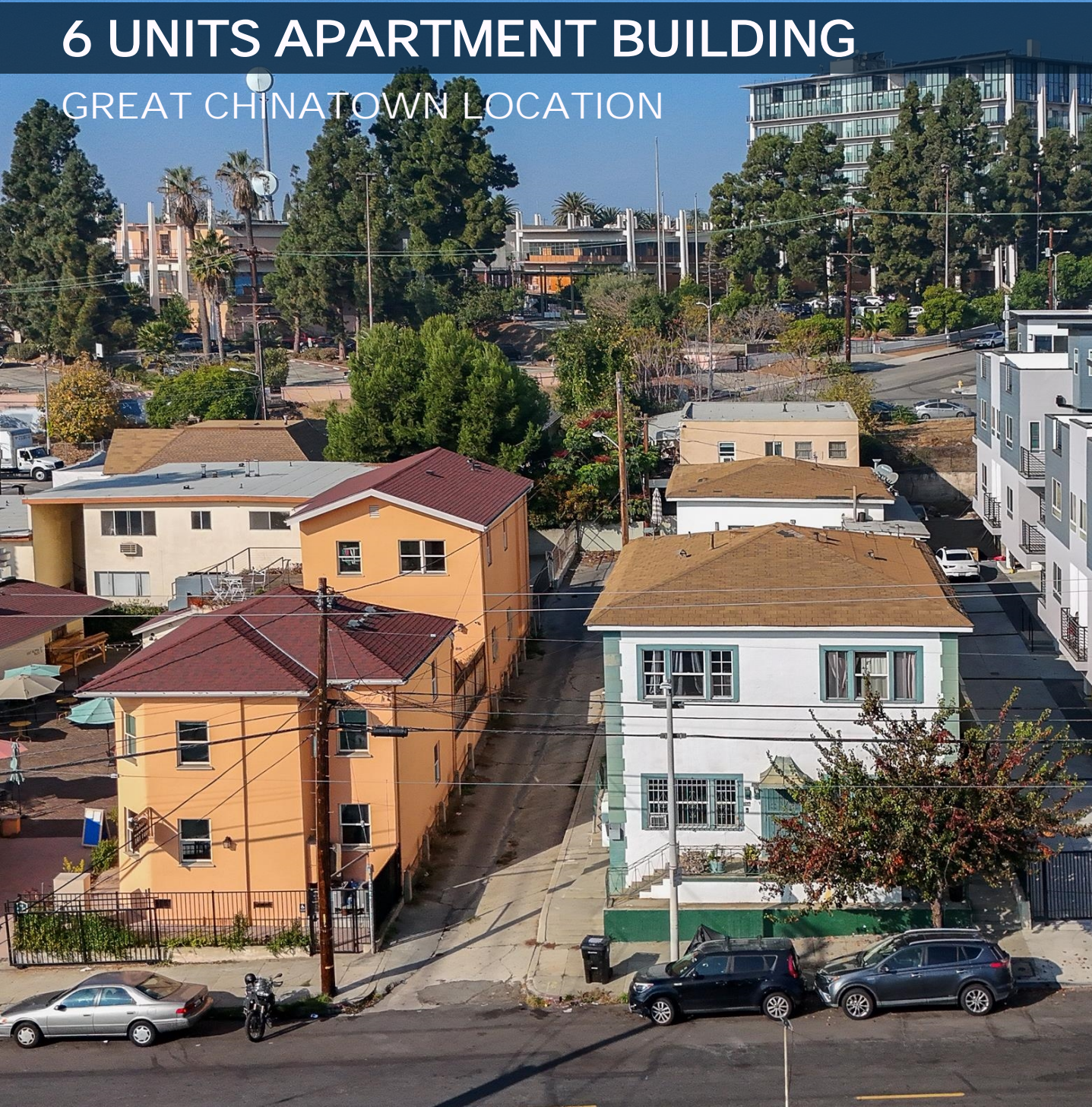


6 UNITS APARTMENT BUILDING

GREAT CHINATOWN LOCATION



OFFERING MEMORANDUM

Prepared by:

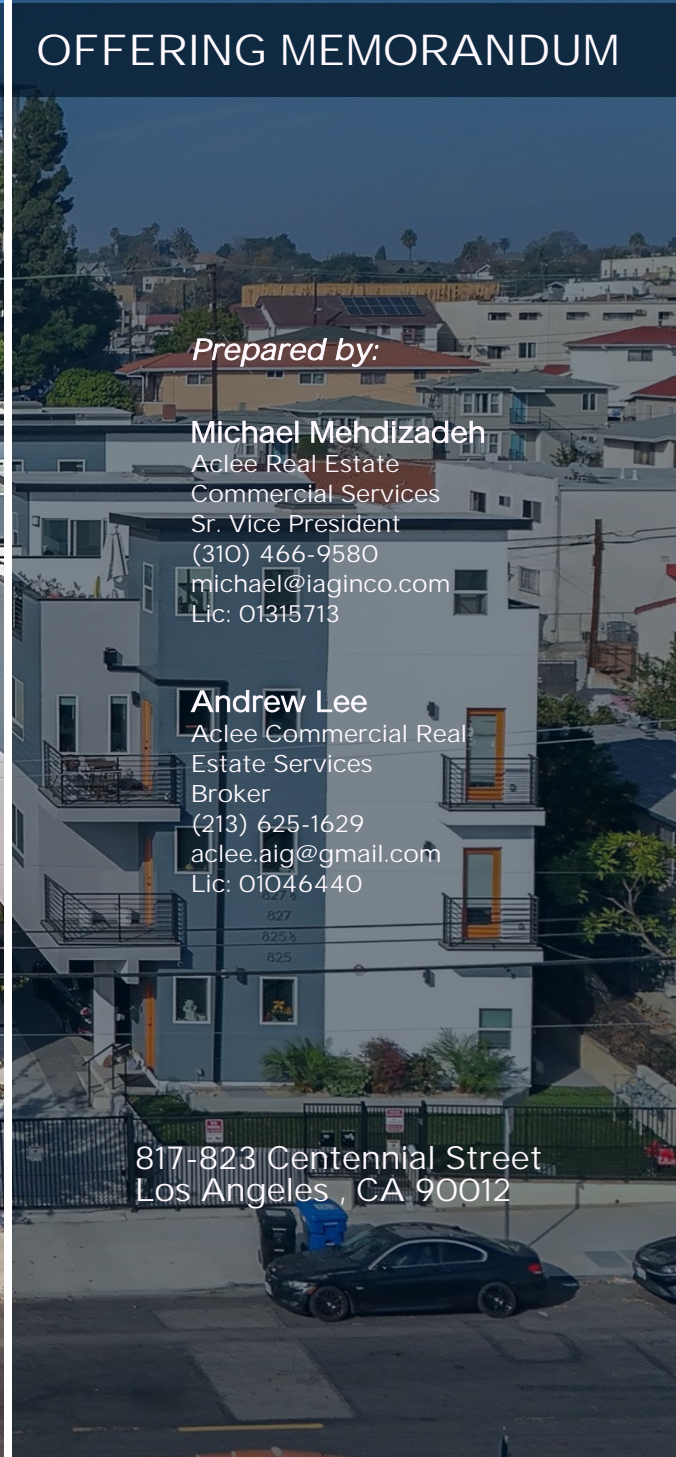
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Los Angeles, CA 90012



6 UNITS APARTMENT BUILDING

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 - Multi-Family Unit Mix
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 - Income & Expense Analysis
 - Multi-Year Cash Flow Assumptions

- 06 **Demographics**
 - Demographics

Exclusively Marketed by:



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01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	817-823 Centennial Street Los Angeles CA 90012
COUNTY	Los Angeles
MARKET	Downtown Los Angeles
BUILDING SF	4,304 SF
LAND SF	5,581 SF
YEAR BUILT	1890 & 1895
APN	5406-027-015
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,050,000
PRICE PSF	\$243.96
NOI (CURRENT)	\$74,904
NOI (PRO FORMA)	\$129,600
CAP RATE (CURRENT)	7.13%
CAP RATE (PRO FORMA)	12.34%
GRM (CURRENT)	14.02
GRM (PRO FORMA)	8.10

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	42,349	452,229	1,126,897
2024 Median HH Income	\$70,248	\$59,649	\$62,370
2024 Average HH Income	\$99,922	\$94,439	\$95,804



Great Investment Opportunity

- Prime Investment Opportunity: Nestled on the bustling Centennial Street, this mixed-use property at 817-823 is a beacon of potential ROI. Boasting a strategic location in the heart of a thriving commercial hub, this property offers a lucrative opportunity for savvy investors seeking high returns. With a diverse mix of retail and residential spaces, this property is a versatile gem waiting to be uncovered.
- Profitable Returns Await: Imagine the satisfaction of watching your investment flourish with each passing day. This property promises not just steady rental income but also the potential for significant appreciation in value over time. With a strong demand for commercial and residential space in this sought-after location, the ROI potential is truly limitless.
- Prime Location, Infinite Potential: Nestled on the bustling Centennial Street, this property commands attention and promises a wealth of possibilities for savvy investors. Boasting a dynamic locale with abundant foot traffic, it beckons both businesses and residents with its vibrant energy. Seamless access to amenities and transportation further solidifies its appeal, paving the way for a lucrative return on investment that's simply irresistible.
- Unleash the Potential: Whether you're a seasoned investor or a newcomer to the real estate market, this mixed-use property presents a golden opportunity to diversify your portfolio and maximize your returns. With the flexibility to customize and optimize the retail and residential spaces to suit market demands, the potential for a lucrative ROI is within your grasp.
- Invest in Success: Don't miss out on the chance to secure your financial future with this exceptional mixed-use property. Embrace the thrill of real estate investment and unlock the doors to prosperity with 817-823 Centennial Street. Seize this prime opportunity to reap the rewards of a smart investment decision and set yourself on the path to financial success.





