

# Western Investment-LA County Funded Non-Profit Ten

6006-6014 S Western Ave , Los Angeles CA 90047

OFFERING MEMORANDUM

RTA  
REALTY GROUP  
ADVISORS



# Western Investment-LA County Funded Non-Profit Tenement

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**RG**  
REALTY GROUP  
ADVISORS

01    Executive Summary

Investment Summary

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## OFFERING SUMMARY

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ADDRESS	6006-6014 S Western Ave Los Angeles CA 90047
COUNTY	Los Angeles
MARKET	South Los Angeles
BUILDING SF	5,700 SF
LAND ACRES	.35
LAND SF	14,411 SF
YEAR BUILT	1954
YEAR RENOVATED	2020
APN	6002-016-002,-013
OWNERSHIP TYPE	Other

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## FINANCIAL SUMMARY

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PRICE	\$2,750,000
PRICE PSF	\$482.46
OCCUPANCY	100%
NOI (CURRENT)	\$201,366
NOI (Pro Forma)	\$232,825
CAP RATE (CURRENT)	7.32%
CAP RATE (PRO FORMA)	8.47%

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	47,511	418,698	1,111,541
2025 Median HH Income	\$71,354	\$65,956	\$65,515
2025 Average HH Income	\$90,611	\$89,870	\$92,143

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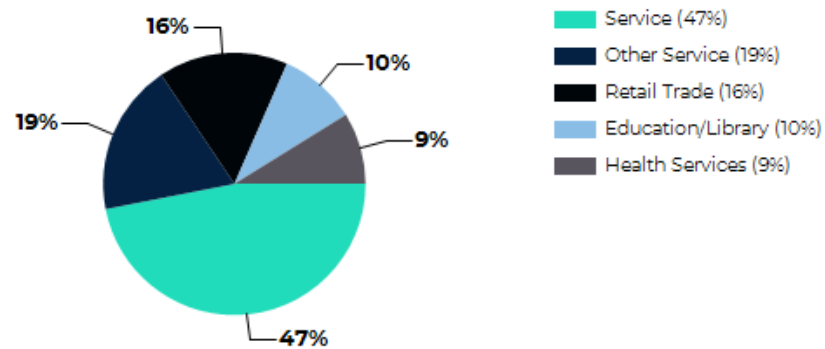
02

