

# For Sale

Industrial/Office Building

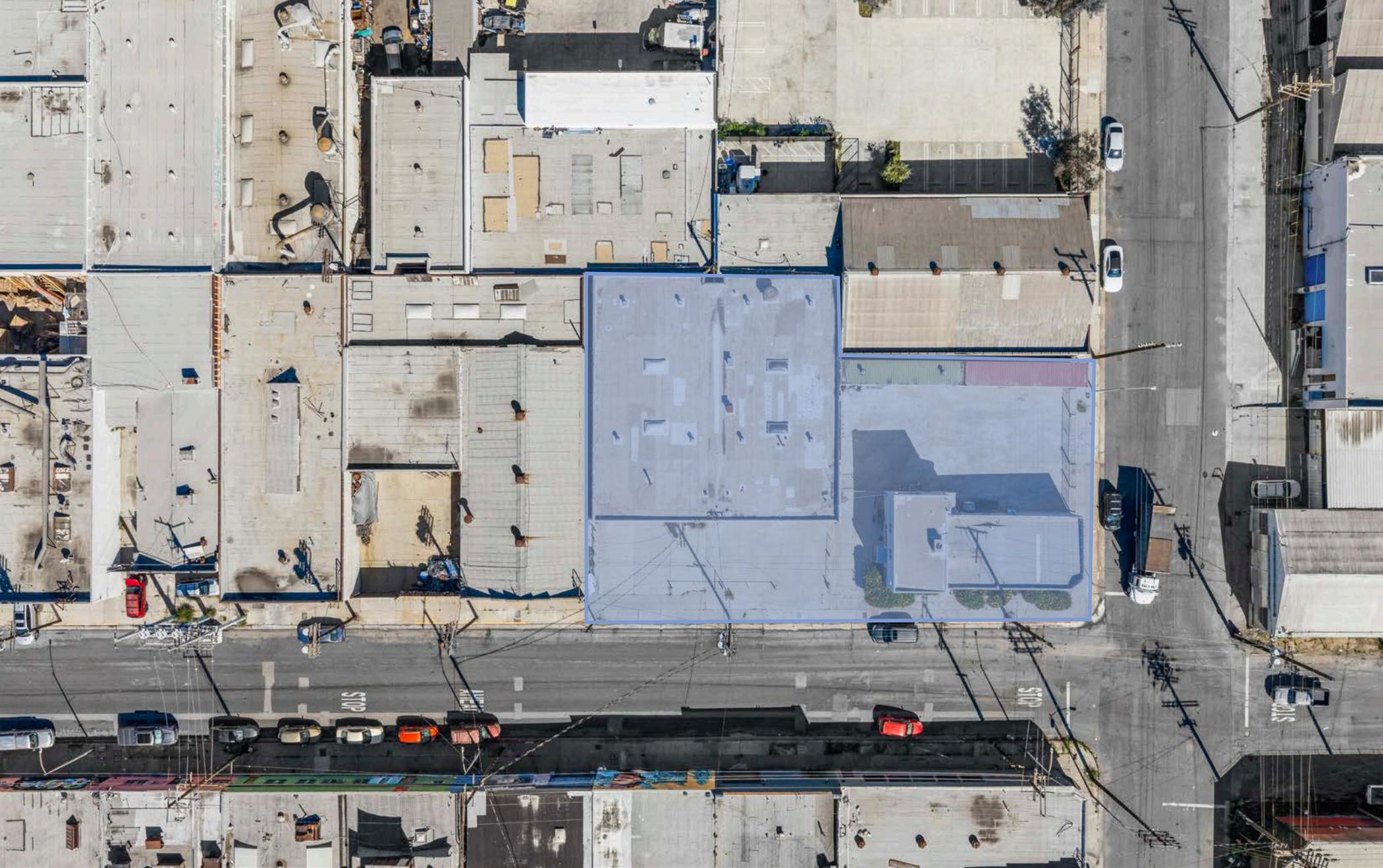
LENDER  
FORECLOSURE  
SALE



3537 Union Pacific Avenue & 1415-1425  
Esperanza Street, Los Angeles, California

Confidential offering memorandum

**AVISON  
YOUNG**



## Exclusively Listed by

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# Offering summary

## \$2,570,000

Offering price



NOI:  
\$120,280



Cap Rate:  
5.6%



Building SF:  
8,579

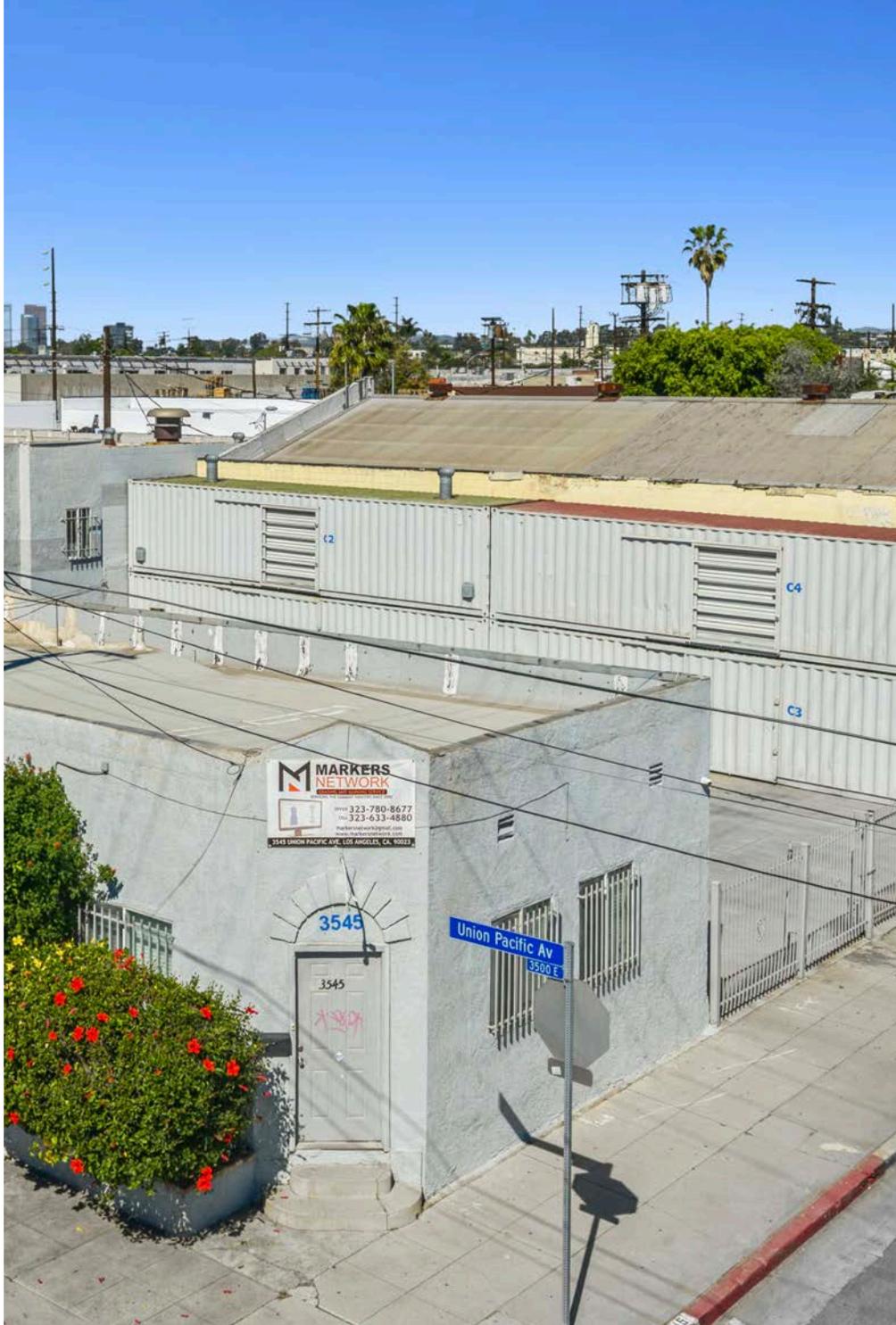


Building Price/SF:  
\$299.57

Avison Young is pleased to present the opportunity to acquire a three parcel, two building property located at 3537 Union Pacific Avenue and 1415-1425 Esperanza Street in Los Angeles, CA. This property is made up of one industrial building, one 2-unit office building and one parking lot. They have a combined  $\pm 8,579$  SF and they sit on a  $\pm 14,881$  SF lot which includes a parking lot. Located in the industrial area of Los Angeles, this space is a great fit for an owner user or private investor. This asset was acquired by way of a foreclosure. As a result, the lender/seller has very little information. Property is being sold in "as-is" condition

