



**SPERRY**  
COMMERCIAL GATEWAY GROUP

**3333**

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Offering Memorandum



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3 Residential Units



2 Retail Units



SECTION 1

# PROPERTY INFORMATION

# Property Summary



## PROPERTY DESCRIPTION

This exceptional mixed-use property offers a rare opportunity to own a well-maintained triplex with two established retail spaces in front, situated in a highly desirable area of Los Angeles. Ideal for investors or owner-occupants, the property boasts excellent street visibility, foot traffic, and stable long-term tenants in both the residential and commercial units.

### Residential Triplex Features:

Three spacious units, each with thoughtful layouts.  
 Consistent rental income from long-term tenants, ensuring reliable cash flow.  
 Well-kept interiors with appliances in all units.

### Retail Spaces:

Two retail units are located at the front of the property, one leased to a long-standing business with a history of successful operations.

## OFFERING SUMMARY

Sale Price:	\$998,000
Number of Units:	5
Lot Size:	3,577 SF
Building Size:	3,400 SF
Pro Forma NOI:	\$76,000.00
Pro Forma Cap Rate:	7.62%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,102	2,271	8,579
Total Population	3,212	6,581	24,582
Average HH Income	\$127,285	\$125,804	\$127,755

# Property Description



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### Residential Triplex Features:

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Consistent rental income from long-term tenants, ensuring reliable cash flow.  
Well-kept interiors with appliances in all units.

### Retail Spaces:

Two retail units are located at the front of the property, each leased to long-standing businesses with a history of successful operations.  
Prime street-level frontage is perfect for attracting customers and driving business traffic.

## LOCATION DESCRIPTION

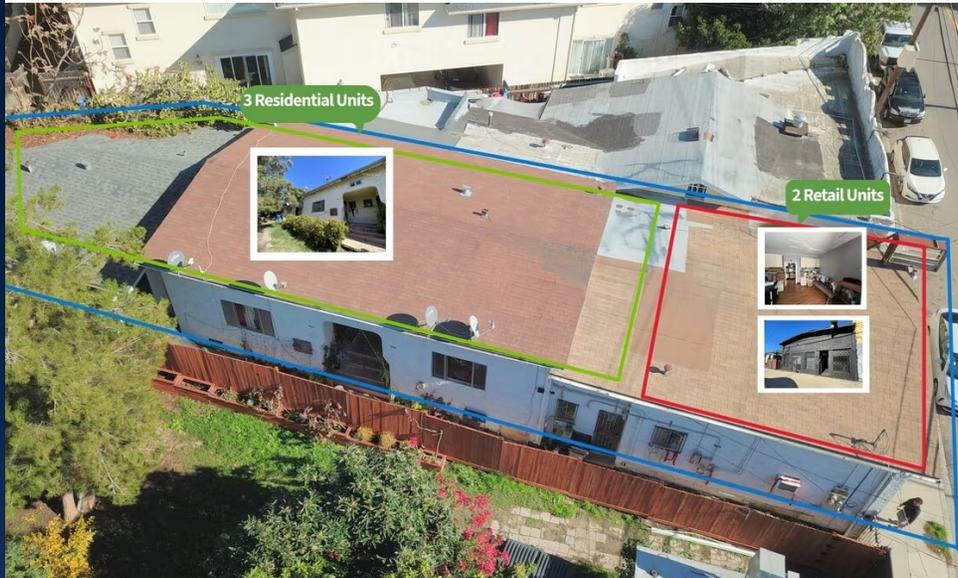
Situated in a vibrant neighborhood, surrounded by popular shops, restaurants, and entertainment venues.

Convenient access to major freeways and public transportation enhances the appeal for tenants and customers.

High-demand rental area with strong appreciation potential.

This is a fantastic opportunity for investors looking for a low-maintenance, mixed-use property in one of Los Angeles' most sought-after areas, offering steady income from residential and retail tenants. Don't miss this chance to own a prime piece of LA real estate!