Location

Location Summary

Aerial View Map

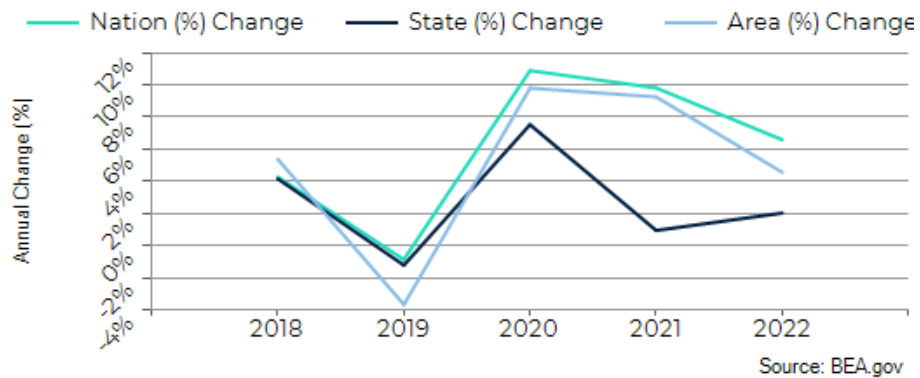
## Major Industries by Employee Count



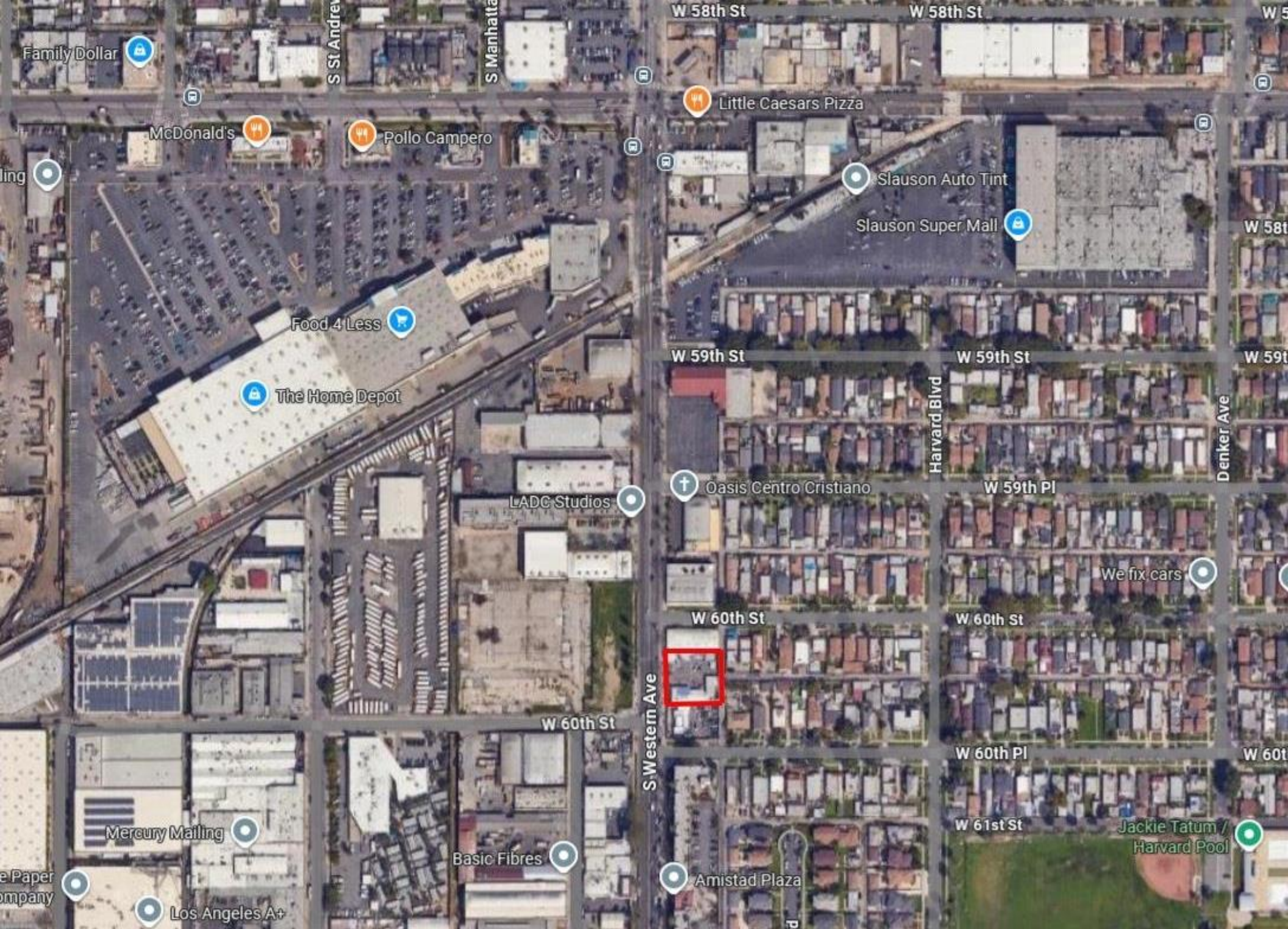
## Largest Employers

The Walt Disney Company	203,000
County of Los Angeles	104,100
Los Angeles Unified School District (LAUSD)	97,200
University of California, Los Angeles (UCLA)	72,100
Kaiser Permanente	47,400
University of Southern California (USC)	24,000
Northrop Grumman Corporation	18,000
Cedars-Sinai Medical Center	16,730

## Los Angeles County GDP Trend









03 Property Description

Property Features

Property Images



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## PROPERTY FEATURES

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NUMBER OF TENANTS	1
BUILDING SF	5,700
LAND SF	14,411
LAND ACRES	.35
YEAR BUILT	1954
YEAR RENOVATED	2020
# OF PARCELS	2
ZONING TYPE	LACM
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2



























































