

INDU  
STRY

**FOR SALE**

**CREATIVE FREESTANDING BUILDING**

± 5,267 RSF

649 N MADISON AVE  
SILVER LAKE /  
VIRGIL VILLAGE



**CREATIVE FREESTANDING BUILDING FOR SALE**

**INDUSTRYPARTNERS.COM**

310 395 5151

CA BRE No. 01900833

**SCOTT RIGSBY**

sr@industrypartners.com

CA BRE No. 01252835

**CARLE PIEROSE**

cp@industrypartners.com

CA BRE No. 01464318



**ADDRESS**

649 N Madison Ave

**PRICE**

Inquire for Details

**BUILDING AREA**

± 5,267 RSF

**LAND AREA**

7,501 SF

**INDUSTRY PARTNERS**, as an exclusive agent for the ownership, is pleased to present an opportunity to acquire or lease 649 N Madison Ave, a freestanding, fully renovated creative freestanding building located in the walking distance neighborhood of Silver Lake/Virgil Village, in Los Angeles, CA.

### Fully renovated creative freestanding building in Silver Lake

**SUMMARY INVESTMENT HIGHLIGHTS**

Located in the popular Silver Lake Virgil Village neighborhood within an Opportunity Zone

Just steps away from Virgil Village and minutes away from Sunset Junction and Hollywood

Easy access to the 101 Freeway, with the closest ramp just a block away

Designed by famed architect Bruce Bolander

Surrounded by a remarkable number of high quality amenities within walking distance (Walkscore 87/100)



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale are subject to change or withdrawal without notice.  
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	SBA 504		
	25 yrs Fixed	25 yrs Fixed	
	Bank 1st	SBA 2nd	
<b>Square Footage</b>	5,267		<b>\$/PSF</b>
<b>Purchase Price</b>	\$4,950,000	\$940	Purchase Price
<b>Estimated Construction Cost</b>	\$0	\$0	Tenant Improvements
<b>Total Project Cost</b>	\$4,950,000	\$940	Total
<b>SBA 504</b>			
	25 yrs Fixed	25 yrs Fixed	
	Bank 1st	SBA 2nd	
<b>Down Payment</b>	\$495,000		
<b>LTV</b>	90%		
<b>Loan Amount</b>	\$2,475,000	\$1,980,000	
<b>Financed Fee</b>		\$87,120.00	
<b>Rate (%)*</b>	6.000%	5.760%	
<b>Amortization</b>	25	25	
<b>Term (Years)</b>	25	25	
<b>1st &amp; 2nd Monthly Payment</b>	(\$15,946.46)	(\$13,016.88)	
<b>Total Monthly Payment</b>	504 Total	(\$28,963.34)	\$5.50 *breakeven NNN rental rate
<b>ESTIMATED REAL ESTATE LOAN FEES</b>			
<b>Loan Fee %*</b>	0.500%	2.150%	
<b>Loan Fee</b>	\$12,375.00	\$42,570.00	
<b>Appraisal &amp; Review*</b>	\$3,200.00	Fee Combined	
<b>Environmental*</b>	\$1,900.00	Fee Combined	
<b>Legal &amp; Bridge Loan</b>	\$0.00	\$44,550.00	
<b>Processing Costs</b>	\$2,500.00	\$0.00	
<b>Total</b>	\$19,975.00	\$0.00	
	504 Total	\$19,975.00	
<b>Total Out of Pocket Expenses</b> (Down Payment and Closing Costs)	504 Out of Pocket Expense	\$514,975	



