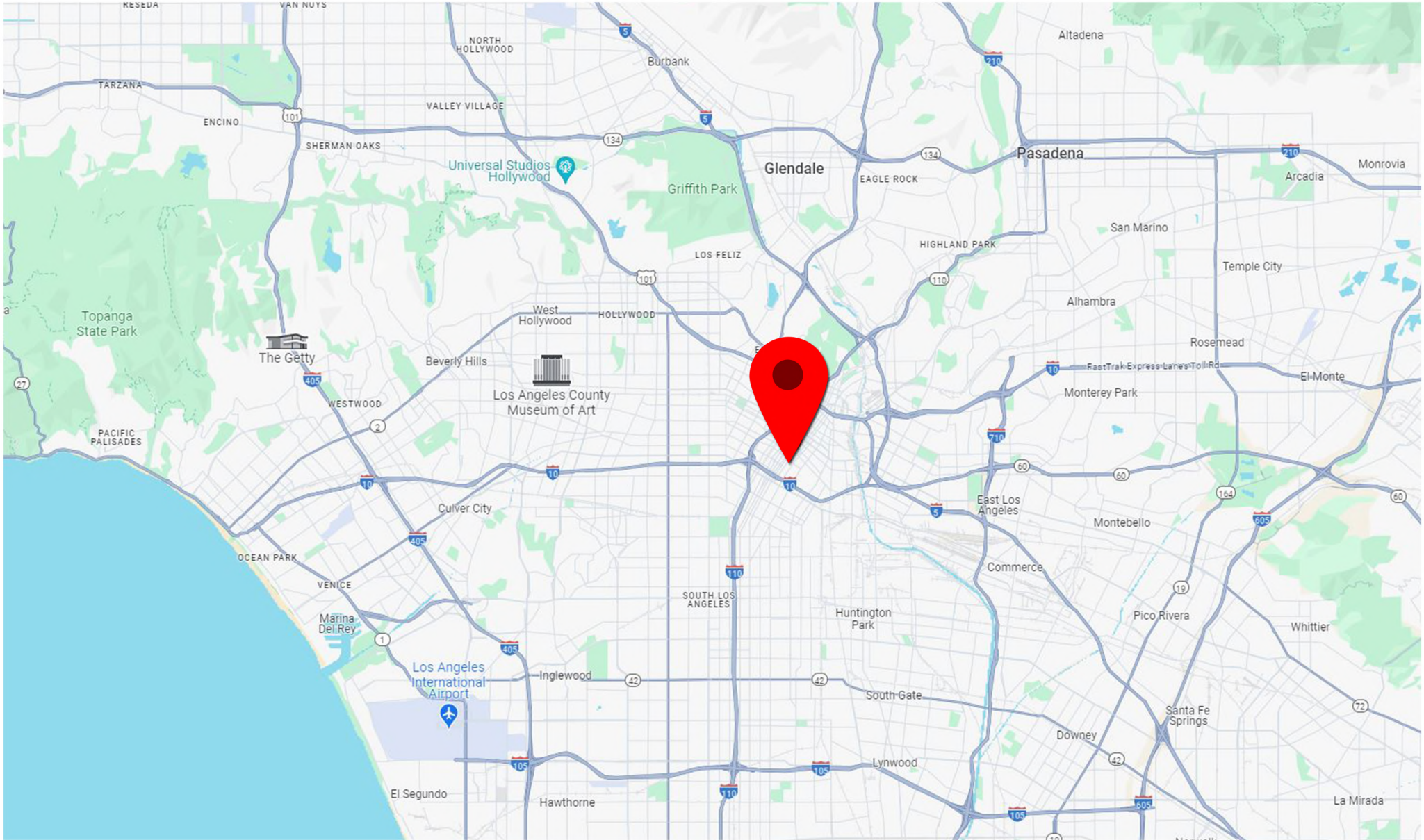


# ZONING MAP



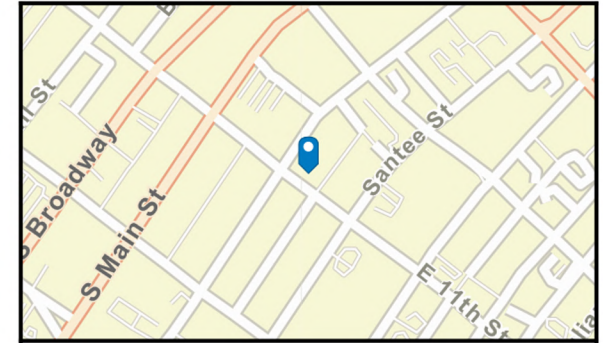
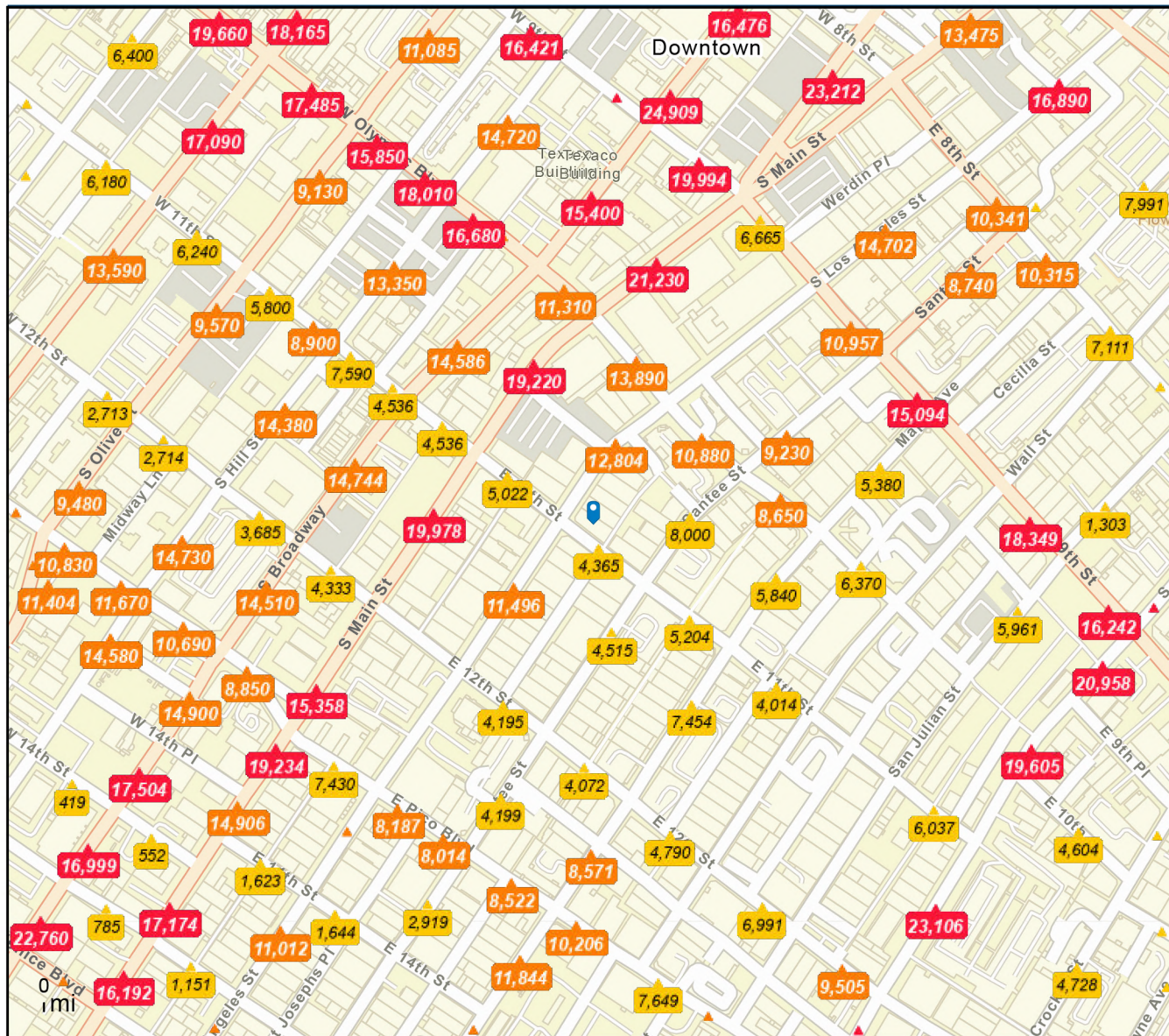


# LOCATION OVERVIEW





# TRAFFIC COUNT



### Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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