02

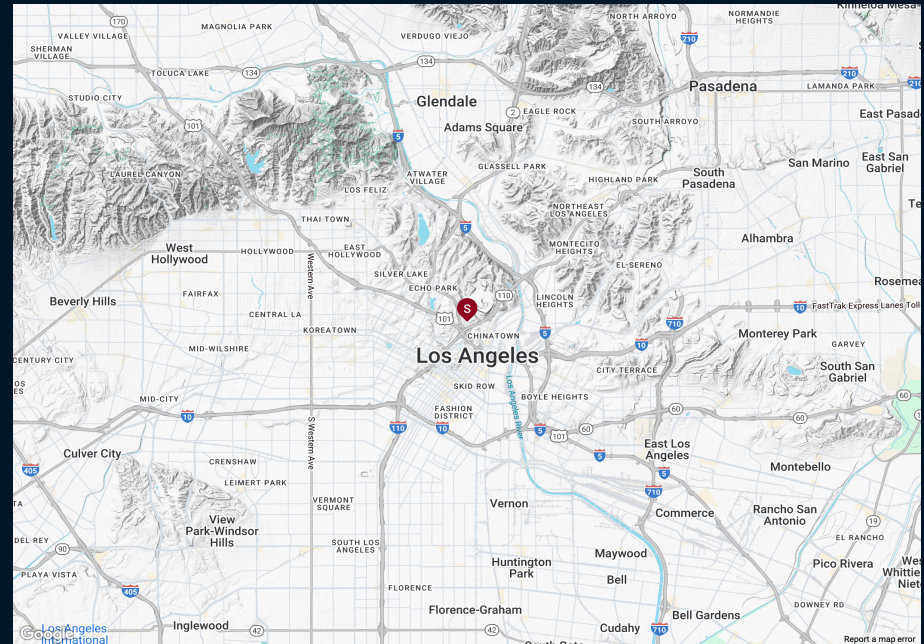
Location

Location Summary

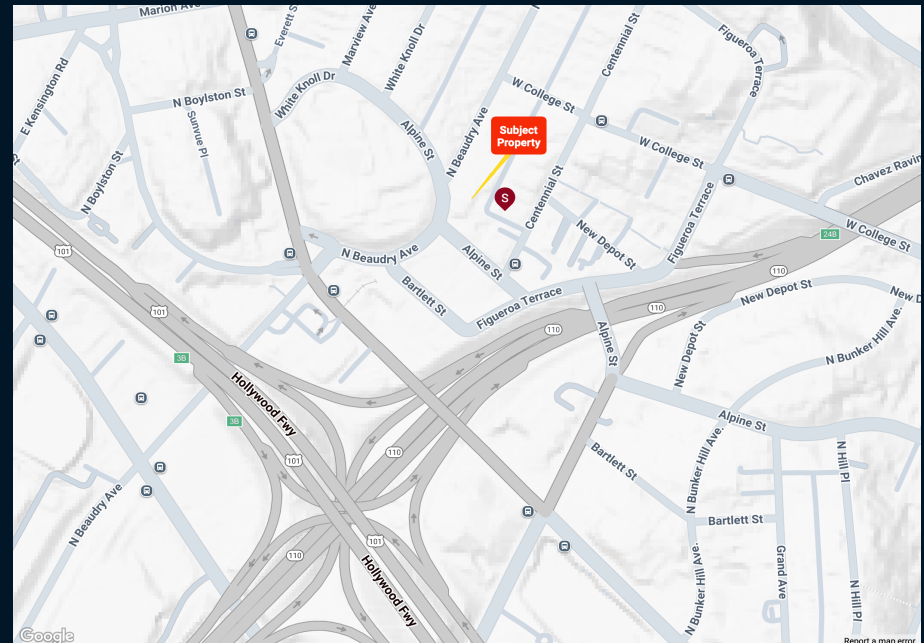
Great Chinatown Location

- The property is located in the bustling neighborhood of Downtown Los Angeles, known for its vibrant mix of commercial, residential, and cultural establishments.
- Nearby attractions include the historic Grand Central Market, the iconic Walt Disney Concert Hall, Dodger Stadium, and the lively nightlife of the Arts District.
- Public transportation options are plentiful, with several Metro stations and bus stops within walking distance, enhancing accessibility for employees and customers.
- The neighborhood is undergoing revitalization efforts, with new developments and renovations contributing to the area's growth and potential for future appreciation.
- Excellent public transportation options are available, with the Metro and multiple bus routes providing convenient access to different parts of the city, enhancing connectivity for commuters and customers.
- The neighborhood continues to undergo revitalization efforts, with new residential developments, retail spaces, and public spaces being added, contributing to the overall growth and appeal of the area.

Regional Map



Locator Map





03

Property Description

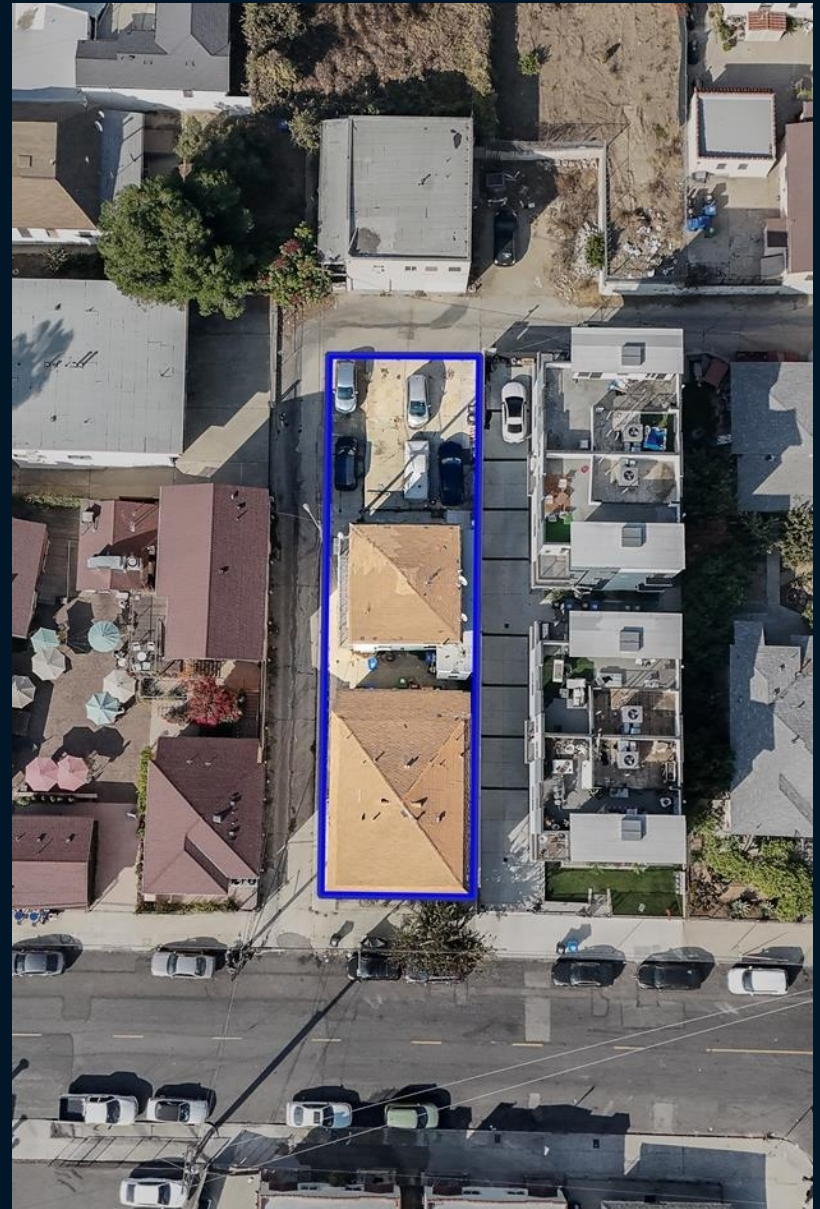
- Property Features
- Aerial Map
- Property Images

