

SALE

1978 BONSalLO AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007

SALE PRICE

\$1,799,800



COLDWELL BANKER
COMMERCIAL
REALTY

Vinnie Park
213 332 9045

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

1978 BONSalLO AVE.
1978 Bonsallo Ave. Los Angeles, CA 90007

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



TABLE OF CONTENTS

8	PROPERTY INFORMATION
	<ul style="list-style-type: none">• PROPERTY SUMMARY• PROPERTY DESCRIPTION• COMPLETE HIGHLIGHTS• ADDITIONAL PHOTOS• ADDITIONAL PHOTOS• ADDITIONAL PHOTOS• ADDITIONAL PHOTOS
16	LOCATION INFORMATION
	<ul style="list-style-type: none">• REGIONAL MAP• LOCATION MAP• AERIAL MAP• SITE PLANS
21	FINANCIAL ANALYSIS
	<ul style="list-style-type: none">• FINANCIAL SUMMARY• INCOME & EXPENSES• RENT ROLL
25	SALE COMPARABLES
	<ul style="list-style-type: none">• SALE COMPS• SALE COMPS MAP & SUMMARY
32	LEASE COMPARABLES
	<ul style="list-style-type: none">• LEASE COMPS• LEASE COMPS MAP & SUMMARY
37	DEMOGRAPHICS
	<ul style="list-style-type: none">• DEMOGRAPHICS MAP & REPORT
39	ADVISOR BIOS
	<ul style="list-style-type: none">• ADVISOR BIO 1

SALE

1978 BONSalLO AVE.
1978 Bonsallo Ave. Los Angeles, CA 90007

WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

2,600+
Professionals

Presence in
40 COUNTRIES

11,989
YE Sales Transactions

4,970
YE Lease Transactions

\$9.2 BILLION
Sales Volume

\$1.63 BILLION
Lease Volume

Vinnie Park
213 332 9045



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1978 BONSalLO AVE.
1978 Bonsallo Ave. Los Angeles, CA 90007

BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial Realty is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

AWARDS

- Commercial Elite, 2011
- Top Broker in State - John Doe, 2011
- Top Office in Region, 2011
- Top Office in State, 2011

SAMPLE OF RELEVANT PROJECTS

Sold 30,000 SF building in Any town

Vinnie Park
213 332 9045



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1978 BONSALLO AVE.
1978 Bonsallo Ave. Los Angeles, CA 90007

WHY COLDWELL BANKER COMMERCIAL REALTY

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have a built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with almost 180 offices in primary, secondary and international markets and nearly 3,000 professionals worldwide.



SALE

1978 BONSalLO AVE.
1978 Bonsallo Ave. Los Angeles, CA 90007

THE PROPERTY

1978 Bonsallo Ave.
1978 Bonsallo Ave.
Los Angeles, CA 90007

SCOPE OF SERVICE

Coldwell Banker Commercial Realty to represent _____ in the sale of 1978 Bonsallo Ave.

MARKET INFO

An exceptional location both for business and life after-hours, 1978 Bonsallo Ave. is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

MARKETING THE PROPERTY

Coldwell Banker Commercial Realty has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

RECOMMENDATION

Based on the information we have acquired about the Market, we recommend the property be sold for \$1,799,800.00.

ABOUT COLDWELL BANKER COMMERCIAL REALTY

Coldwell Banker Commercial Realty is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Chicago area landmarks.

ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises almost 190 companies and 2,756 professionals throughout the U.S.

Vinnie Park
213 332 9045



**COLDWELL BANKER
COMMERCIAL
REALTY**

SALE

SALE PRICE

\$1,799,800

1978 BONSallo AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007



COLDWELL BANKER
COMMERCIAL
REALTY

Vinnie Park
213 332 9045

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

1978 BONSalLO AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007



PROPERTY DESCRIPTION

7.6% PRO FORMA, 5% ACTUAL CAP RATE, ALL RENOVATED 6 UNIT APARTMENT IN USC DPS PATROL ZONE WITH GREAT UPSIDE POTENTIAL. 1978 Bonsallo is a charming 6-unit apartment perfect for Student Housing, Cape Cod Style architecture originally constructed in 1923 which is comprised of two structures, consisting of a unit mix of one (1) large detached 3 bed 2 bath house, two (2) great sized 2 bed 1 bath, one (1) cozy 1 bed 1 bath and two (2) large Studios. Every unit features efficient floor plans, a brand new kitchen, a designer-done bathroom, new hardwood-style flooring, and a fresh coat of paint. Boasting almost 3,456 SF of living space, sitting on high demand and desired location for residents with a tranquil tree-lined street, within a couple of blocks to Mt St Mary University and less than a mile distance to the University of Southern California, this is an incomparable acquisition chance for a stabilized asset with even higher upside potential. Also Just a few steps to Crypto Arena, The Memorial Coiseum, LA Live in DTLA, a short bike to the USC Village, walking distance to the Expo line, and centrally located with easy access to the 10 and 110 freeways. Separately Metered, in a Historic preservation neighborhood. (HPOZ).

OFFERING SUMMARY

Sale Price:	\$1,799,800
Number of Units:	6
Lot Size:	6,244 SF
Building Size:	3,456 SF
NOI:	\$91,753.25
Cap Rate:	5.1%
Zoning:	LARD1.5
APN:	5124-033-013

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,185	3,939	17,229
Total Population	3,067	11,494	47,621
Average HH Income	\$36,395	\$42,990	\$55,194

Vinnie Park
213 332 9045



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1978 BONSalLO AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007



PROPERTY DESCRIPTION

7.6% PRO FORMA, 5% ACTUAL CAP RATE, ALL RENOVATED 6 UNIT APARTMENT IN USC DPS PATROL ZONE WITH GREAT UPSIDE POTENTIAL. 1978 Bonsallo is a charming 6-unit apartment perfect for Student Housing, Cape Cod Style architecture originally constructed in 1923 which is comprised of two structures, consisting of a unit mix of one (1) large detached 3 bed 2 bath house, two (2) great sized 2 bed 1 bath, one (1) cozy 1 bed 1 bath and two (2) large Studios. Every unit features efficient floor plans, a brand new kitchen, a designer-done bathroom, new hardwood-style flooring, and a fresh coat of paint. Boasting almost 3,456 SF of living space, sitting on high demand and desired location for residents with a tranquil tree-lined street, within a couple of blocks to Mt St Mary University and less than a mile distance to the University of Southern California, this is an incomparable acquisition chance for a stabilized asset with even higher upside potential. Also Just a few steps to Crypto Arena, The Memorial Coiseum, LA Live in DTLA, a short bike to the USC Village, walking distance to the Expo line, and centrally located with easy access to the 10 and 110 freeways. Separately Metered, in a Historic preservation neighborhood. (HPOZ).