04 Rent Roll

Rent Roll





				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue Annual	Lease Type	Options/Notes
	Fair Opportunity For Change Inc	5,700	100.00%	04/01/20	09/30/30	CURRENT	\$24,000	\$4.21	\$288,000	\$50.53		MG	Tenant Renewed Lease October 1st 2025 for an additional 5 years
						10/01/2026	\$24,600	\$4.32	\$295,200	\$51.84			
	Totals:	5,700					\$24,000		\$288,000				



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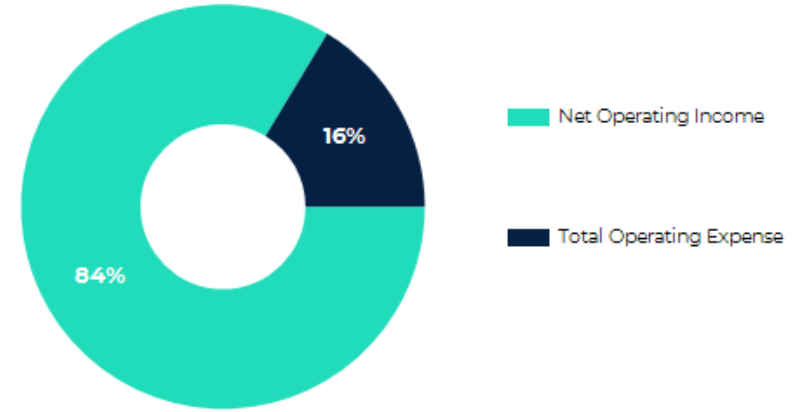
## Financial Analysis

Income & Expense Analysis



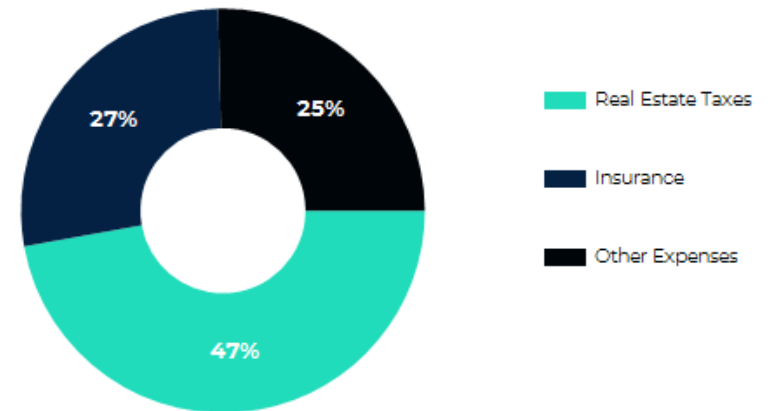
## REVENUE ALLOCATION CURRENT

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$240,749	\$288,000
<b>Effective Gross Income</b>	<b>\$240,749</b>	<b>\$288,000</b>
Less Expenses	\$39,383 16.35%	\$55,175 19.15%
<b>Net Operating Income</b>	<b>\$201,366</b>	<b>\$232,825</b>



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$18,583	\$34,375
Insurance	\$10,800	\$10,800
Other Expenses	\$10,000	\$10,000
<b>Total Operating Expense</b>	<b>\$39,383</b>	<b>\$55,175</b>
Expense / SF	\$6.91	\$9.68
% of EGI	16.35%	19.15%