FOR SALE

CREATIVE FREESTANDING BUILDING

649 N MADISON AVE LOS ANGELES CA 90004

INTERIOR PHOTOS





FOR SALE

CREATIVE FREESTANDING BUILDING

649 N MADISON AVE LOS ANGELES CA 90004

INTERIOR PHOTOS





FOR SALE

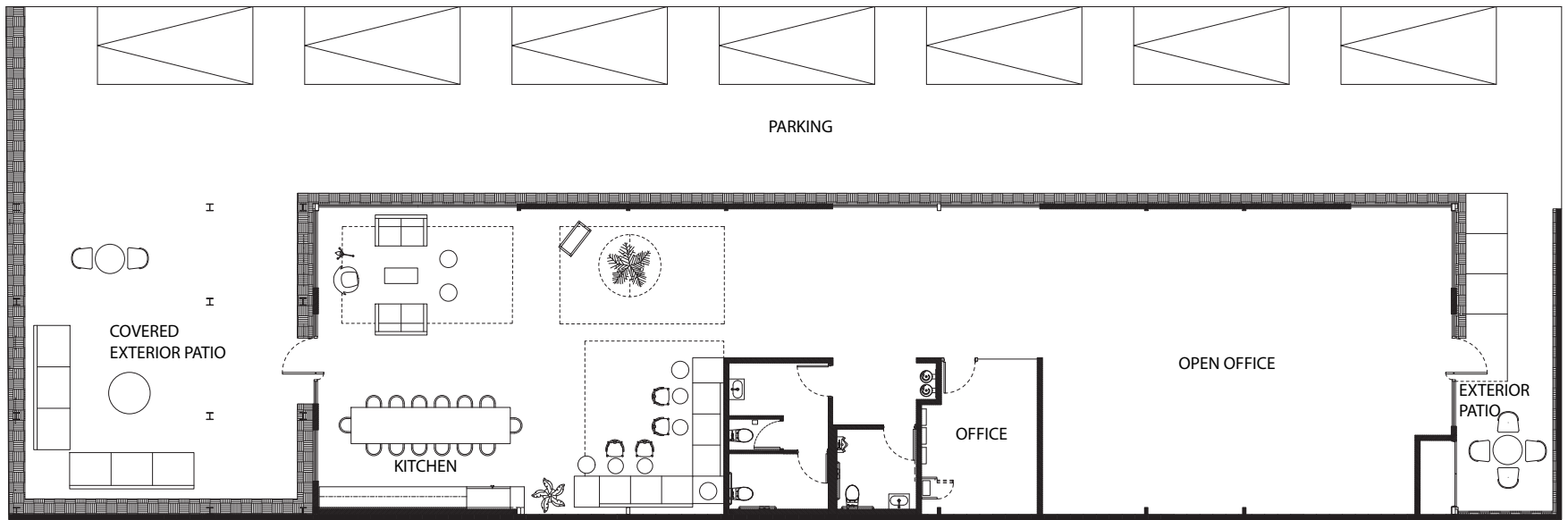
CREATIVE FREESTANDING BUILDING

649 N MADISON AVE LOS ANGELES CA 90004

EXTERIOR PHOTOS

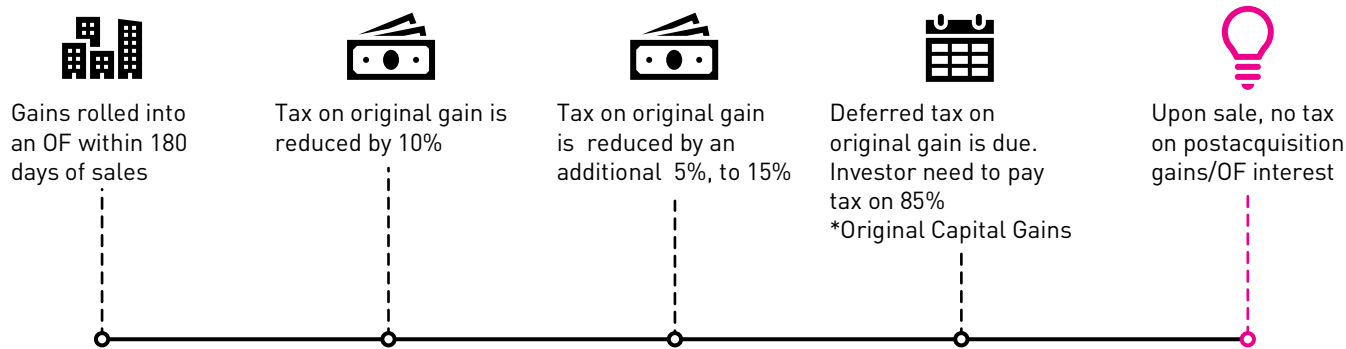


**EXISTING FLOOR PLAN**  
± 5,267 RSF



NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary

### OF Tax Deferral Timeline



#### 1. Deferral of Capital Gains Taxes

Capital gains from the sale of any asset (if reinvested within 180 days) are deferred until the sale of the new investment, or December 31, 2026, whichever is earlier

#### 2. Step-up in Basis

Any investment re-invested and held for 5 years gets a tax basis increase of 10%, and any investment held for 7 years gets a tax basis increase of 15% —thereby reducing the original capital gains tax by that amount.