LOCATION DESCRIPTION

East of Bonsallo Ave., North of W 21st St.

Vinnie Park
213 332 9045



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1978 BONSalLO AVE.
1978 Bonsallo Ave. Los Angeles, CA 90007



Vinnie Park
213 332 9045

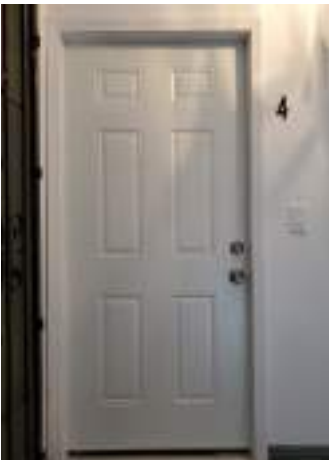
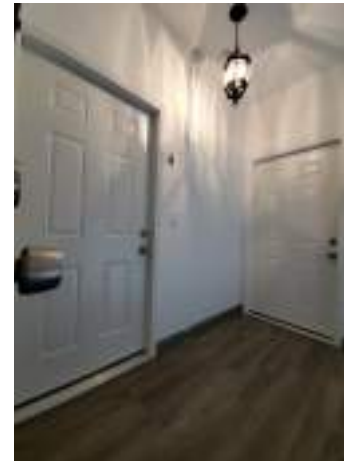


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1978 BONSalLO AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007



Vinnie Park
213 332 9045



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1978 BONSalLO AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007



Vinnie Park
213 332 9045



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1978 BONSallo AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007



Vinnie Park
213 332 9045



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1978 BONSalLO AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007