# Complete Highlights



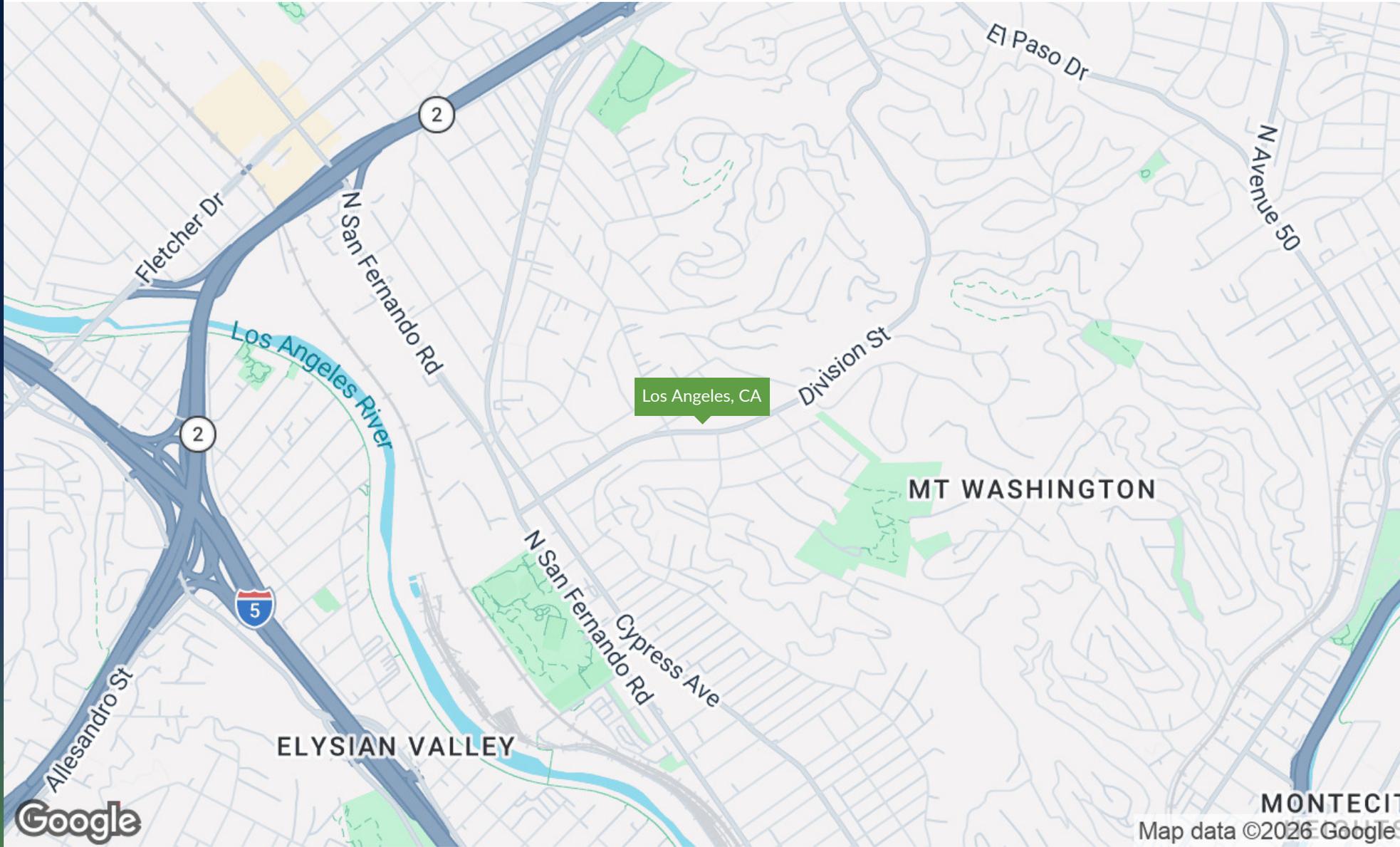
## PROPERTY HIGHLIGHTS

- - Five units, providing multiple income streams
- - Prime Los Angeles location for high visibility
- - 60% occupancy, with potential for increased returns
- - Well-maintained and attractive storefronts
- - Strong historical appeal and character
- - Opportunity for value-add investment strategies
- - Proximity to amenities and transportation options