## Highlights

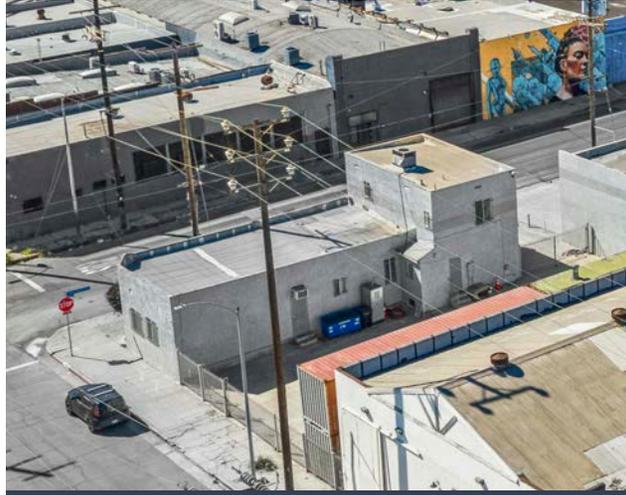
- Two industrial spaces that are currently combined
- 16' ceiling height with roll up doors
- Located on a corner intersection
- Ample parking with storage containers
- Close proximity to interstate 10, 5, and 710



# Parcel summary



## Industrial Building



## 2 Unit-Office Building

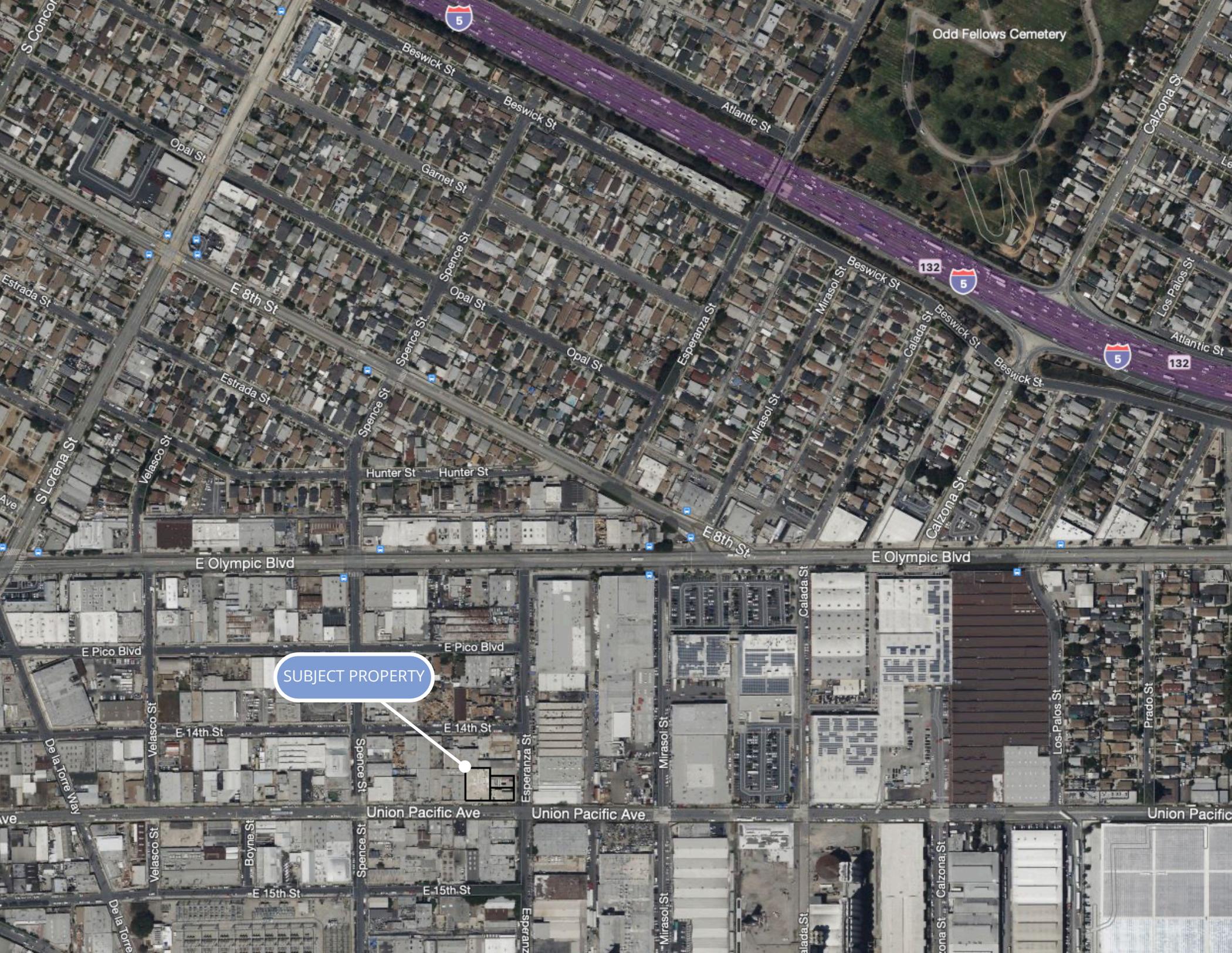


## Parking Lot

	Address:	3537 Union Pacific Avenue
	City:	Los Angeles, California
	Building Area:	6,388 SF
	Land Area:	8,481 SF
	Lease Type	NNN
	APN:	5191-022-017
	Year Built:	1960

	Address:	1425 Esperanza Street
	City:	Los Angeles, California
	Building Area:	2,191 SF
	Land Area:	3,200 SF
	Lease Type	Modified gross
	APN:	5191-022-016
	Year Built:	1934

	Address:	1415 Esperanza Street
	City:	Los Angeles, California
	Building Area:	Parking lot
	Land Area:	3,200 SF
	Lease Type	Parking lot
	APN:	5191-022-028
	Year Built:	1930



SUBJECT PROPERTY

Odd Fellows Cemetery

SUBJECT PROPERTY



# Financial Analysis

## RENT ROLL

TENANT	SIZE (SF)	LEASE START DATE	MONTHLY BASE RENT	MONTHLY RATE PSF	ANNUAL BASE RENT
Pacific Ave - Unit 1	3,194	Vacant	\$4,791	\$1.50	\$57,492