#### 3. Permanent Elimination

Investments held for 10 years will pay no capital gains tax on the post-acquisition gains. This permanent exclusion only applies to the gains accrued in an Opportunity Fund

### Opportunity Zone

Opportunity Zones are a new community development program established by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities nationwide.

The Opportunity Zones program provides a tax incentive for investors to re-invest their unrealized capital gains into Opportunity Funds that are dedicated to investing into Opportunity.

#### INCENTIVES TO INVESTORS:

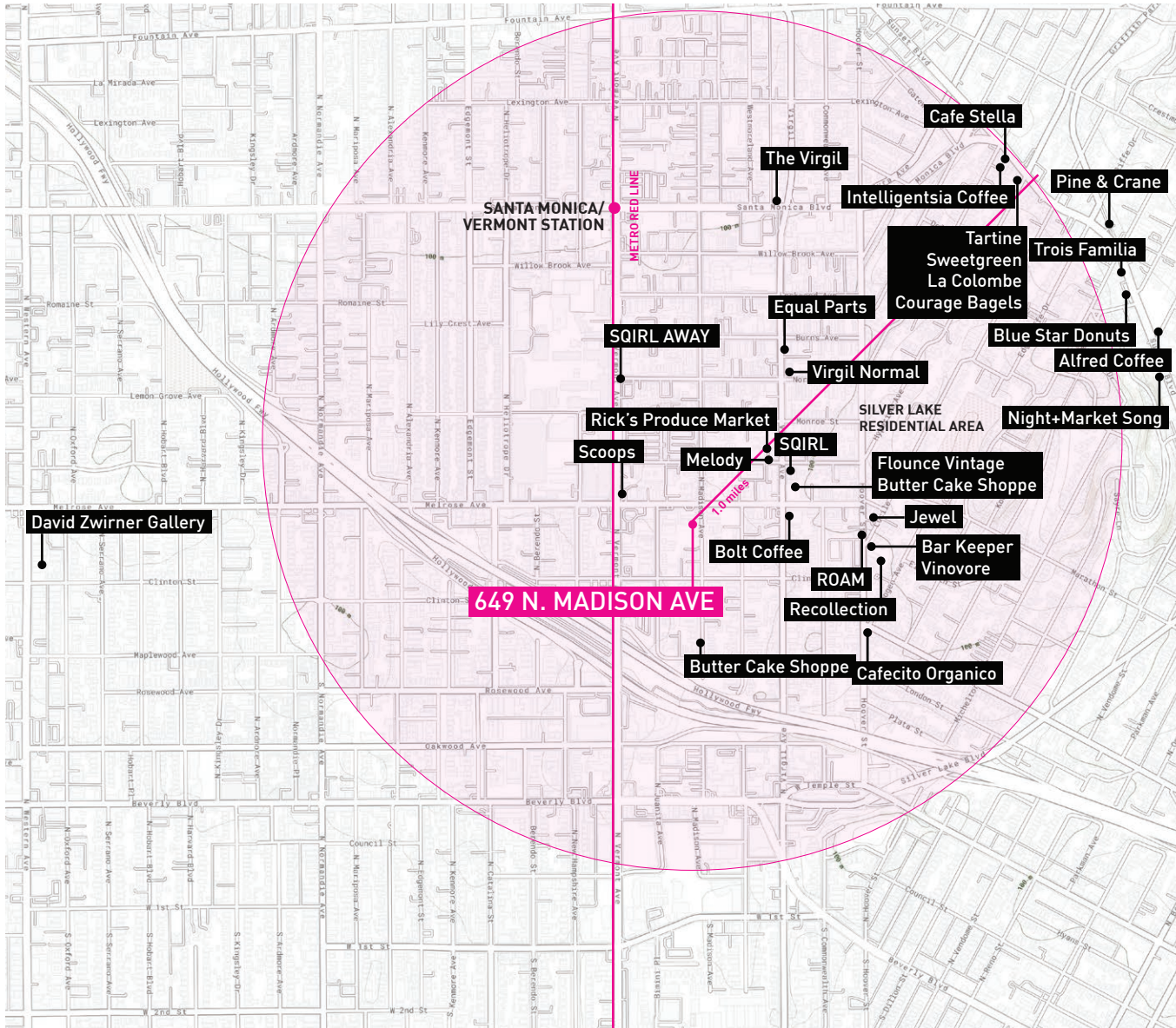
A temporary tax deferral for capital gains reinvested in an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is sold or December 31, 2026.