# Additional Photos

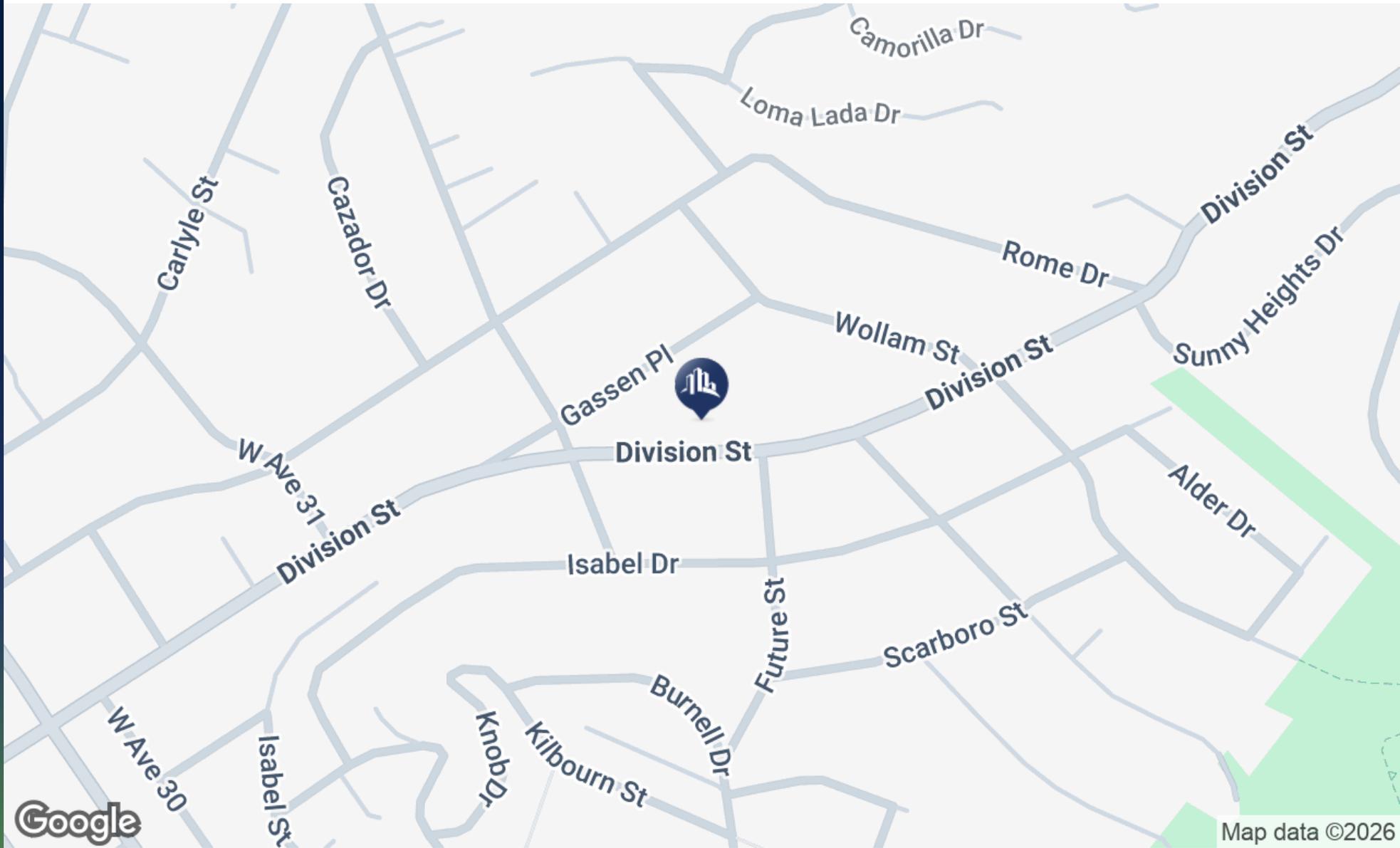


# Regional Map



MONTECITO  
Map data ©2026 Google

# Location Map



3 Residential Units



2 Retail Units



SECTION 2

# FINANCIAL ANALYSIS

# Pro Forma Financial Summary



## INVESTMENT OVERVIEW

Price	\$998,000
Price per SF	\$524
Price per Unit	\$199,600
GRM	12.05
CAP Rate	7.62%
Cash-on-Cash Return (yr 1)	7.62%
Total Return (yr 1)	\$76,000

## OPERATING DATA

Gross Scheduled Income	\$82,800
Total Scheduled Income	\$82,800
Gross Income	\$82,800
Operating Expenses	\$6,800
Net Operating Income	\$76,000
Pre-Tax Cash Flow	\$76,000

## FINANCING DATA

Down Payment	\$998,000
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# Income & Expenses



## Unit Mix, Actual Income, and Value-Add Upside

Unit Type	Units	Current Rent / Mo	Market Rent / Mo	SF (Approx.)	Actual Income	Potential Income
Retail	1	\$1,100	\$1,500	630 SF	\$1,100	\$1,500
Retail	1	Vacant	\$1,500	750 SF	\$0	\$1,500
1 Bed / 1 Bath	2	\$900	\$1,000	630 SF	\$1,800	\$2,000
2 Bed / 1 Bath	1	Vacant	\$1,400	700 SF	\$0	\$1,400

### Income Summary

Current In-Place Monthly Income: \$2,900

Current In-Place Annual Income: \$34,800

Pro Forma Monthly Income (Full Occupancy): \$6,400

Pro Forma Annual Income (Full Occupancy): \$76,800

### Value-Add Opportunity

- Upside on existing retail rent from \$1,100 to \$1,500
- Lease-up of one vacant retail unit (750 SF)
- Lease-up of one vacant 2BR unit (700 SF)
- *Rent growth potential across residential units*