## DISTRIBUTION OF EXPENSES CURRENT





06

Demographics

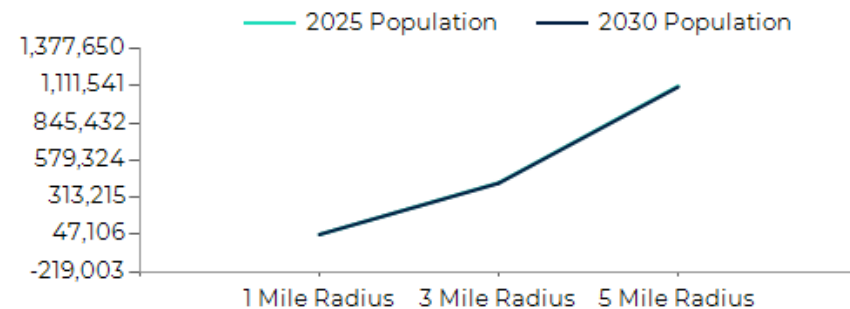
General Demographics

Race Demographics

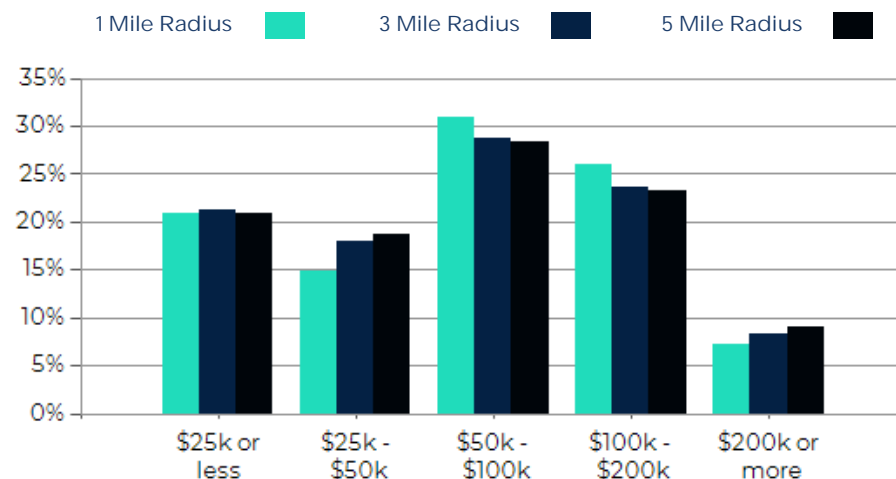


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	44,098	392,625	1,093,942
2010 Population	47,021	418,039	1,118,965
2025 Population	47,511	418,698	1,111,541
2030 Population	47,106	415,258	1,105,268
2025 African American	15,172	133,577	259,252
2025 American Indian	1,252	9,534	26,625
2025 Asian	435	9,190	61,577
2025 Hispanic	29,803	251,314	703,136
2025 Other Race	21,241	179,679	490,248
2025 White	3,564	35,174	125,993
2025 Multiracial	5,793	50,997	146,003
2025-2030: Population: Growth Rate	-0.85%	-0.80%	-0.55%

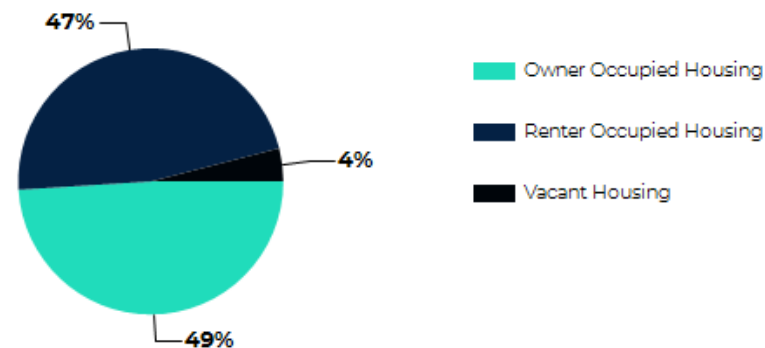
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,024	17,796	46,782
\$15,000-\$24,999	973	10,022	28,231
\$25,000-\$34,999	969	10,016	28,764
\$35,000-\$49,999	1,170	13,639	38,560
\$50,000-\$74,999	2,335	21,067	57,758
\$75,000-\$99,999	2,092	16,564	44,189
\$100,000-\$149,999	2,308	19,866	53,731
\$150,000-\$199,999	1,403	11,200	29,944
\$200,000 or greater	1,020	11,022	32,432
Median HH Income	\$71,354	\$65,956	\$65,515
Average HH Income	\$90,611	\$89,870	\$92,143