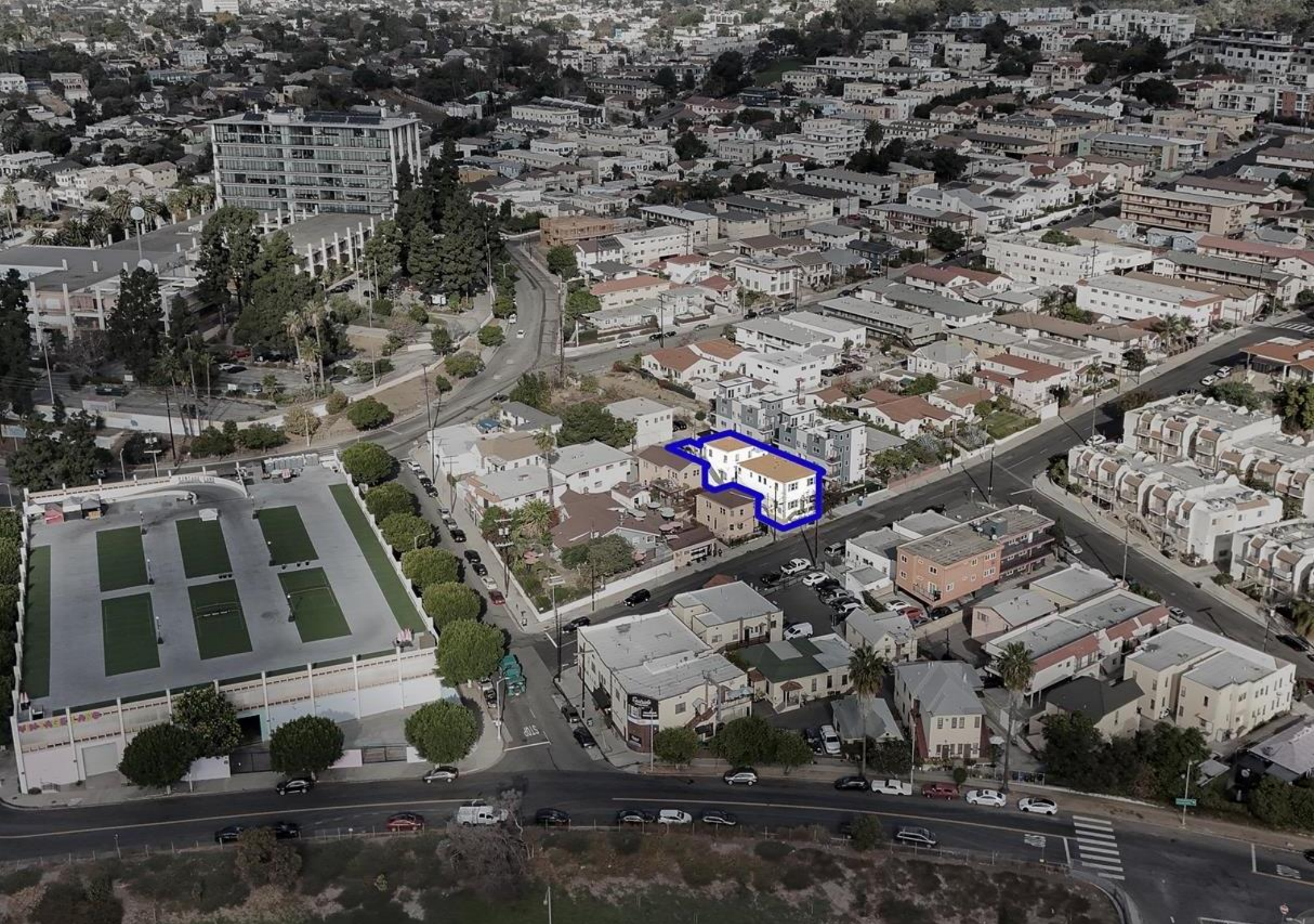
GLOBAL

NUMBER OF UNITS	6
BUILDING SF	4,304
LAND SF	5,581
# OF PARCELS	1
YEAR BUILT	1890 & 1895
ZONING TYPE	LAR3
BUILDING CLASS	C
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	2