Vinnie Park
213 332 9045



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

SALE PRICE

\$1,799,800

1978 BONSallo AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007



COLDWELL BANKER
COMMERCIAL
REALTY

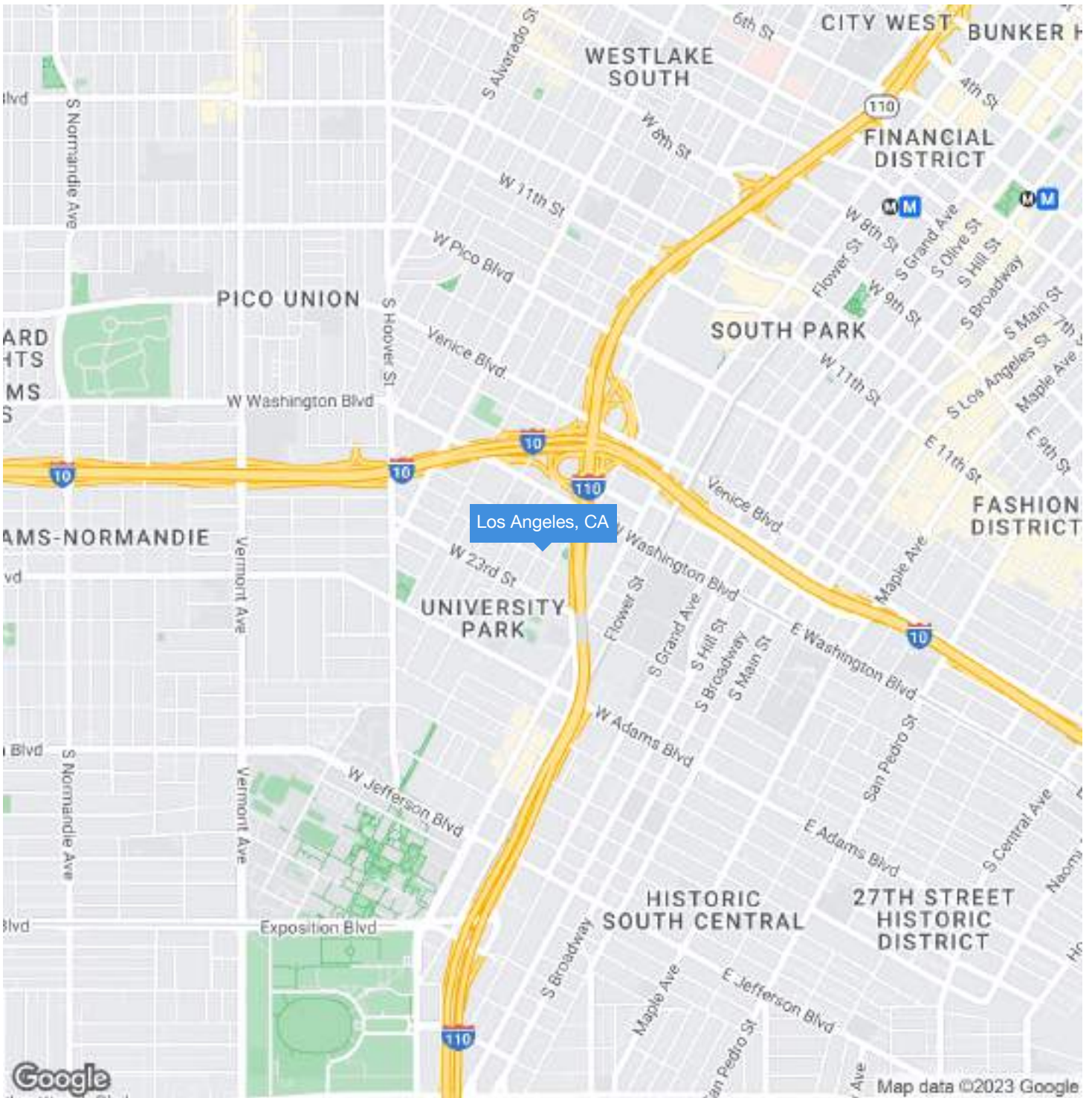
Vinnie Park
213 332 9045

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

1978 BONSalLO AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007



Vinnie Park
213 332 9045

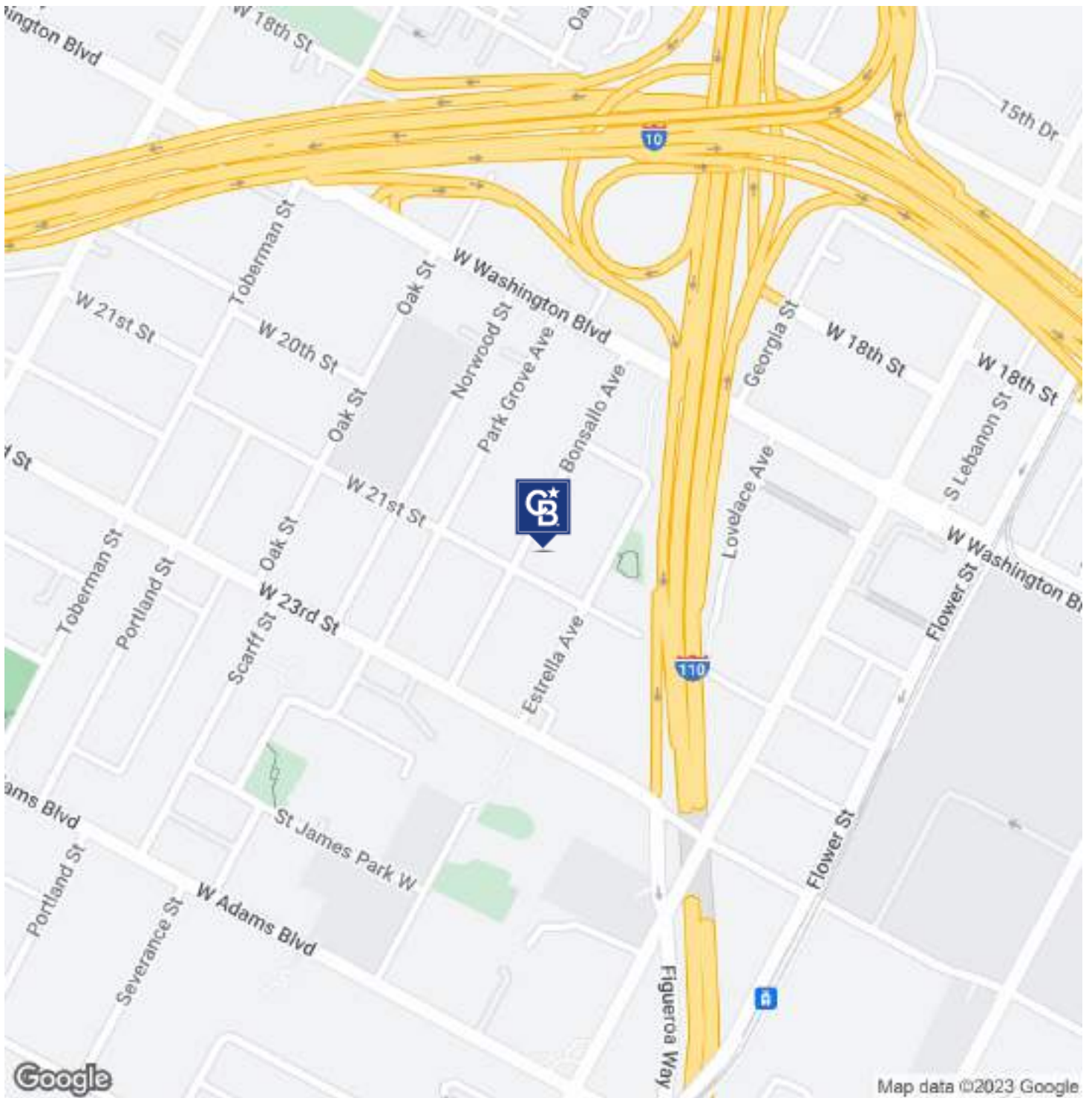


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1978 BONSalLO AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007



