

# COMMERCIAL INVESTMENT PURCHASE OPPORTUNITY

*Actual \$123,176 Net Annual Income — 4.18% Cap Rate*

6,430± SF 2-Story Building on 9,400± SF of Land



Offering Memorandum



4376 S WESTERN AVENUE, LOS ANGELES, CA 90062

4376 S WESTERN AVENUE  
LOS ANGELES, CA 90062

## Property Details

|  |                           |
|--|---------------------------|
| Building Area:                         | 6,430± SF                 |
| Land Area:                             | 9,400± SF                 |
| Stories:                               | 2                         |
| Total Units:                           | 10 (8 Occupied; 2 Vacant) |
| Year Built:                            | 1991                      |
| Parking:                               | 18 Shared Surface Spaces  |
| Zoning:                                | LA C2-2D-CPIO             |
| Assessor's Parcel Number:              | 5021-024-040              |
| TOC (Transit Oriented Communities):    | Tier 3                    |
| Designated Qualified Opportunity Zone: | Yes                       |

## Property Highlights

- Commercial investment purchase opportunity
- 2-story shopping center
- 4 ground floor retail stores and 6 second floor offices
- \$123,176 actual net annual income | 4.18% actual cap rate
- 1 vacant ground floor unit and 1 vacant second floor unit
- Heavy traffic location at the intersection of 2 major thoroughfares
- Northeast corner of Western Avenue and Vernon Avenue
- 116' frontage on Western Avenue; 94' on Vernon Avenue
- 1-1/3 miles west of the Harbor (110) Freeway and 2-1/4 miles south of the Santa Monica (I-10) Freeway

**Asking Price: \$2,950,000**  
**(\$458.79 Per SF Building)**

*Buyer to verify any and all information with the City and its licensed third-party experts*

# Rent Roll

## Actual Income & Expense

### INCOME

|                       |              |
|-----------------------|--------------|
| Total Monthly Income: | \$14,699.00  |
| Gross Annual Income:  | \$176,388.00 |

### ANNUAL EXPENSES

|                               |                    |
|-------------------------------|--------------------|
| Property Tax                  | \$37,500.00        |
| Insurance                     | 5,500.00           |
| Utilities/Water               | 1,800.00           |
| Repairs & Maintenance         | 0                  |
| Gas                           | 0                  |
| Trash                         | 3,120.00           |
| Vacancy Factor (3%)           | \$5,291.64         |
| <b>Total Annual Expenses:</b> | <b>\$53,211.64</b> |

Actual Net Annual Operating Income: \$123,176.36

Actual Cap Rate: 4.18%

## Pro Forma Income Projection

### INCOME

|                       |              |
|-----------------------|--------------|
| Total Monthly Income: | \$16,999.00  |
| Gross Annual Income:  | \$203,988.00 |

### ANNUAL EXPENSES

|                               |                    |
|-------------------------------|--------------------|
| Property Tax                  | \$37,500.00        |
| Insurance                     | 5,500.00           |
| Utilities/Water               | 1,800.00           |
| Repairs & Maintenance         | 0                  |
| Gas                           | 0                  |
| Trash                         | 3,120.00           |
| Vacancy Factor (3%)           | \$5,291.64         |
| <b>Total Annual Expenses:</b> | <b>\$53,211.64</b> |