MULTI-FAMILY VITALS

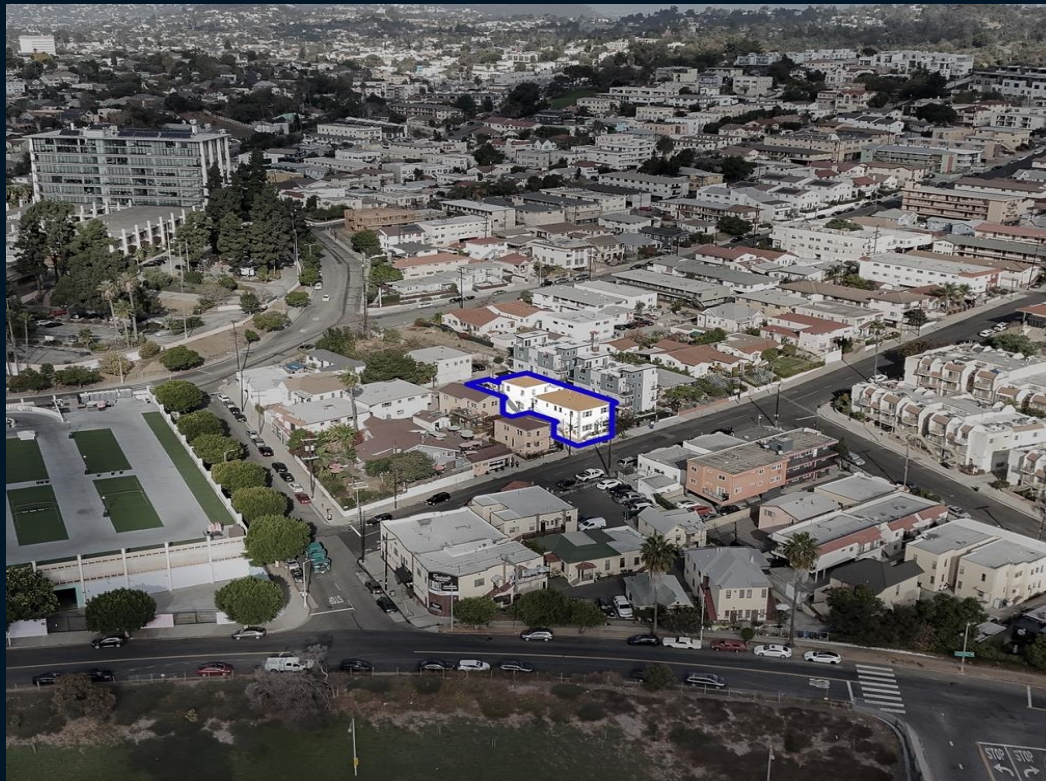
NUMBER OF UNITS	6
CURRENT OCCUPANCY	100.00%





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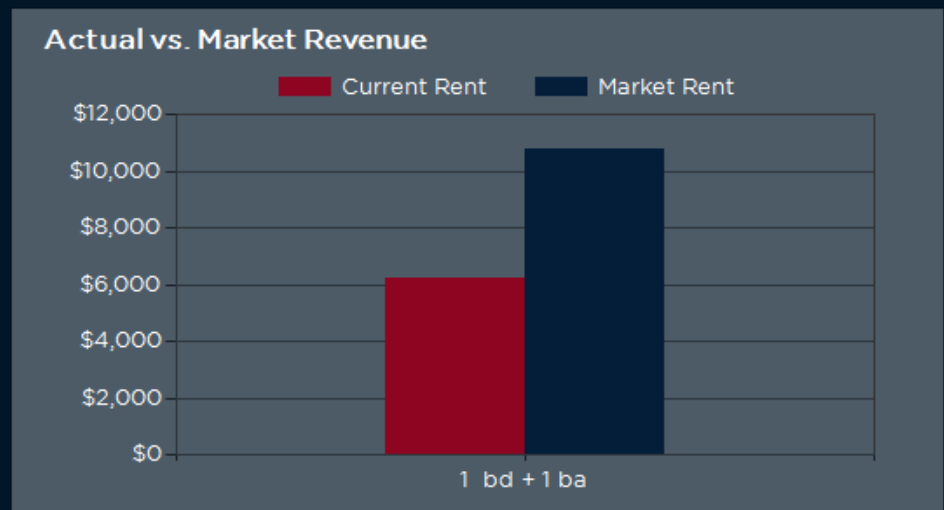
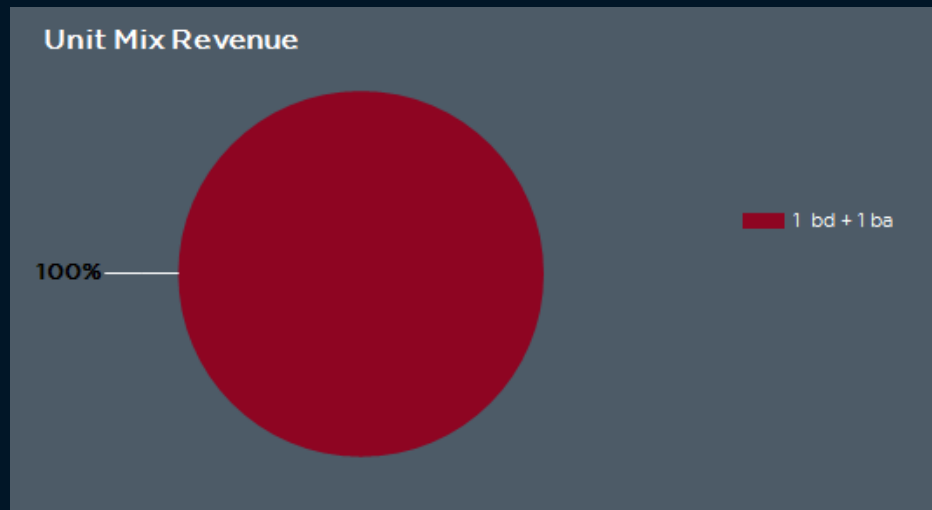
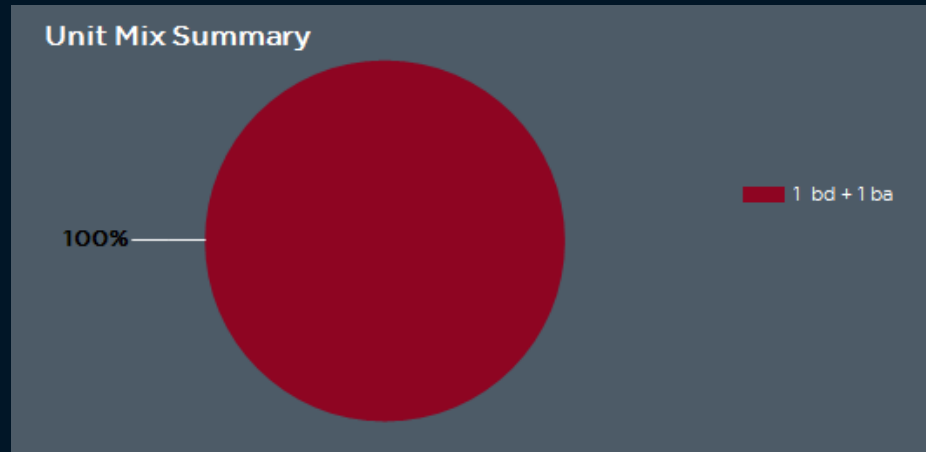
04