Vinnie Park
213 332 9045

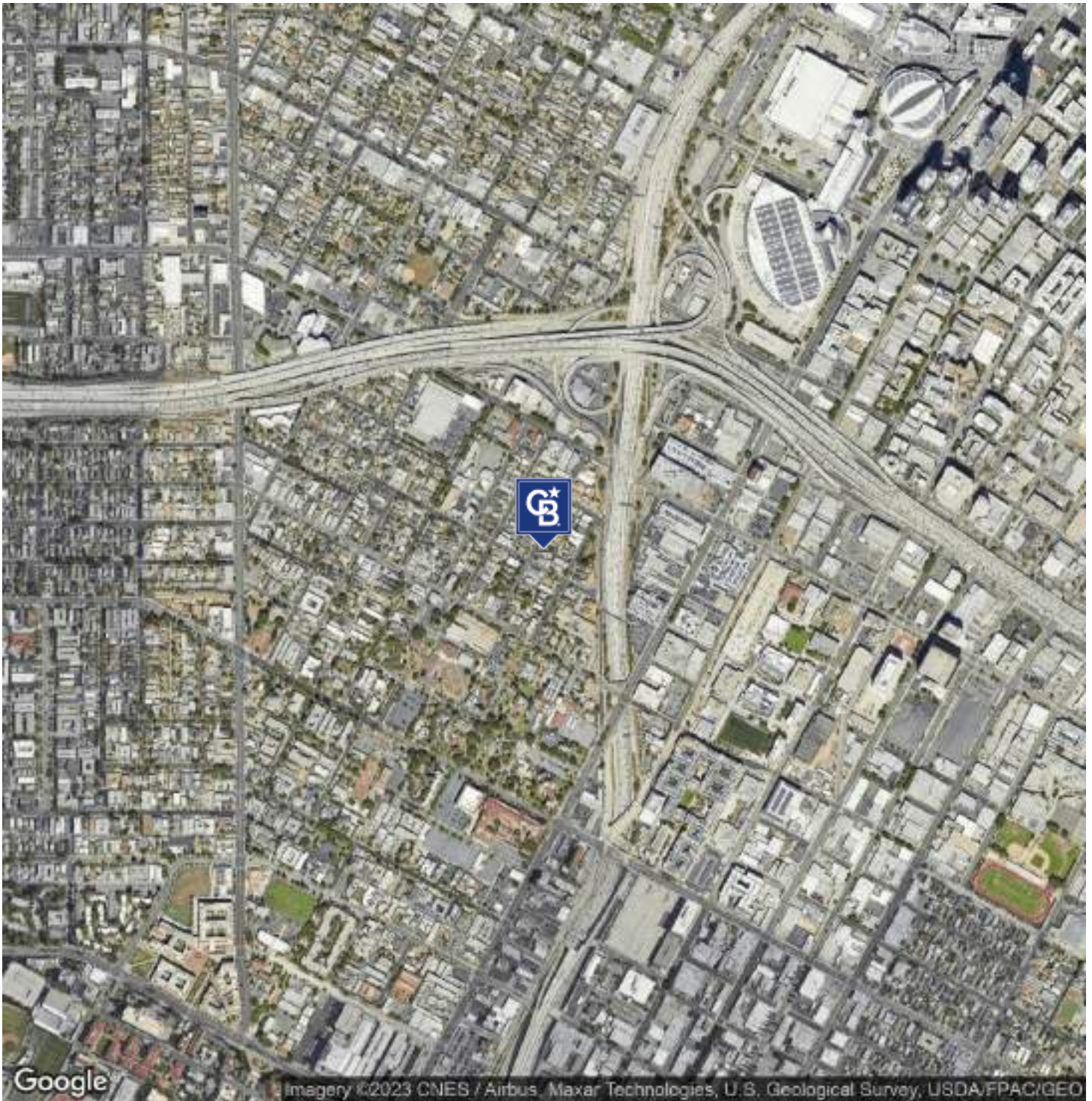


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1978 BONSalLO AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007



Vinnie Park
213 332 9045



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1978 BONSALLO AVE.
1978 Bonsallo Ave. Los Angeles, CA 90007



It turns out, you don't have any Site Plans Uploaded!

(be sure to add site plans in the [Property Edit Form](#) or
"Publish on Website and Docs" in the [Plans Tab](#))



SALE

SALE PRICE

\$1,799,800

1978 BONSalLO AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007



COLDWELL BANKER
COMMERCIAL
REALTY

Vinnie Park
213 332 9045

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

1978 BONSalLO AVE.
1978 Bonsallo Ave. Los Angeles, CA 90007

INVESTMENT OVERVIEW

1978 BONSalLO AVE.

Price	\$1,799,800
Price per SF	\$521
Price per Unit	\$299,967
GRM	14.09
CAP Rate	5.10%
Cash-on-Cash Return (yr 1)	5.10%
Total Return (yr 1)	\$91,753

OPERATING DATA

1978 BONSalLO AVE.

Gross Scheduled Income	\$127,740
Total Scheduled Income	\$127,740
Gross Income	\$127,740
Operating Expenses	\$35,987
Net Operating Income	\$91,753
Pre-Tax Cash Flow	\$91,753

FINANCING DATA

1978 BONSalLO AVE.

Down Payment	\$1,799,800
--------------	-------------



SALE

1978 BONSalLO AVE.
1978 Bonsallo Ave. Los Angeles, CA 90007

INCOME SUMMARY

1978 BONSalLO AVE.

Vacancy Cost

\$0

NET INCOME

\$127,740

EXPENSES SUMMARY

1978 BONSalLO AVE.

Property Tax

\$22,500

Insurance

\$2,238

Maintenance

\$3,600

Gardening

\$960

LAHD Registration

\$493

Utilities (Gas & Power & Water)

\$6,196

OPERATING EXPENSES

\$35,987

NET OPERATING INCOME

\$91,753



SALE

1978 BONSalLO AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF
1	2	1	\$1,800	\$2,700	-
2	1	1	\$1,595	\$2,200	-
3	-	1	\$1,200	\$1,650	-
4	-	1	\$1,300	\$1,650	-
5	2	1	\$2,250	\$2,700	-
6	3	2	\$2,500	\$3,600	-
TOTALS			\$10,645	\$14,500	\$0.00
AVERAGES			\$1,774	\$2,417	\$NAN



SALE

SALE PRICE

\$1,799,800

1978 BONSallo AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007



COLDWELL BANKER
COMMERCIAL
REALTY

Vinnie Park
213 332 9045

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

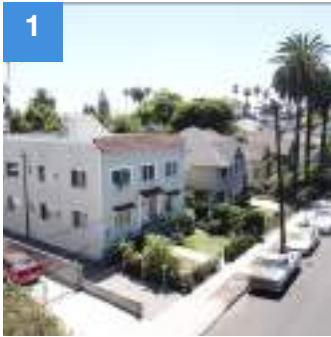
1978 BONSalLO AVE. 1978 Bonsallo Ave. Los Angeles, CA 90007



1978 BONSalLO AVE.

1978 Bonsallo Ave., Los Angeles, CA 90007

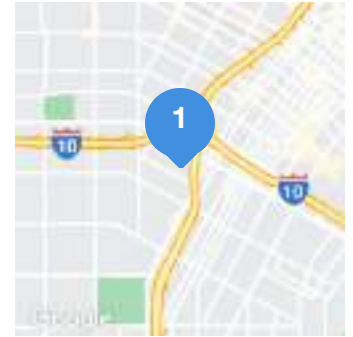
Price:	\$1,799,800	Bldg Size:	3,456 SF
Lot Size:	6,244 SF	No. Units:	6
Cap Rate:	5.10%	Year Built:	1923



2110 BONSalLO AVE.

2110 Bonsallo Ave., Los Angeles, CA 90007

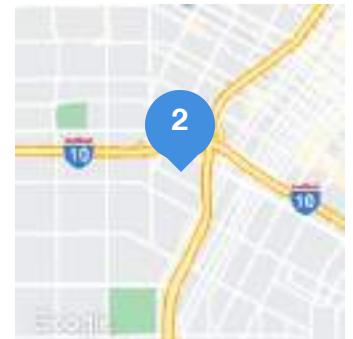
Price:	\$1,205,000	Bldg Size:	3,658 SF
Lot Size:	6,238 SF	No. Units:	8
Cap Rate:	4.05%	Year Built:	1920



2115 NORWOOD ST.

2115 Norwood St., Los Angeles, CA 90007

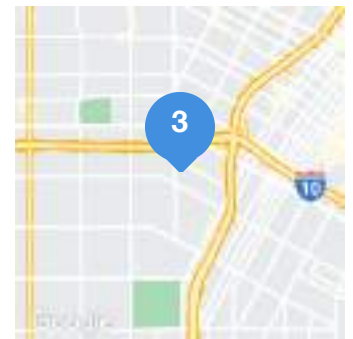
Price:	\$680,000	Bldg Size:	2,902 SF
Lot Size:	4,907 SF	No. Units:	5
Cap Rate:	1.28%	Year Built:	1905