Pro Forma Net Annual Operating Income: \$150,776.36

Pro Forma Cap Rate: 5.11%

Rent Roll Available Upon Request



7 Av



J.T. Golden  
**NAILS**  
323-293-0690  
Nails - Spa - Manicure

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323-293-0690

(323) 815-1116  
**JETAX**

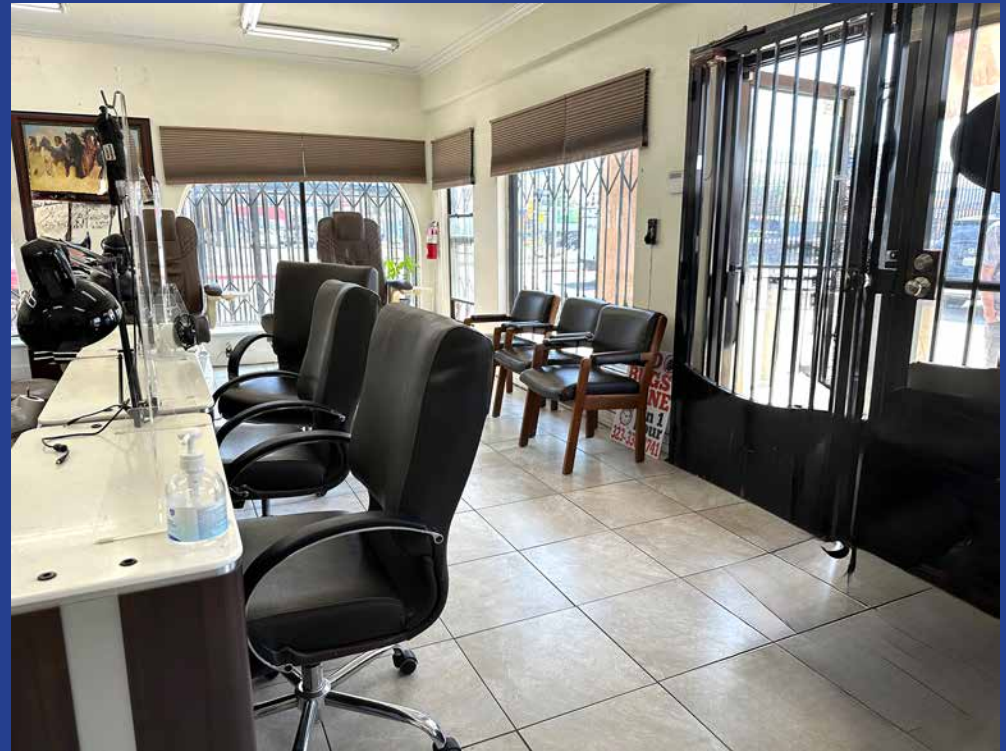
RENTAL L.A.  
RENTAL L.A.  
RENTAL L.A.