Rent Roll

Multi-Family Unit Mix

Rent Roll

		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	6	\$6,242	\$37,452	\$10,800	\$64,800
Totals/Averages	6	\$6,242	\$37,452	\$10,800	\$64,800



RESIDENTIAL

Unit	Unit Mix	Current Rent	Market Rent
819	1 bd + 1 ba	\$1,143.00	\$1,800.00
819-1/2	1 bd + 1 ba	\$1,141.00	\$1,800.00
821	1 bd + 1 ba	\$413.00	\$1,800.00
821-1/2	1 bd + 1 ba	\$1,352.00	\$1,800.00
823	1 bd + 1 ba	\$1,094.00	\$1,800.00
823-1/2	1 bd + 1 ba	\$1,099.00	\$1,800.00
Totals / Averages		\$6,242.00	\$10,800.00



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05 Financial Analysis

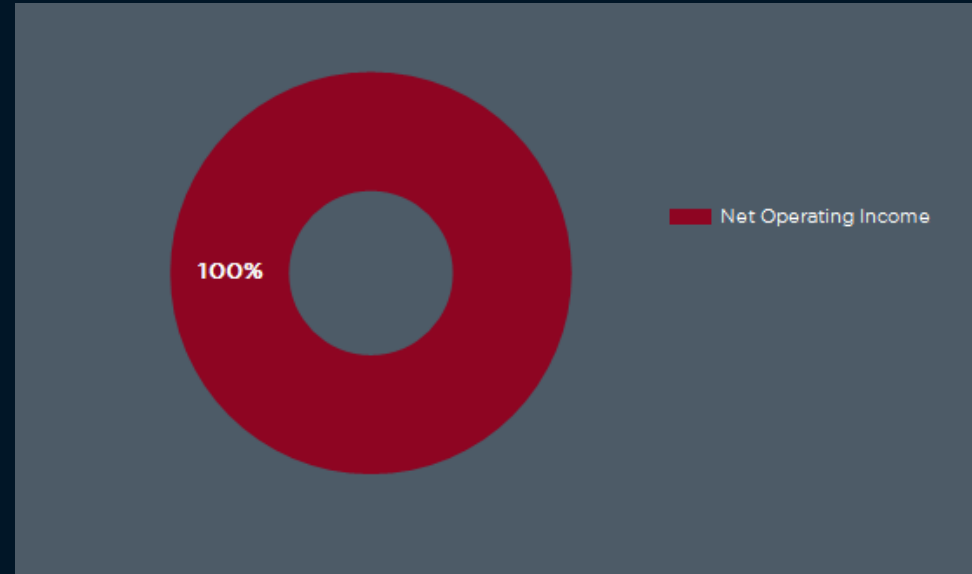
Income & Expense Analysis

Multi-Year Cash Flow Assumptions

REVENUE ALLOCATION

CURRENT

INCOME	CURRENT	PRO FORMA
Multi-Family Revenue	\$74,904	\$129,600
Effective Gross Income	\$74,904	\$129,600
Net Operating Income	\$74,904	\$129,600