## 2025 Household Income



## 2025 Own vs. Rent - 1 Mile Radius

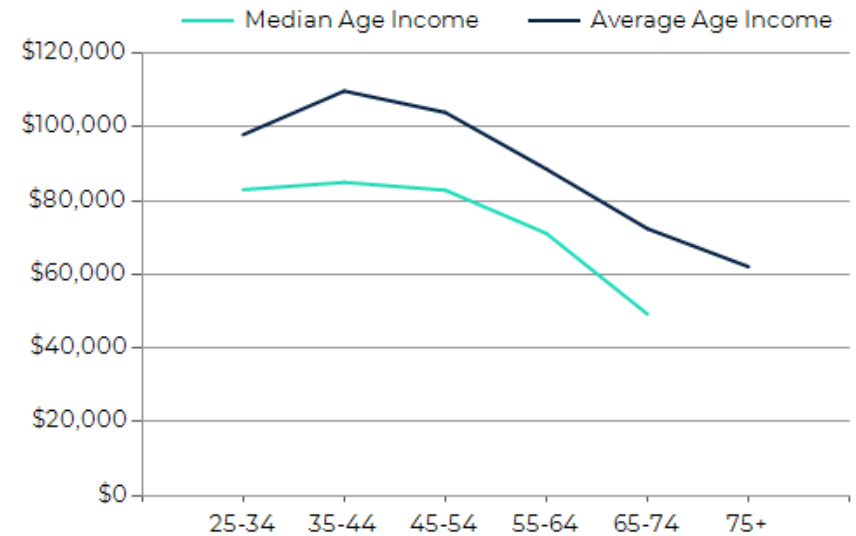
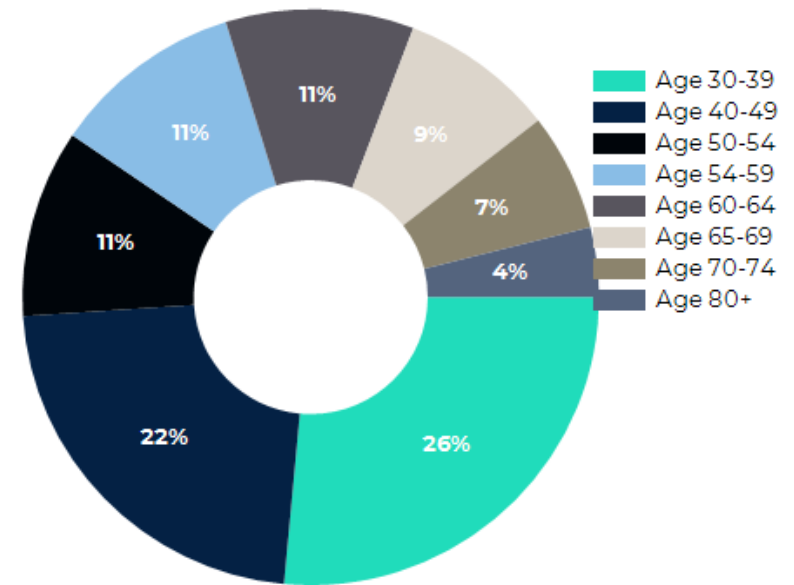


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	3,881	33,925	95,583
2025 Population Age 35-39	3,375	29,599	81,526
2025 Population Age 40-44	3,147	27,768	74,978
2025 Population Age 45-49	3,010	26,008	68,531
2025 Population Age 50-54	2,893	24,905	66,354
2025 Population Age 55-59	2,942	24,042	62,834
2025 Population Age 60-64	2,889	23,066	58,409
2025 Population Age 65-69	2,382	20,096	50,121
2025 Population Age 70-74	1,811	14,961	38,252
2025 Population Age 75-79	1,071	9,880	25,452
2025 Population Age 80-84	666	6,143	15,807
2025 Population Age 85+	626	5,467	13,870
2025 Population Age 18+	37,240	324,813	869,812
2025 Median Age	37	35	35
2030 Median Age	38	37	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,992	\$76,864	\$75,422
Average Household Income 25-34	\$97,919	\$93,208	\$94,578
Median Household Income 35-44	\$84,983	\$75,875	\$75,289
Average Household Income 35-44	\$109,763	\$103,288	\$106,617
Median Household Income 45-54	\$82,842	\$77,671	\$76,284
Average Household Income 45-54	\$103,945	\$102,617	\$104,527
Median Household Income 55-64	\$71,116	\$65,579	\$63,960
Average Household Income 55-64	\$88,572	\$92,225	\$94,190
Median Household Income 65-74	\$49,202	\$50,880	\$50,657
Average Household Income 65-74	\$72,391	\$76,853	\$79,324
Average Household Income 75+	\$62,065	\$63,283	\$65,190

