

OWNER-USER W/ EXISTING INCOME

8881 W PICO BLVD, LOS ANGELES CA 90035

\$3.9M



Ideal Owner-User or Investment Opportunity
Freestanding Building with Additional Billboard Income
High Potential for growth stored



CONFIDENTIALITY & DISCLAIMER

8881 W PICO BLVD, LOS ANGELES CA 90035

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from REAL BROKER LLC. and it should not be made available to any other person or entity without the written consent of REAL BROKER LLC. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to REAL BROKER LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation REAL BROKER LLC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local state and federal regulations, the physical condition of the improvements thereon, or financial condition of business prospects of any tenant, or tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, REAL BROKER LLC. hasn't verified and will not verify any of the information regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigation of the subject property.

EXCLUSIVELY LISTED BY



VINCENT KIM

VICE PRESIDENT

213.840.7324

DOWNTOWNVINCENTKIM@GMAIL.COM

DRE# 01464712



COMMERCIAL

MAX LEE

CEO / BROKER

213.434.2433

HELLOMAXLEE@GMAIL.COM

DRE# 01905008



INVESTMENT SUMMARY

8881 W PICO BLVD, LOS ANGELES CA 90035

OFFERING PRICE

\$ 3,900,000

PRICE / SF	\$ 624.40
ADDRESS	8881 W PICO BLVD, LA CA 90035
COUNTY	LOS ANGELES COUNTY
MARKET	LOS ANGELES
SUB-MARKET	WEST LOS ANGELES
BUILDING SF	6,245 SF
LOT SIZE	6,426 SF
APN	4332-011-012
OWNERSHIP TYPE	FEE SIMPLE



**ADDITIONAL MONTHLY INCOME
GENERATED BY BILLBOARD LEASE**

PROPERTY HIGHLIGHTS

8881 W PICO BLVD, LOS ANGELES CA 90035

- ◆ Ideal for owner-user opportunity
- ◆ Rent for tenants are below current market rate
- ◆ Additional monthly income from billboard lease
- ◆ Billboard lease income is below current market rate
- ◆ High potential for financial growth
- ◆ Adjacent Parking Lot for 6 spaces (Possible option for 10 spaces)
- ◆ Close proximity to major retailers
- ◆ 10 miles to LAX
- ◆ 15 miles to Ports of LA and Long Beach
- ◆ 13 miles to DTLA
- ◆ Perfect for Entertainment / Production Offices
- ◆ Neighboring with Entertainment MECCA; Century City, West Hollywood and Beverly Hills

8881 W PICO BLVD, LOS ANGELES CA 90035

The neighborhood was considered “not especially diverse ethnically. The breakdown was whites, 73.5%; Latinos, 7.3%; Asians, 5.7%; blacks, 5.6%; and others, 7.9%. Iran (37.2%) and Israel (5.7%) were the most common places of birth for the 34.6% of the residents who were born abroad—about the same percentage as in the city at large.