DISTRIBUTION OF EXPENSES

CURRENT



GLOBAL

Price	\$1,050,000
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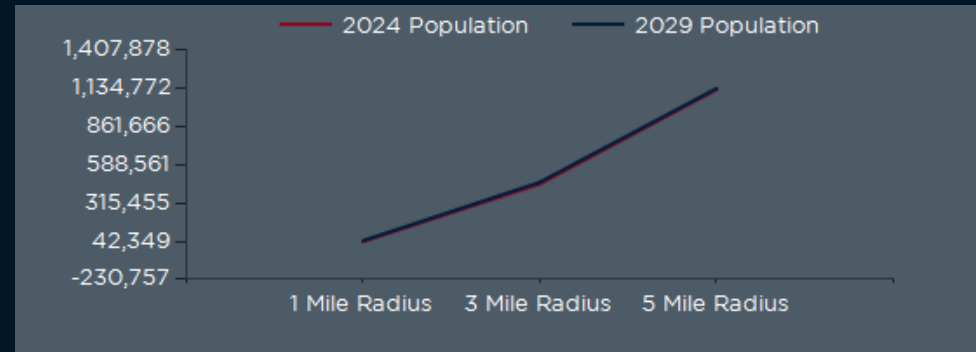
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06 Demographics
Demographics

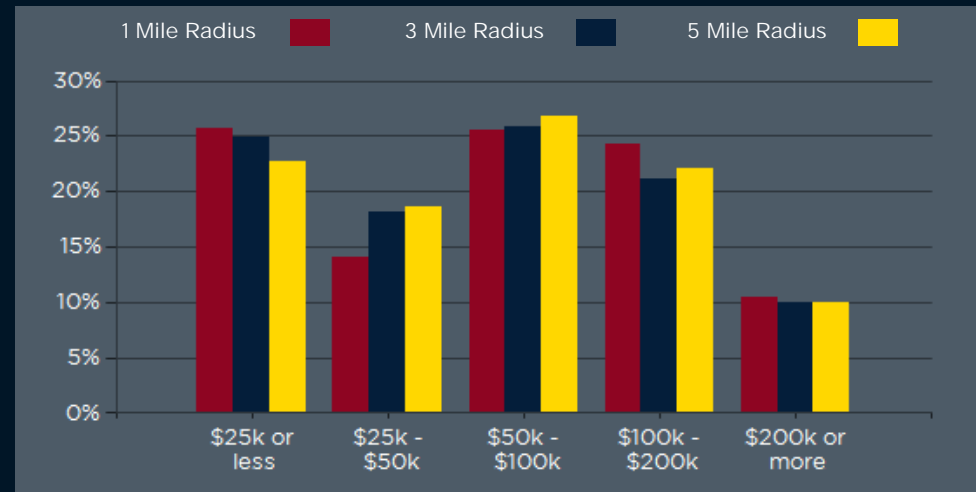
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	36,771	440,266	1,172,353
2010 Population	38,536	439,762	1,152,272
2024 Population	42,349	452,229	1,126,897
2029 Population	47,086	464,764	1,134,772
2024-2029: Population: Growth Rate	10.70%	2.75%	0.70%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,032	30,060	59,914
\$15,000-\$24,999	1,817	16,059	35,912
\$25,000-\$34,999	1,147	15,164	35,031
\$35,000-\$49,999	1,496	18,538	43,885
\$50,000-\$74,999	2,280	26,806	63,523
\$75,000-\$99,999	2,527	20,926	49,886
\$100,000-\$149,999	2,923	25,268	61,053
\$150,000-\$199,999	1,667	13,756	32,192
\$200,000 or greater	1,986	18,346	41,971
Median HH Income	\$70,248	\$59,649	\$62,370
Average HH Income	\$99,922	\$94,439	\$95,804

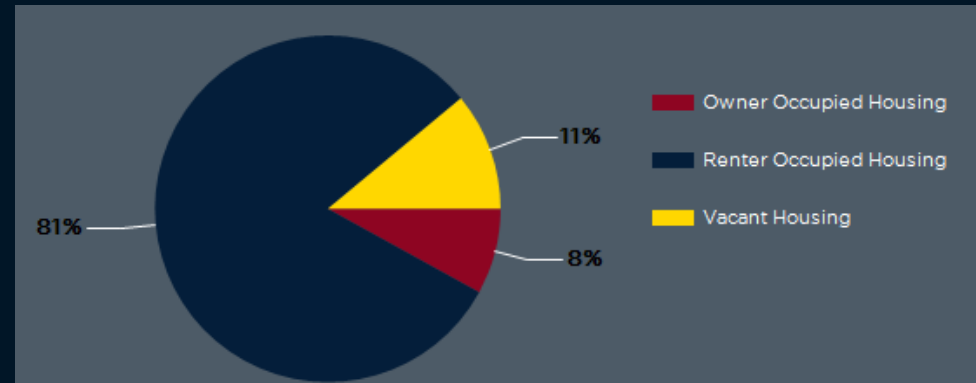
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	13,516	148,069	381,400
2010 Total Households	14,988	154,129	377,039
2024 Total Households	18,875	184,922	423,369
2029 Total Households	21,755	197,939	443,660
2024 Average Household Size	2.08	2.30	2.55
2024-2029: Households: Growth Rate	14.40%	6.85%	4.70%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