3 Residential Units



2 Retail Units



SECTION 3

# DEMOGRAPHICS

# Demographics Map & Report

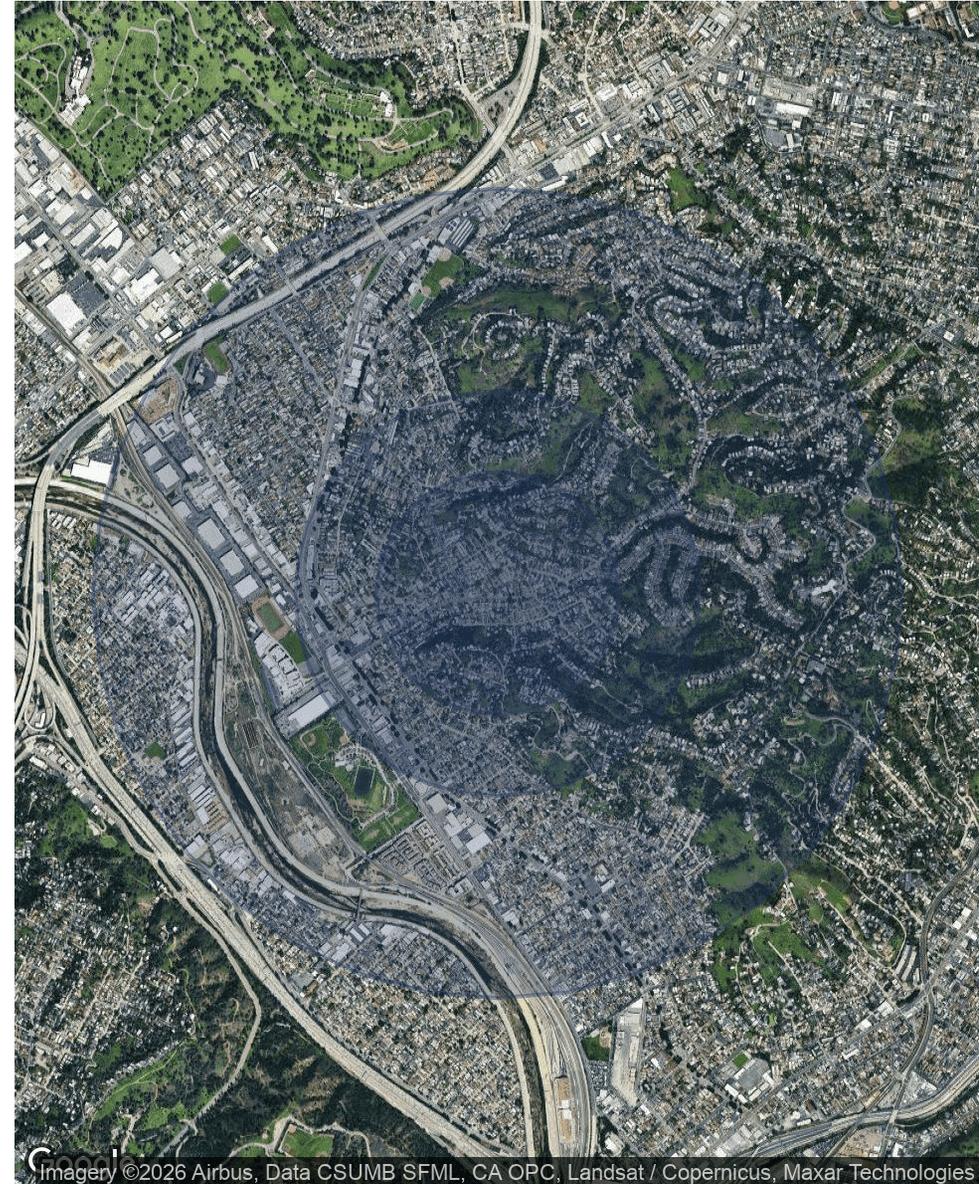


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,212	6,581	24,582
Average Age	41	41	41
Average Age (Male)	40	40	41
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,102	2,271	8,579
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$127,285	\$125,804	\$127,755
Average House Value	\$1,189,755	\$1,175,094	\$1,110,725

Demographics data derived from AlphaMap



Imagery ©2026 Airbus, Data CSUMB SFML, CA OPC, Landsat / Copernicus, Maxar Technologies

3 Residential Units



2 Retail Units



SECTION 4

# ADVISOR BIOS

# Advisor Bio 1



**HENRY LIU, CCIM**

Managing Director | Principal

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CalDRE #01104611

## PROFESSIONAL BACKGROUND

As Managing Director of Sperry Commercial Gateway Group, Mr. Henry Liu has over 30+ years of experience background in mortgage lending and commercial real estate in varying capacities including asset management, investment acquisition, and financing. Mr. Liu has represented foreign investors in acquisitions of multi-unit income properties, industrial warehouses, and other real estate assets throughout Southern California. The affiliation with SPERRY Commercial provides the opportunity to collaborate with a national and global commercial brokerage team of specialists.

## EDUCATION

San Diego State University - Business Administration

Cal Poly Pomona - Finance, Real Estate, Law

CCIM - Certified Commercial Investment Member | The CCIM Institute

## MEMBERSHIPS

CCIM - Certified Commercial Investment Member

NAR - National Association of REALTORS

CAR - California Association of REALTORS

ICSC - International Council of Shopping Centers

AREAA - Inland Empire Chapter / Board Member

SPERRY- Commercial  
Gateway Group