LOCATION SUMMARY

8881 W PICO BLVD, LOS ANGELES CA 90035



CENTURY CITY



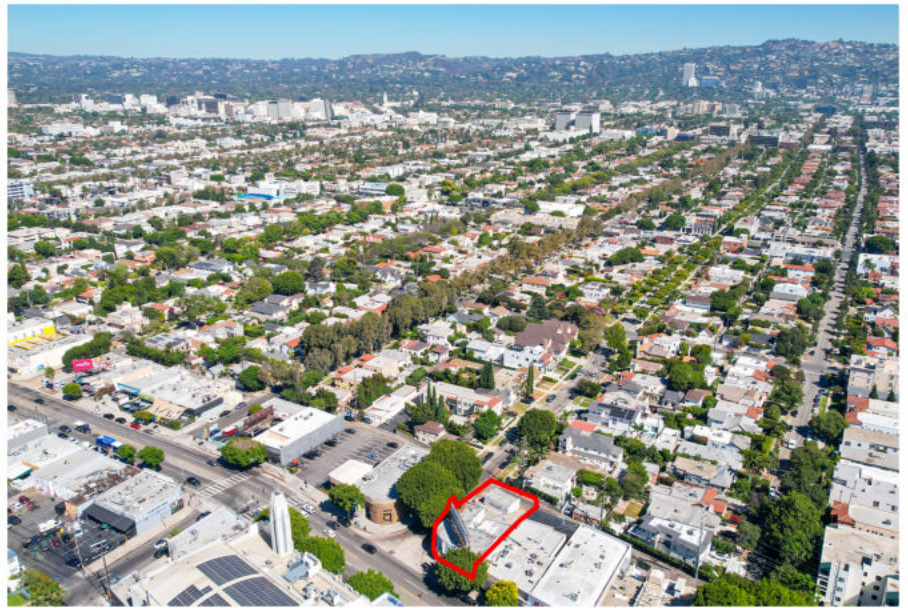
DTLA

8881 W PICO



AERIAL VIEW IMAGES

8881 W PICO BLVD, LOS ANGELES CA 90035



RENT ROLL

8881 W PICO BLVD, LOS ANGELES CA 90035

SCHEDULED INCOME

PROFORMA INCOME

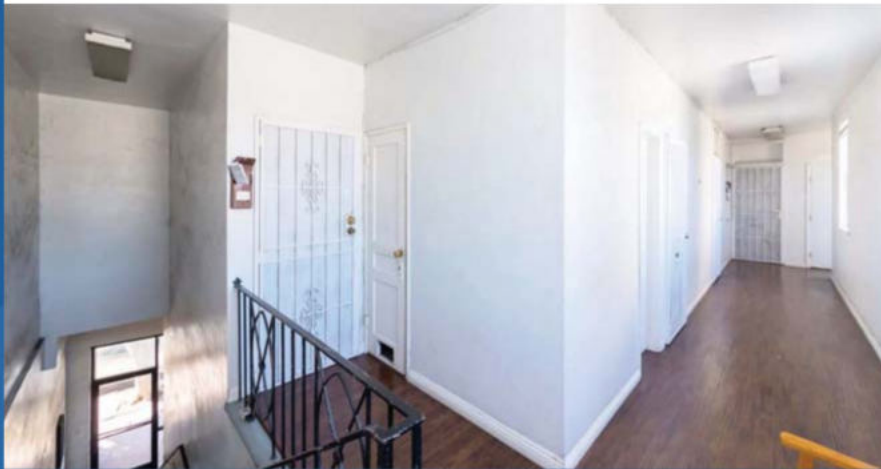
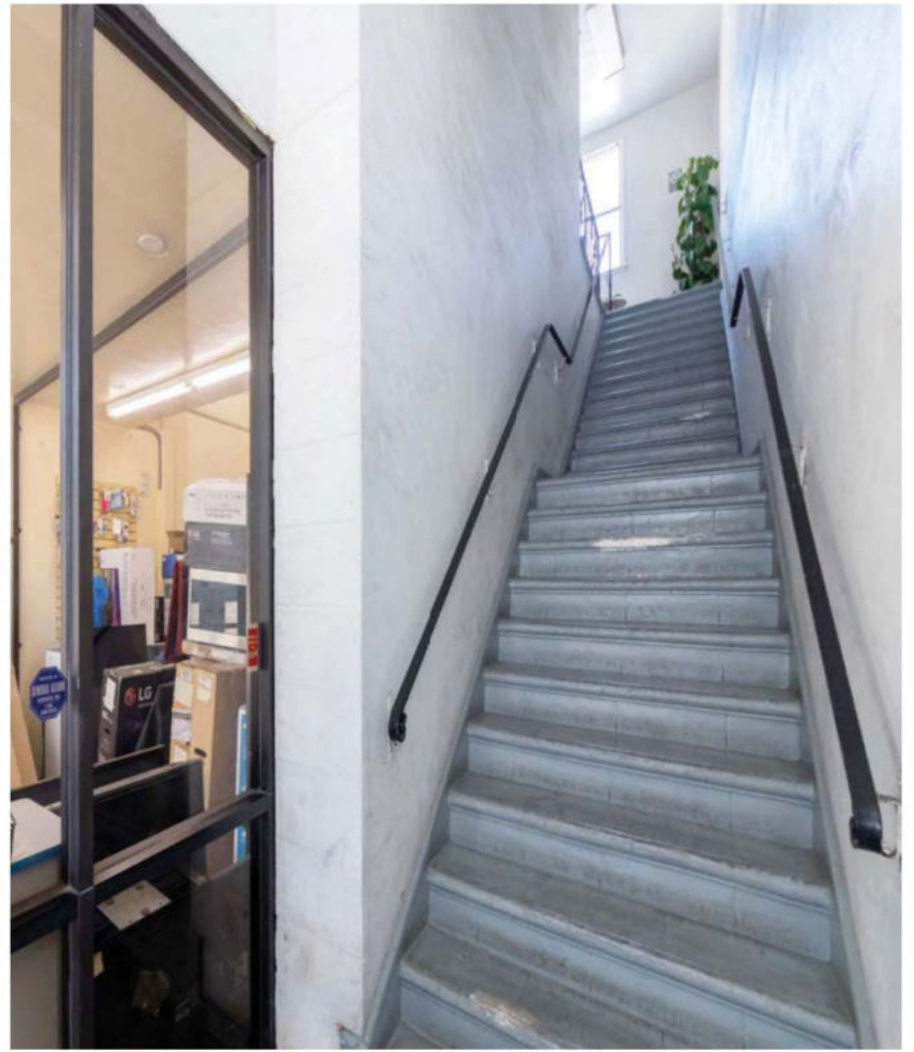
	MONTHLY INCOME	YEARLY INCOME	LEASE EXPIRATION	MONTHLY INCOME	YEARLY INCOME
CLEANER	\$ 2,700	\$ 32,400	M-to-M	\$ 5,000	\$ 60,000
URBAN NAIL	\$ 1,600	\$ 19,200	3 YRS LEFT	\$ 3,600	\$ 43,200
KAMI ELECTRONICS, INC.	\$ 2,000	\$ 24,000	M-to-M	\$ 4,000	\$ 48,000
2ND FLOOR OFFICE (7)	\$ 3,500	\$ 42,000	M-to-M	\$ 7,000	\$ 84,000
OFFICE PARKING LOT	\$ 750	\$ 9,000	M-to-M	\$ 1,500	\$ 18,000
BILLBOARD SIGN	\$ 1,800	\$ 21,600		\$ 3,000	\$ 36,000
OIL RIGHT		\$ 2,000			
TOTAL:	\$ 12,350	\$150,200		\$ 24,100	\$ 291,200

AGENT REMARKS

The Scheduled income is based on the information verbally provided by the Seller. All tenants are long-term tenants and currently on the month-to-month lease except Urban Nail. Urban Nail has three years left. This property offers tremendous opportunity for the owner-user for the entire building or half of the building (either retail space downstairs or office space upstairs), while enjoying incomes from the other half. The small office, located on the parking lot can be removed for extra parking spaces (Please check with the city); producing the most parking spaces for most of the properties nearby. This is one of the great potentials of the property. For experienced investors, the property presents an excellent opportunity with a tremendous upside. The current owner purchased the building over 40 years ago. This property could turn around big time with professional property management.

INTERIOR IMAGES

8881 W PICO BLVD, LOS ANGELES CA 90035



PROPERTY IMAGES

8881 W PICO BLVD, LOS ANGELES CA 90035