1017 W. 25TH ST.

1017 W. 25th St., Los Angeles, CA 90007

Price:	\$1,365,000	Bldg Size:	4,412 SF
Lot Size:	7,072 SF	No. Units:	8
Cap Rate:	3.66%	Year Built:	1903



Vinnie Park
213 332 9045



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

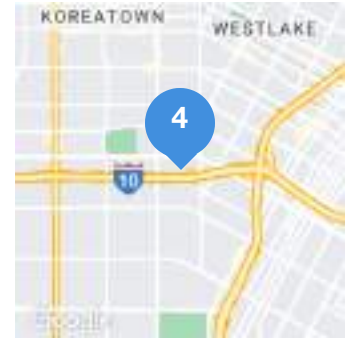
1978 BONSalLO AVE. 1978 Bonsallo Ave. Los Angeles, CA 90007



2005 MAGNOLIA AVE.

2005 Magnolia Ave, Los Angeles, CA 90007

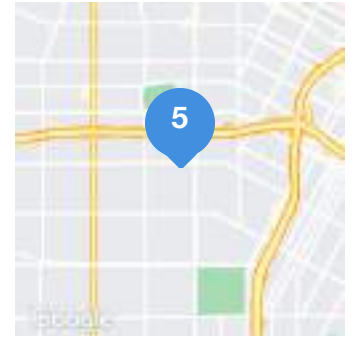
Price:	\$1,087,000	Bldg Size:	4,620 SF
Lot Size:	5,963 SF	No. Units:	2
Year Built:	1903		



2632 S. CATALINA ST.

2632 S. Catalina St., Los Angeles, CA 90007

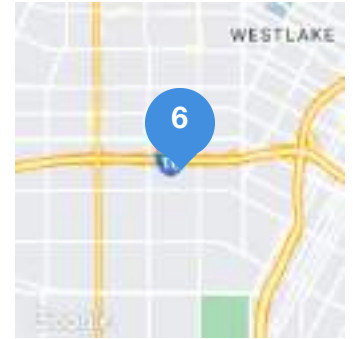
Price:	\$1,250,000	Bldg Size:	3,384 SF
Lot Size:	6,512 SF	No. Units:	3
Year Built:	1964		



2303 S. CATALINA ST.

2303 S. Catalina St., Los Angeles, CA 90007

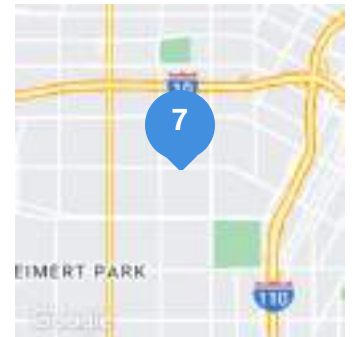
Price:	\$875,000	Bldg Size:	4,208 SF
Lot Size:	6,919 SF	No. Units:	2
Year Built:	1909		



1283 W. 35TH ST.

1283 W. 35th St., Los Angeles, CA 90007

Price:	\$1,850,000	Bldg Size:	5,178 SF
Lot Size:	6,999 SF	No. Units:	3
Year Built:	1906		



Vinnie Park
213 332 9045



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

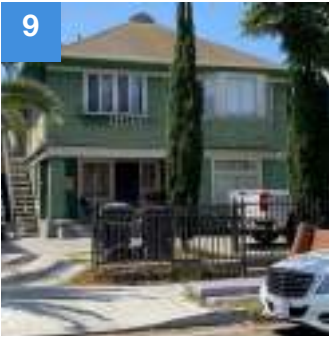
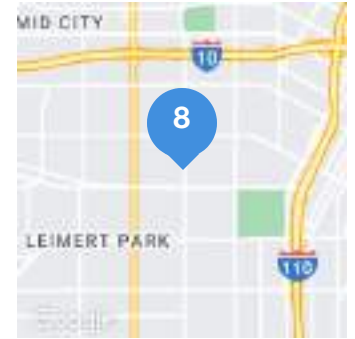
1978 BONSalLO AVE. 1978 Bonsallo Ave. Los Angeles, CA 90007



3711 S. NORMANDIE AVE.

3711 S. Normandie Ave., Los Angeles, CA 90007

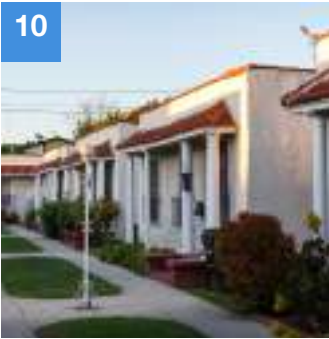
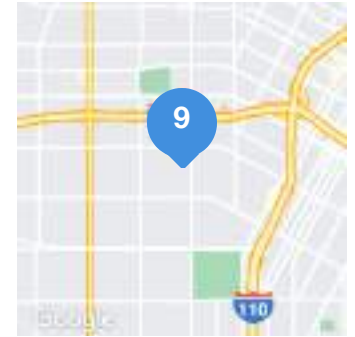
Price:	\$1,585,000	Bldg Size:	5,761 SF
Lot Size:	5,588 SF	No. Units:	8
Cap Rate:	4.09%	Year Built:	1960



1446 W. 28TH ST.

1446 W. 28th St., Los Angeles, CA 90007

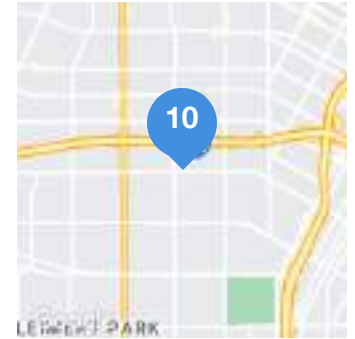
Price:	\$1,420,000	Bldg Size:	4,694 SF
Lot Size:	6,750 SF	No. Units:	5
Year Built:	1925		