A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis of the original investment is increased by 10% if the investment in the qualified opportunity zone fund is held by the taxpayer for at least 5 years, and by an additional 5% if held for at least 7 years, excluding up to 15% of the original gain from taxation.

A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in a qualified opportunity zone fund, if the investment is held for at least 10 years.

\*For information purposes only. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals.





**The Creative Wave Lifting Los Angeles' Silver Lake / Virgil Village**

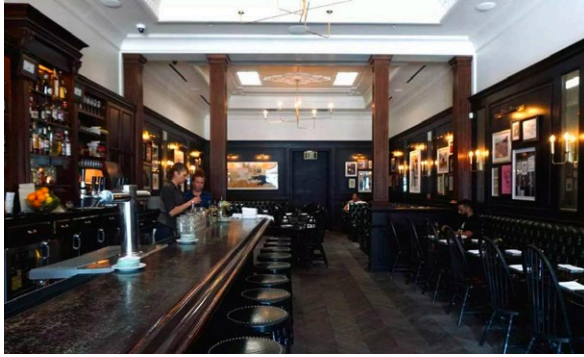
While waiting in line at Sqirl in Los Angeles, one of the country's hottest places for avocado toast (the au courant dish is a brown rice plate with sorrel pesto, salsa verde and poached egg), many have noticed that the neighborhood around it is changing.

"It's the last hurrah of affordable pockets of Silver Lake," says Coly Den Haan, owner of Virgil Village wine shop Vinovore. Technically sandwiched between East Hollywood and Silver Lake in central Los Angeles, Virgil Village has decades-deep Latino and Asian roots, and is marked by Craftsman-style California bungalows and 1920s apartment buildings.

Over the past few years, it has begun to attract young families, millennials and New York transplants with its influx of accomplished chefs, female-run small businesses and even a cereal shop. And stay tuned for the hood's coming attractions: the high-end bar supply shop Barkeeper, elevated bakery The Butter Bake Shoppe and a sprinkling of art galleries. Here are a few of the innovative eateries and small businesses that are breathing new life into Virgil Village.

Life & Money by Citi





The Black Cat. Upscale American gastropub in a historic location related to the LGBTQ civil rights movement.



Melody. An indoor-outdoor wine bar with rotating dinner options ranging from pasta to Indian-inspired fare.



Cafe Stella. Classic French bistro fare served on a romantic patio or in a warm dining room with brick walls.



Aesop. Australian company known for its high-end plant-based products for body & hair.