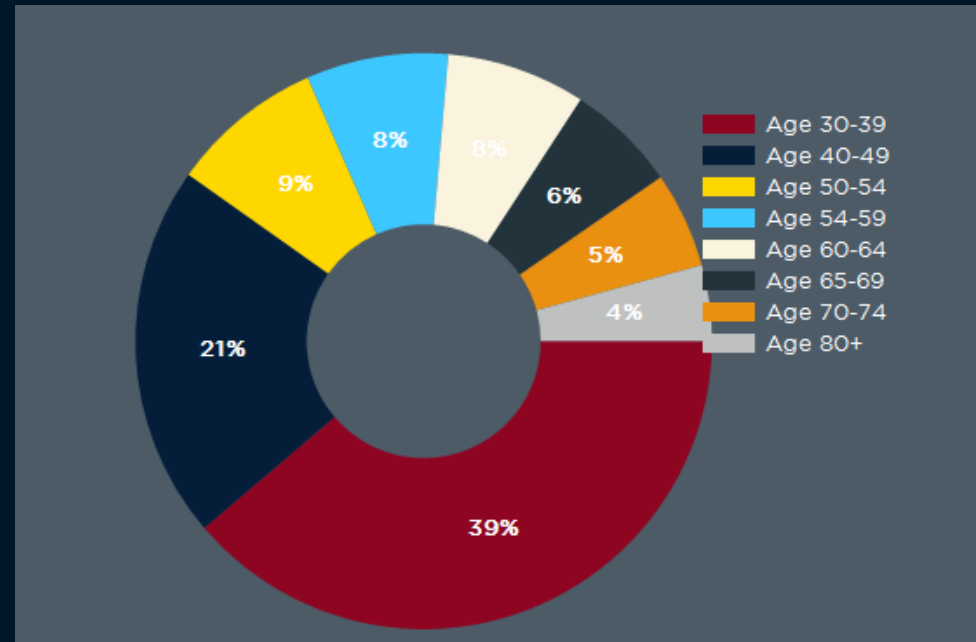


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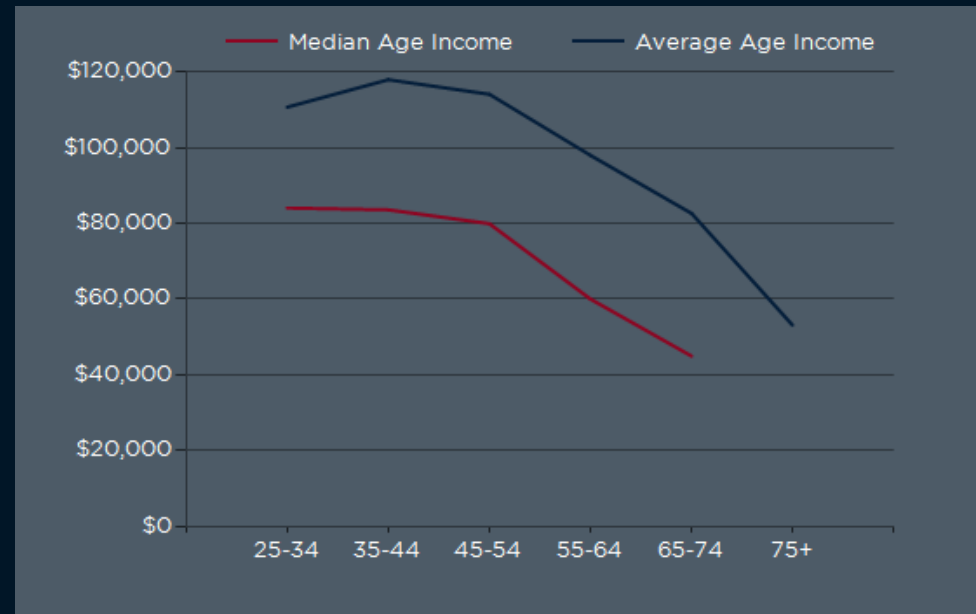
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2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	5,919	53,117	117,908
2024 Population Age 35-39	4,344	42,903	98,154
2024 Population Age 40-44	3,167	35,468	86,180
2024 Population Age 45-49	2,405	28,459	71,758
2024 Population Age 50-54	2,274	28,037	70,913
2024 Population Age 55-59	2,107	24,536	60,776
2024 Population Age 60-64	2,066	22,234	56,377
2024 Population Age 65-69	1,639	18,069	46,613
2024 Population Age 70-74	1,425	13,895	36,227
2024 Population Age 75-79	1,127	10,282	26,359
2024 Population Age 80-84	831	6,864	17,135
2024 Population Age 85+	992	7,542	18,429
2024 Population Age 18+	37,258	383,450	934,017
2024 Median Age	36	36	36
2029 Median Age	38	38	38



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,088	\$73,307	\$71,128
Average Household Income 25-34	\$110,743	\$100,985	\$97,395
Median Household Income 35-44	\$83,606	\$73,079	\$75,736
Average Household Income 35-44	\$118,006	\$112,379	\$112,406
Median Household Income 45-54	\$79,946	\$68,555	\$74,577
Average Household Income 45-54	\$114,163	\$106,582	\$109,701
Median Household Income 55-64	\$60,038	\$52,679	\$58,598
Average Household Income 55-64	\$98,028	\$89,971	\$95,149
Median Household Income 65-74	\$44,974	\$39,852	\$47,337
Average Household Income 65-74	\$82,699	\$73,648	\$81,095
Average Household Income 75+	\$53,150	\$55,600	\$62,845



6 UNITS APARTMENT BUILDING

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The information contained herein has been obtained from various sources which we deem reliable, however, we make no guarantee, warranty, or representation about it, and it is subject to change and errors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All offerings are subject to prior sale, lease, or withdrawal from the market without notice. This property is offered exclusively through Andrew C. Lee Commercial Real Estate Services

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