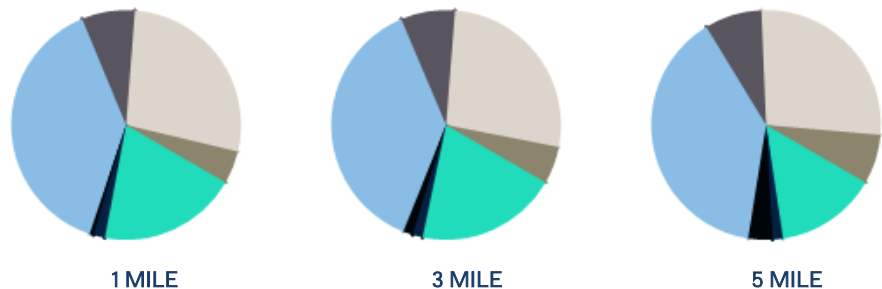
Population By Age





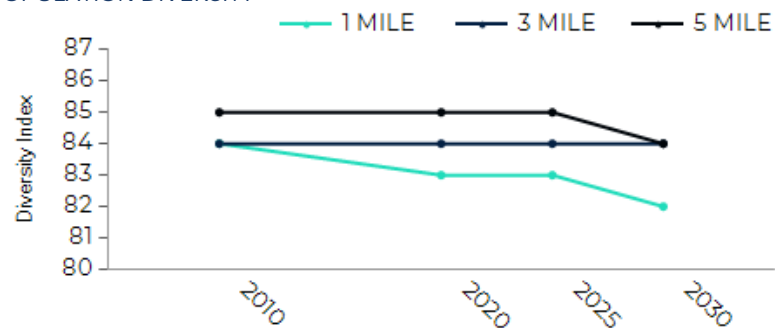
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	82	84	85
Diversity Index (current year)	83	84	85
Diversity Index (2020)	83	84	85
Diversity Index (2010)	84	84	85

#### POPULATION BY RACE



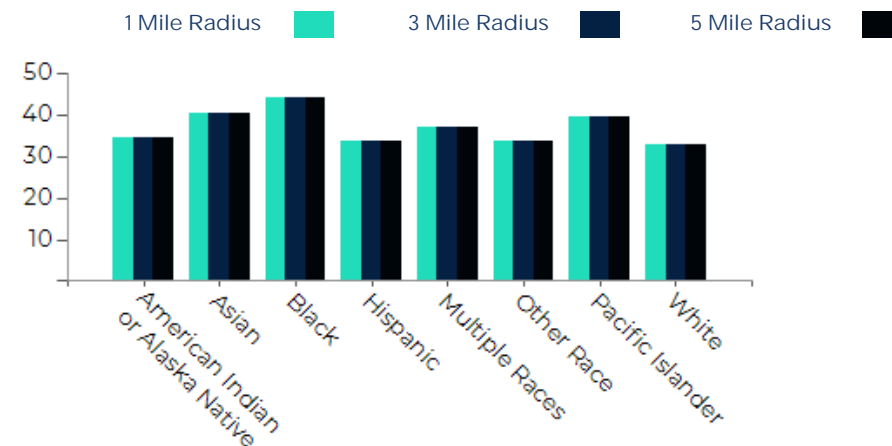
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	20%	20%	14%
American Indian	2%	1%	1%
Asian	1%	1%	3%
Hispanic	39%	38%	39%
Multiracial	7%	8%	8%
Other Race	27%	27%	27%
White	5%	5%	7%

#### POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	35	35
Median Asian Age	40	34	39
Median Black Age	44	45	43
Median Hispanic Age	34	32	32
Median Multiple Races Age	37	35	35
Median Other Race Age	34	32	32
Median Pacific Islander Age	40	34	35
Median White Age	33	32	33

#### 2025 MEDIAN AGE BY RACE



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