Pacific Ave - Unit 2	3,194	Vacant	\$4,791	\$1.50	\$57,492
Esperanza - Unit 1	1,000	Occupied - month to month	\$1,600	\$1.60	\$19,200
Esperanza - Unit 2	1,191	Vacant	\$1,900	\$1.60	\$22,800
4 Container Storage			\$1,000		\$12,000
Total	8,579		\$14,082		\$168,984

## INCOME & EXPENSES (PRO FORMA)

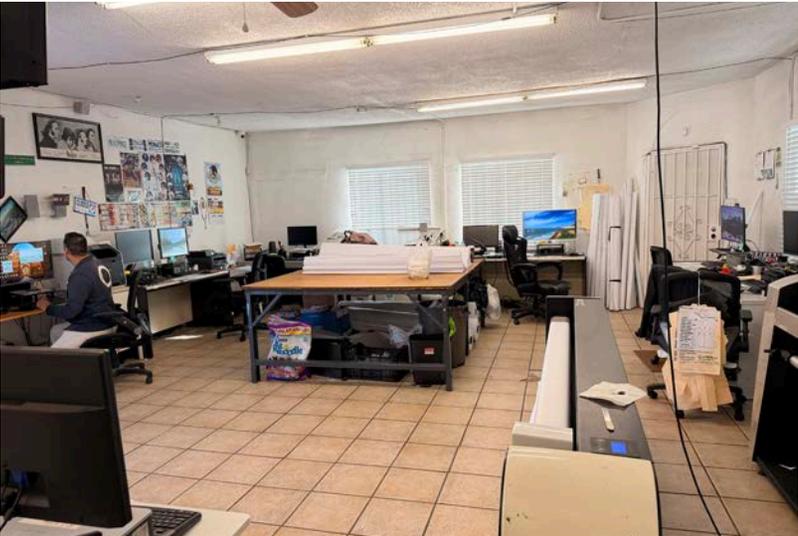
DESCRIPTION	PRO FORMA	\$/SF
Full Occupancy Rental Income	\$168,984	\$19.70
Less Vacancy & Credit Loss	\$-	\$-
Effective Rental Income	\$168,984	\$19.70
Plus: Total Expense Recoverables	\$32,125	\$3.74
Percentage Rent	\$-	\$-
<b>Gross Operating Income</b>	<b>\$201,109</b>	<b>\$23.44</b>
Operating Expenses		
Real Estate Taxes	\$28,912	\$3.37
Insurance	\$8,500	\$0.99
Utilities	\$-	\$-
Common Area Maintenance	\$6,000	\$0.70
Total Operating Expenses	\$43,412	\$5.06
<b>Net Operating Income</b>	<b>\$157,697</b>	<b>\$18.38</b>

*\*there is one long time tenant who has been placed on a month to month agreement*

# Property photos



# Interior photos - occupied and vacant office suite



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# AVISON YOUNG

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