1641 W. ADAMS BLVD.

1641 W. Adams Blvd., Los Angeles, CA 90007

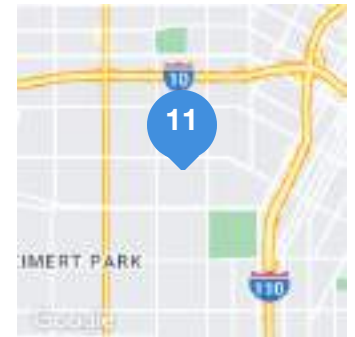
Price:	\$1,500,000	Bldg Size:	4,587 SF
Lot Size:	10,487 SF	No. Units:	9
Cap Rate:	4.96%	Year Built:	1921



3568 S. BUDLONG AVE.

3568 S. Budlong Ave., Los Angeles, CA 90007

Price:	\$1,050,000	Bldg Size:	4,571 SF
Lot Size:	5,203 SF	No. Units:	5
Year Built:	1965		



Vinnie Park
213 332 9045

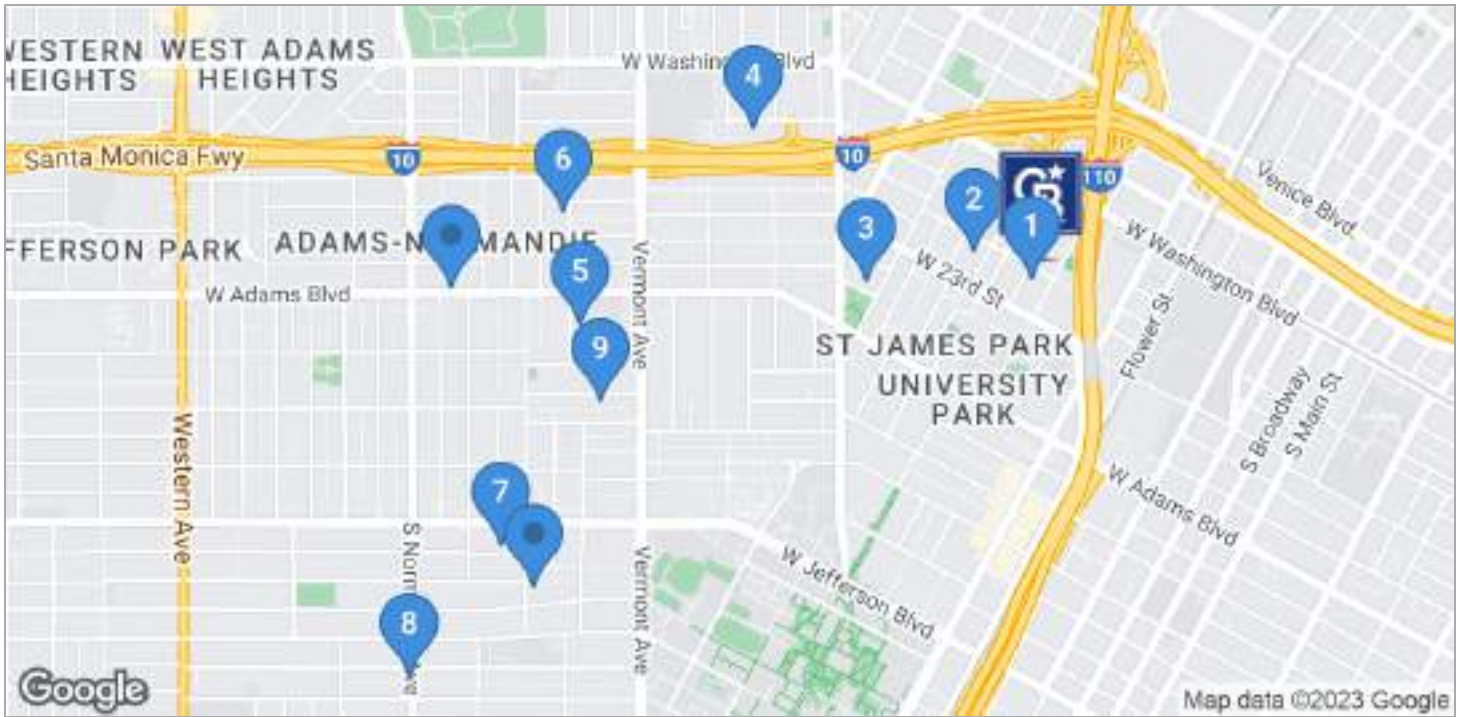


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1978 BONSALLO AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	1978 Bonsallo Ave. 1978 Bonsallo Ave. Los Angeles, CA	\$1,799,800	3,456 SF	6,244 SF	6	5.10%
1	2110 Bonsallo Ave. 2110 Bonsallo Ave. Los Angeles, CA	\$1,205,000	3,658 SF	6,238 SF	8	4.05%
2	2115 Norwood St. 2115 Norwood St. Los Angeles, CA	\$680,000	2,902 SF	4,907 SF	5	1.28%
3	1017 W. 25th St. 1017 W. 25th St. Los Angeles, CA	\$1,365,000	4,412 SF	7,072 SF	8	3.66%
4	2005 Magnolia Ave. 2005 Magnolia Ave Los Angeles, CA	\$1,087,000	4,620 SF	5,963 SF	2	-