J.T. Golden Nails  
323-293-0690

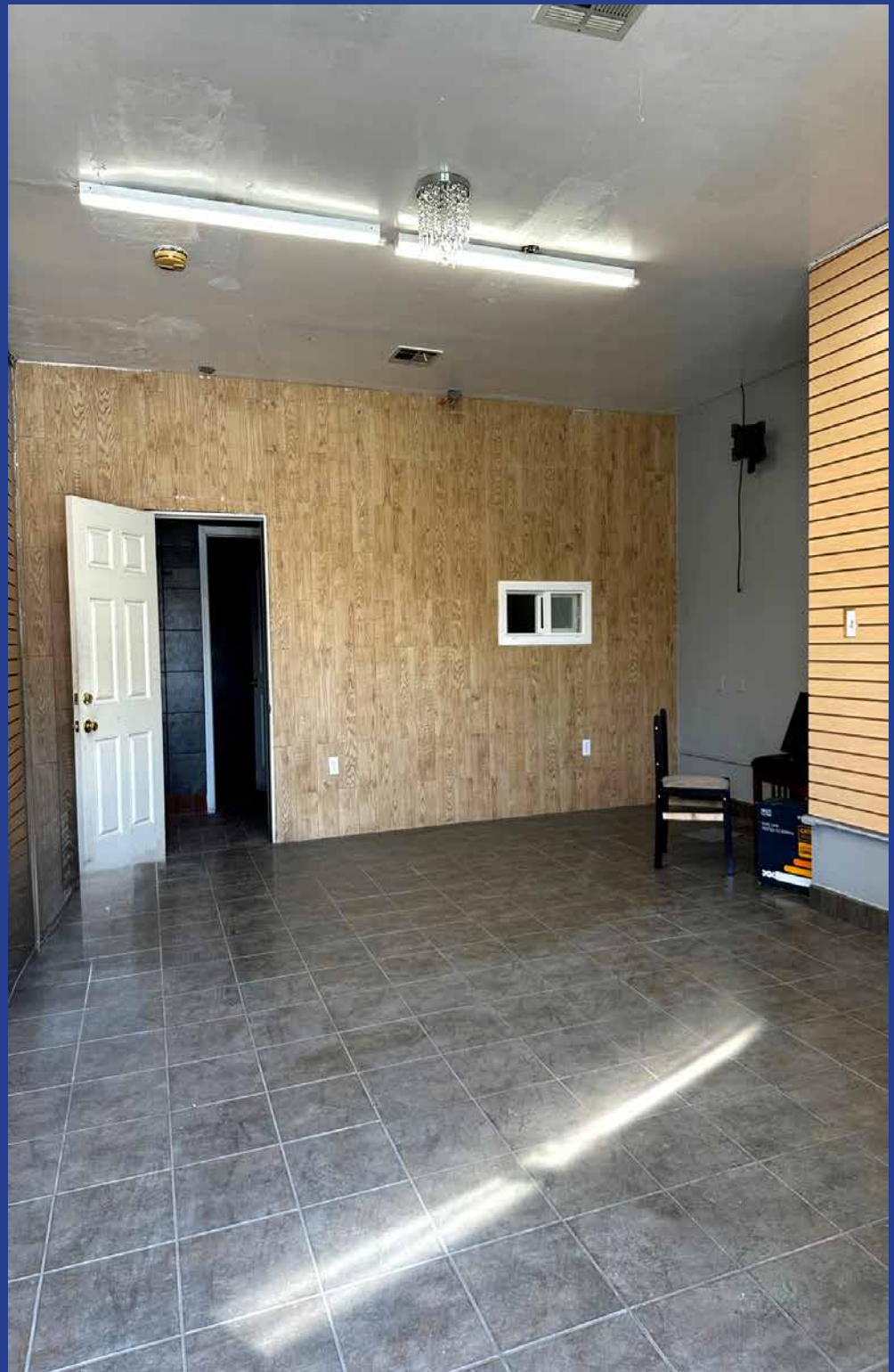
OPEN NAILS  
323-293-0690  
**NAILS**

YOUTH  
PARTY R  
IMPER-TABLE







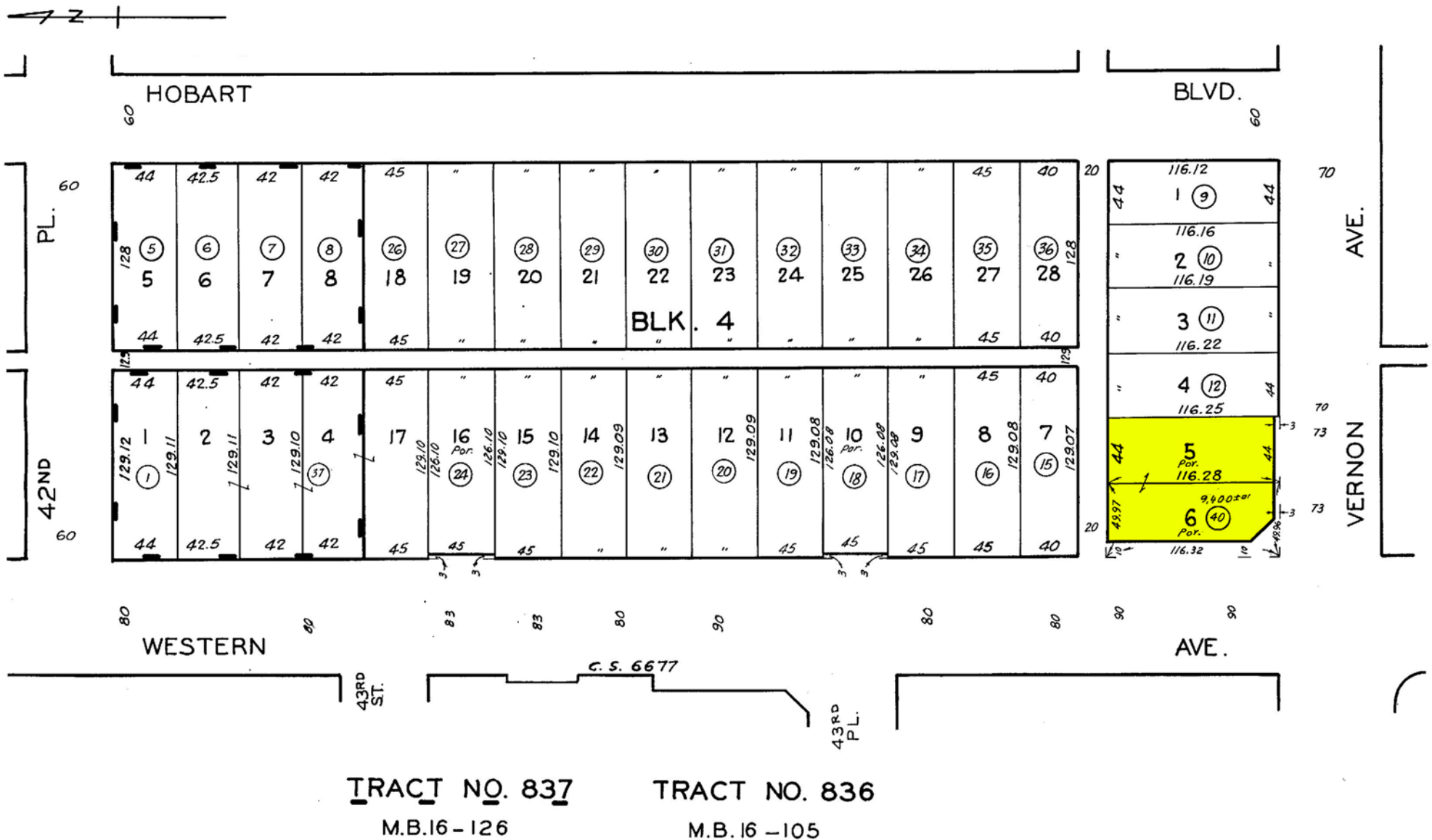




# Aerial Photo

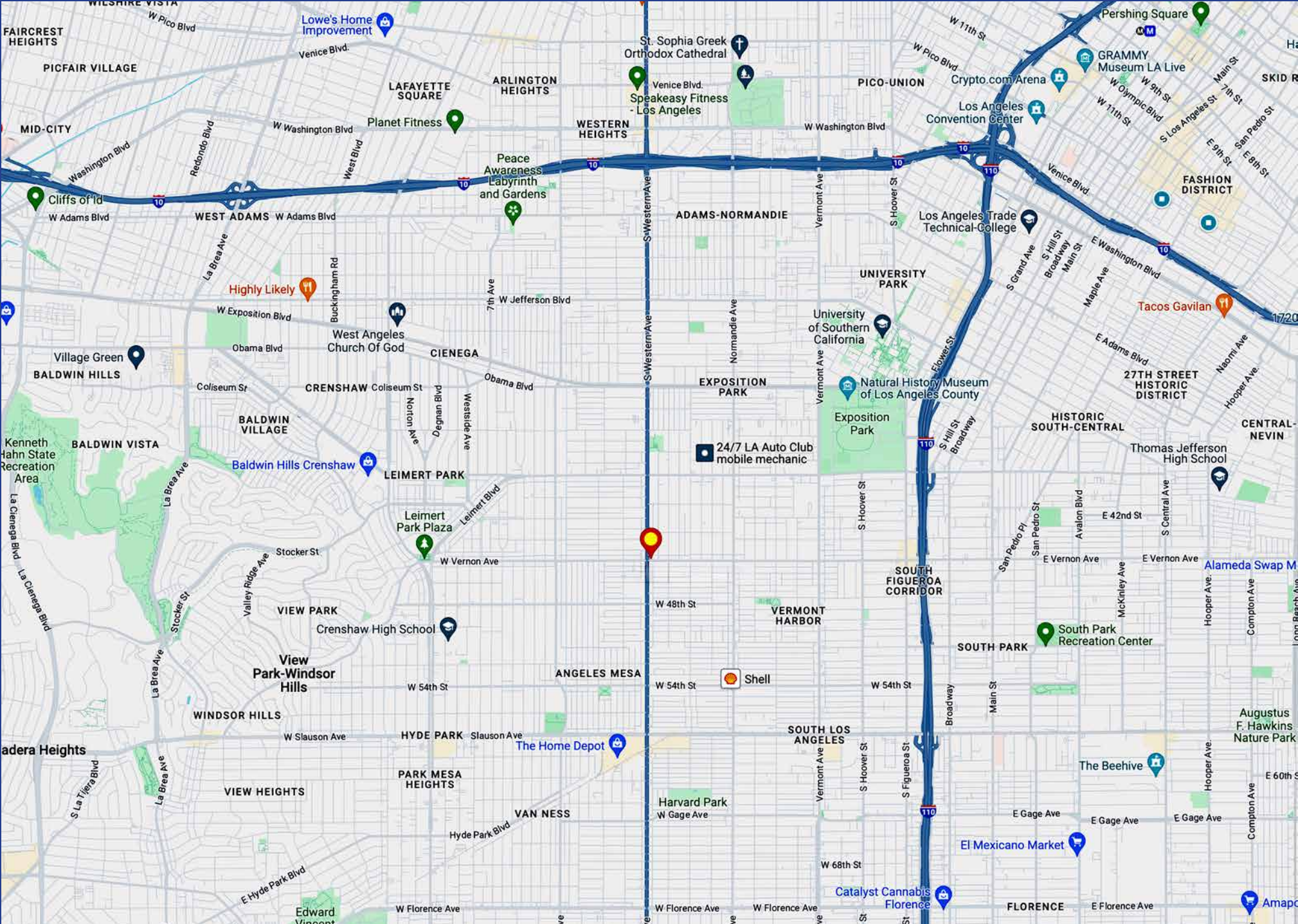