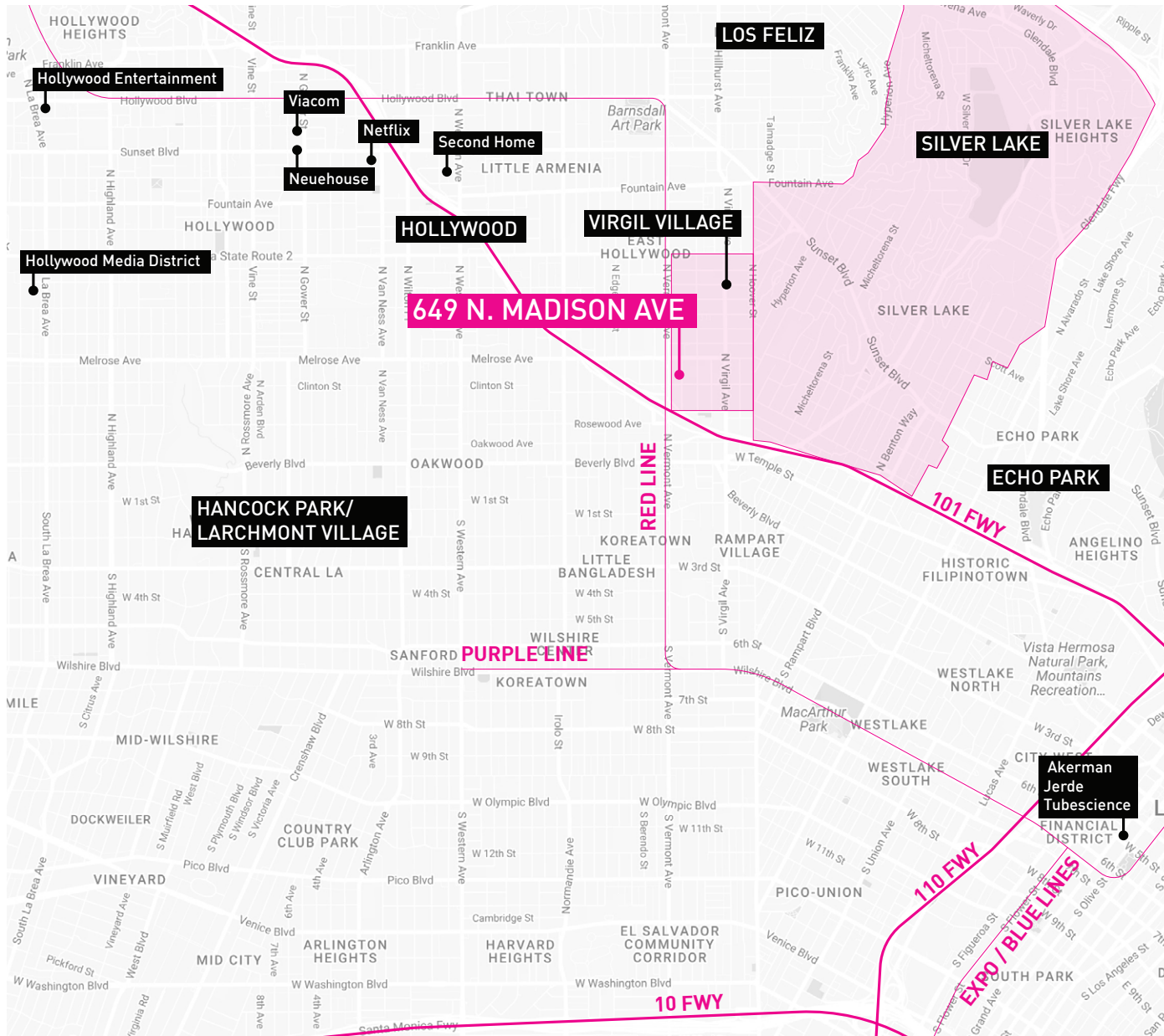


Intelligentsia. High-end coffee bar chain serving daily roasted brews in an industrial-chic setting.



Sqirl. Hip cafe features global-inspired breakfast & lunch fare with housemade jams in a minimalist space





**About the neighborhood**

Walkable neighborhood close to countless amenities.

Located right in the geographic center between Silver Lake and East Hollywood

Neighbors include Netflix, Viacom, J2 Global, Neuehouse, Fender, Capitol Records, and Caviar LA.

**WALKSCORE**  
87/100 'VERY WALKABLE'

**2-MIN DRIVE TO 101 FWY**  
**5-10-MIN DRIVE TO 10 FWY**  
**5-10-MIN DRIVE TO DOWNTOWN LA**

**ECHO PARK**  
1.5 MILES (12 MIN DRIVE)

**HOLLYWOOD**  
2.0 MILES (12 MIN DRIVE)

**DTLA**  
3.0 MILES (15 MIN DRIVE)

**ARTS DISTRICT**  
4.0 MILES (18 MIN DRIVE)

**PASADENA**  
9.0 MILES (23 MIN DRIVE)

**AVERAGE HOUSEHOLD INCOME**  
**\$120,139.00**