Vinnie Park
213 332 9045

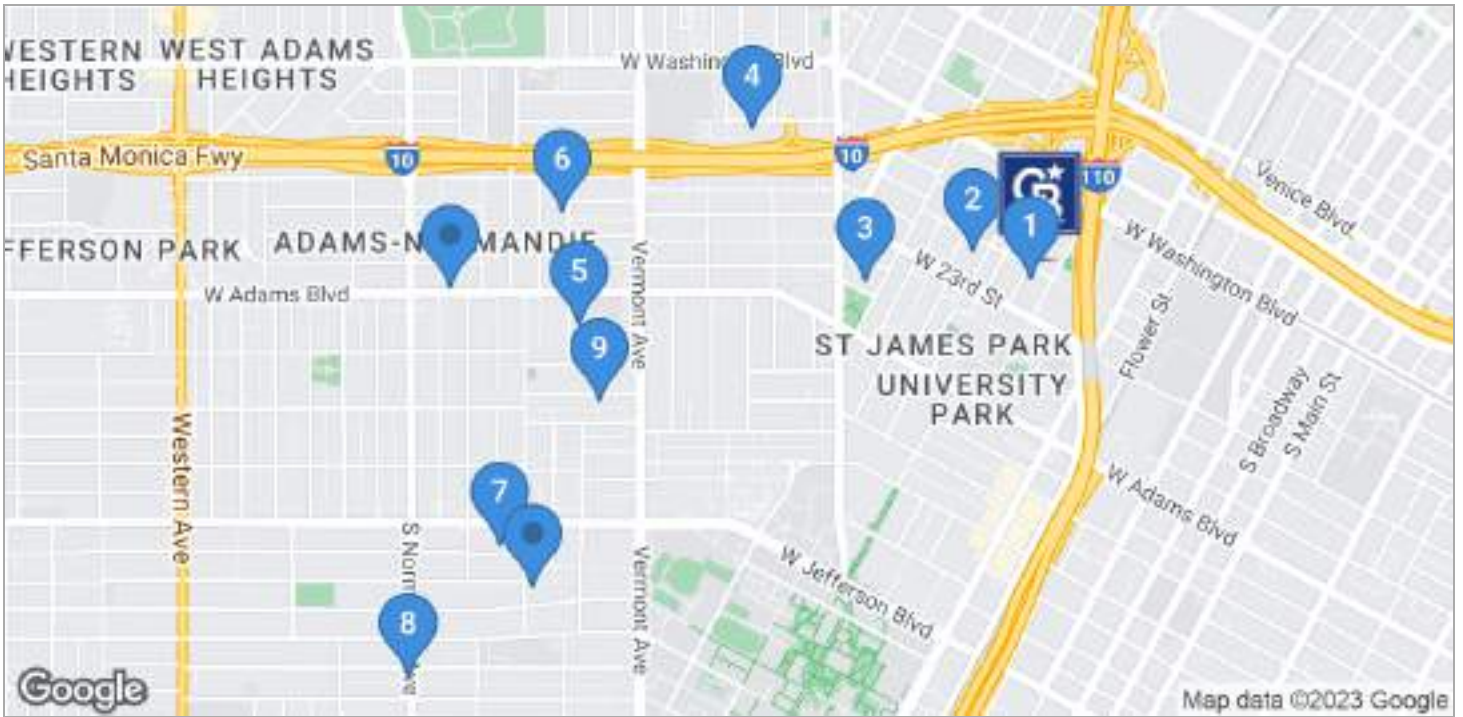


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1978 BONSalLO AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
5	2632 S. Catalina St. 2632 S. Catalina St. Los Angeles, CA	\$1,250,000	3,384 SF	6,512 SF	3	-
6	2303 S. Catalina St. 2303 S. Catalina St. Los Angeles, CA	\$875,000	4,208 SF	6,919 SF	2	-
7	1283 W. 35th St. 1283 W. 35th St. Los Angeles, CA	\$1,850,000	5,178 SF	6,999 SF	3	-
8	3711 S. Normandie Ave. 3711 S. Normandie Ave. Los Angeles, CA	\$1,585,000	5,761 SF	5,588 SF	8	4.09%
9	1446 W. 28th St. 1446 W. 28th St. Los Angeles, CA	\$1,420,000	4,694 SF	6,750 SF	5	-

Vinnie Park
213 332 9045

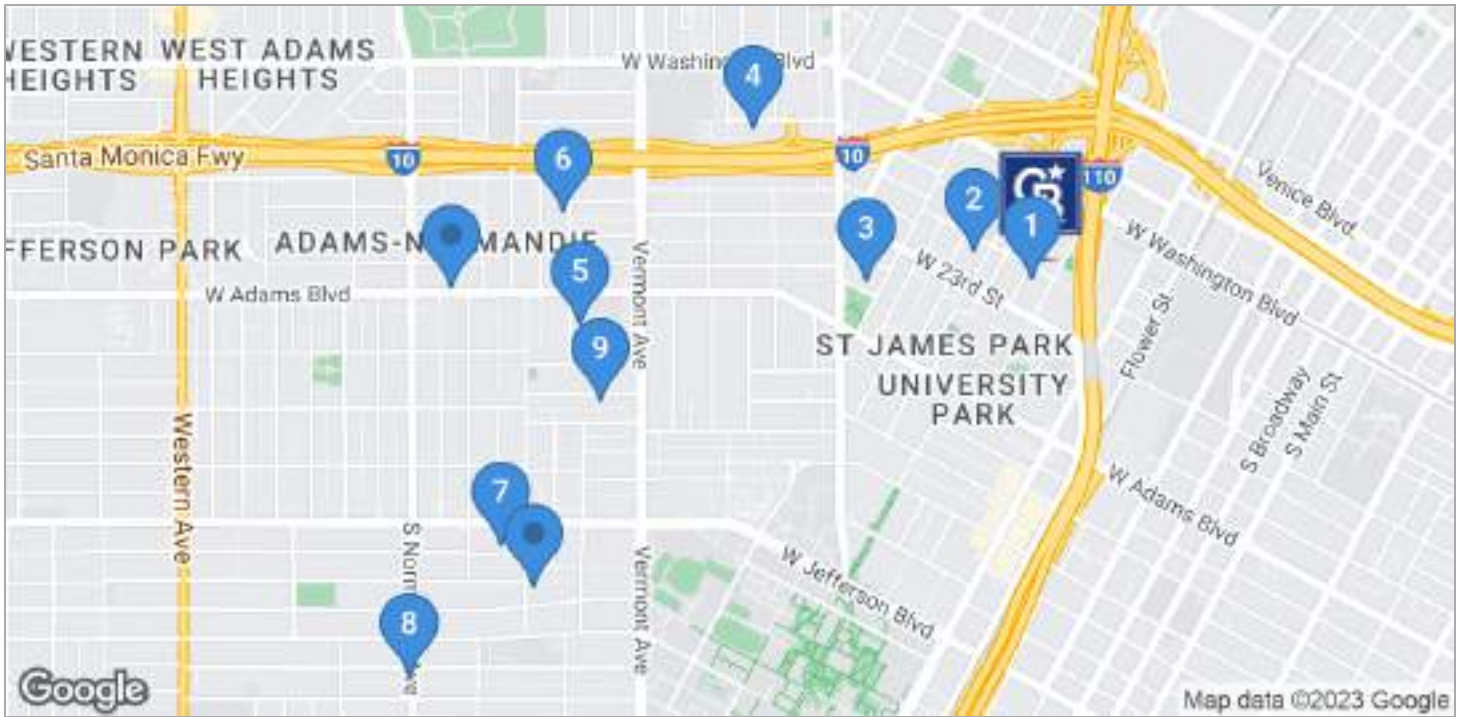


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1978 BONSalLO AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
10	1641 W. Adams Blvd. 1641 W. Adams Blvd. Los Angeles, CA	\$1,500,000	4,587 SF	10,487 SF	9	4.96%
11	3568 S. Budlong Ave. 3568 S. Budlong Ave. Los Angeles, CA	\$1,050,000	4,571 SF	5,203 SF	5	-
AVERAGES		\$1,260,636	4,361 SF	6,603 SF	5	3.61%