# Plat Map



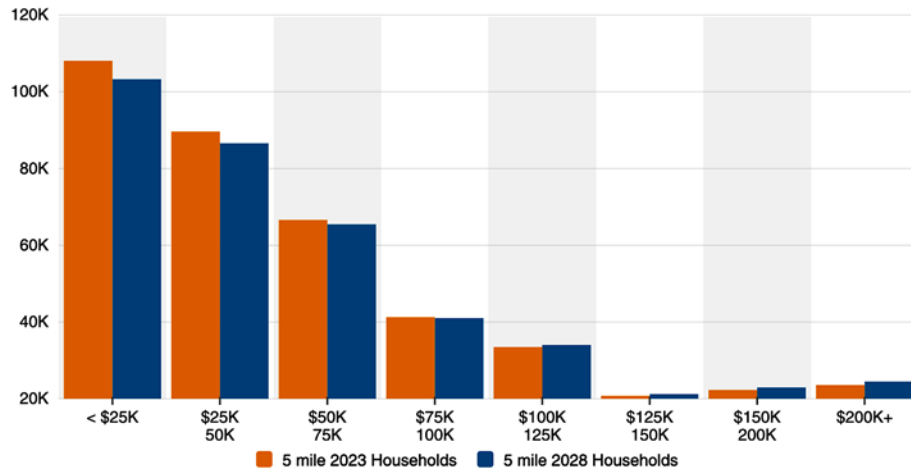


# Area Map

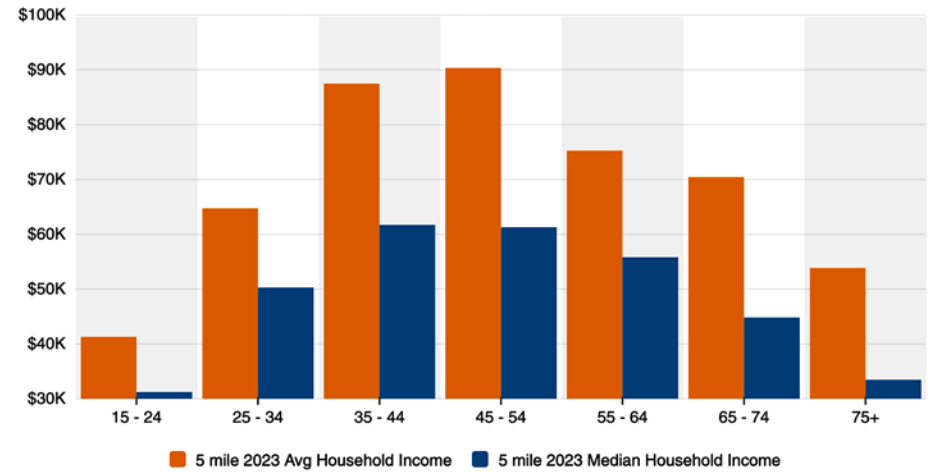


# Neighborhood Demographics

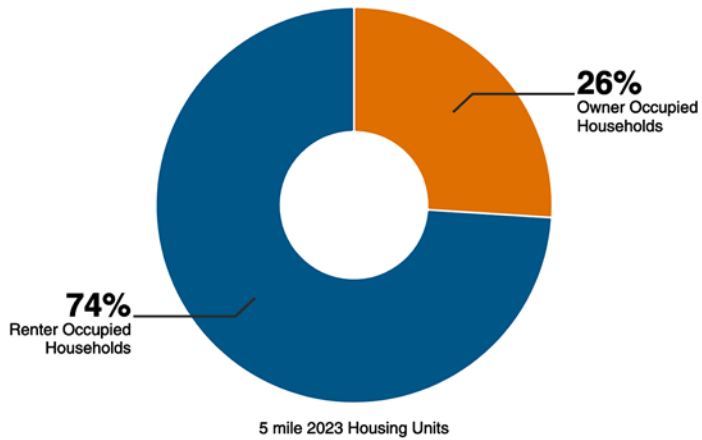
Household Income



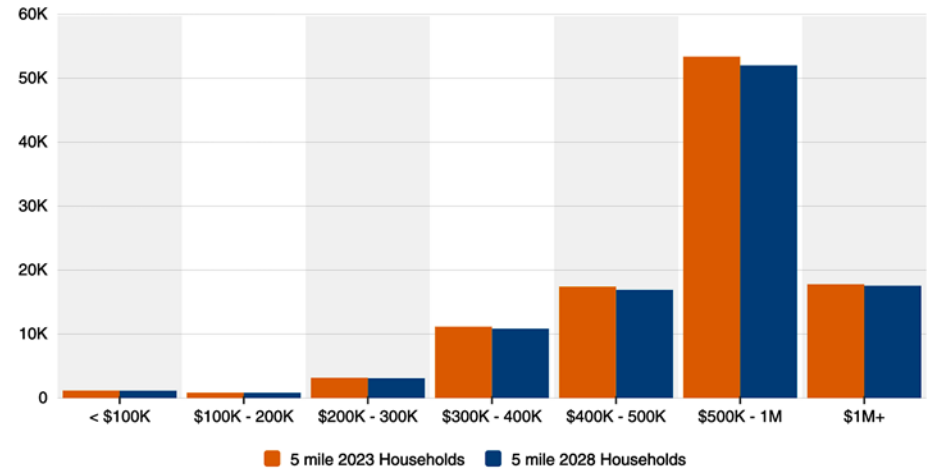
Household Income By Age



Housing Occupancy



Home Values





4376 S Western Avenue  
Los Angeles, CA 90062

Commercial Investment For Sale

2-Story Building With Gated Parking

6,430± SF Building  
9,400± SF of Land

*Exclusively offered by*



**Ron Kim**

Senior Associate

213.222.1209 office

213.422.4955 mobile

ron@majorproperties.com

LIC. 01891773



**Tony Kim**

Vice President

213.878.2626 mobile

tony@majorproperties.com

LIC. 01210428

**MAJOR PROPERTIES**

1200 W Olympic Blvd

Los Angeles, CA 90015

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