Vinnie Park
213 332 9045



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

SALE PRICE

\$1,799,800

1978 BONSallo AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007



COLDWELL BANKER
COMMERCIAL
REALTY

Vinnie Park
213 332 9045

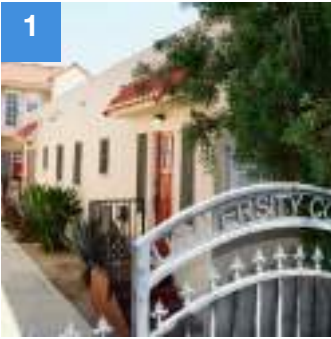
©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

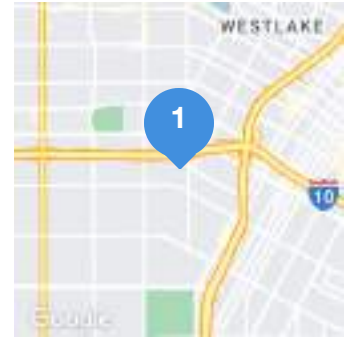
1978 BONSalLO AVE. 1978 Bonsallo Ave. Los Angeles, CA 90007



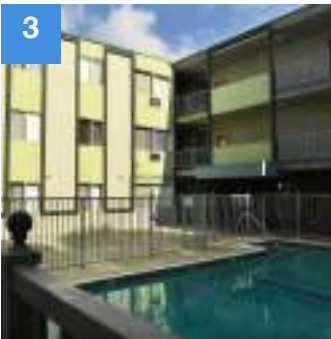
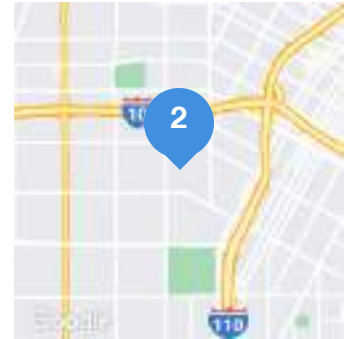
1978 BONSalLO AVE.
1978 Bonsallo Ave., Los Angeles, CA 90007
Lease Term: Negotiable No. Units: 6



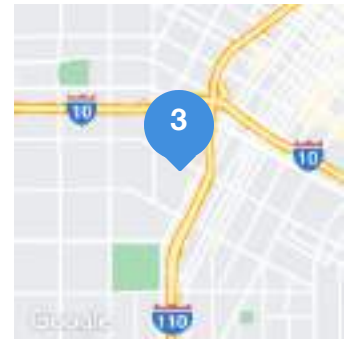
1147-1151 W. 24TH ST. #1147
1147-1151 W. 24th St. #1147, Los Angeles, CA 90007



2831 ELLENDALE PL. #2831
2831 Ellendale Pl. #2831, Los Angeles, CA 90007



720 W. 27TH ST.
720 W. 27th St., Los Angeles, CA 90007



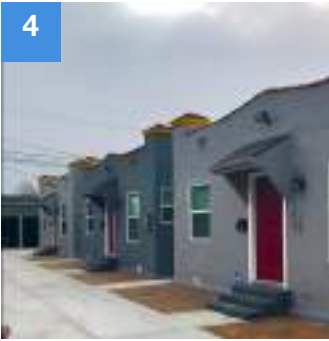
Vinnie Park
213 332 9045



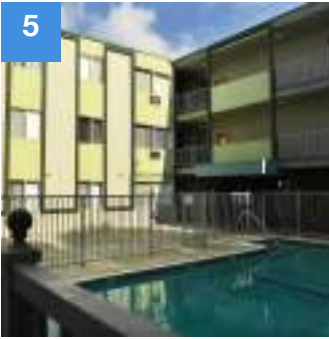
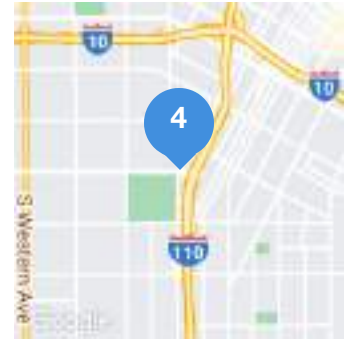
SALE

1978 BONSalLO AVE.

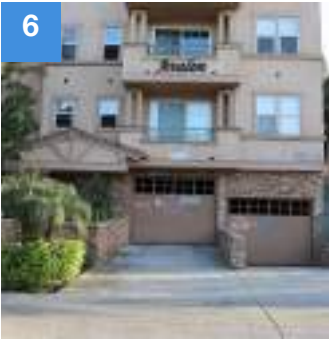
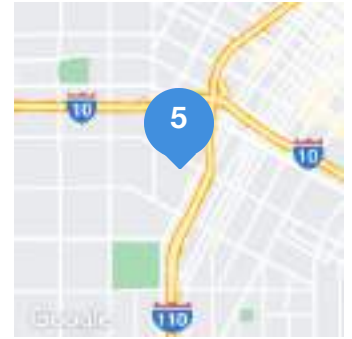
1978 Bonsallo Ave. Los Angeles, CA 90007



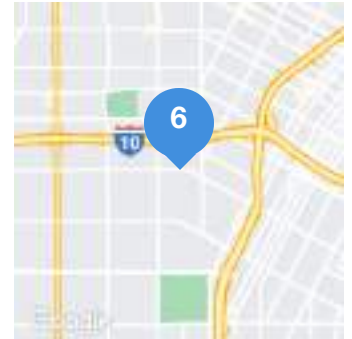
1192 1/2 EXPOSITION BLVD.
1192 1/2 Exposition Blvd., Los Angeles, CA 90007



720 W. 27TH ST. #
720 W. 27th St. #, Los Angeles, CA 90007
Space Size: 956 SF Avg Rent/SF: \$3.56



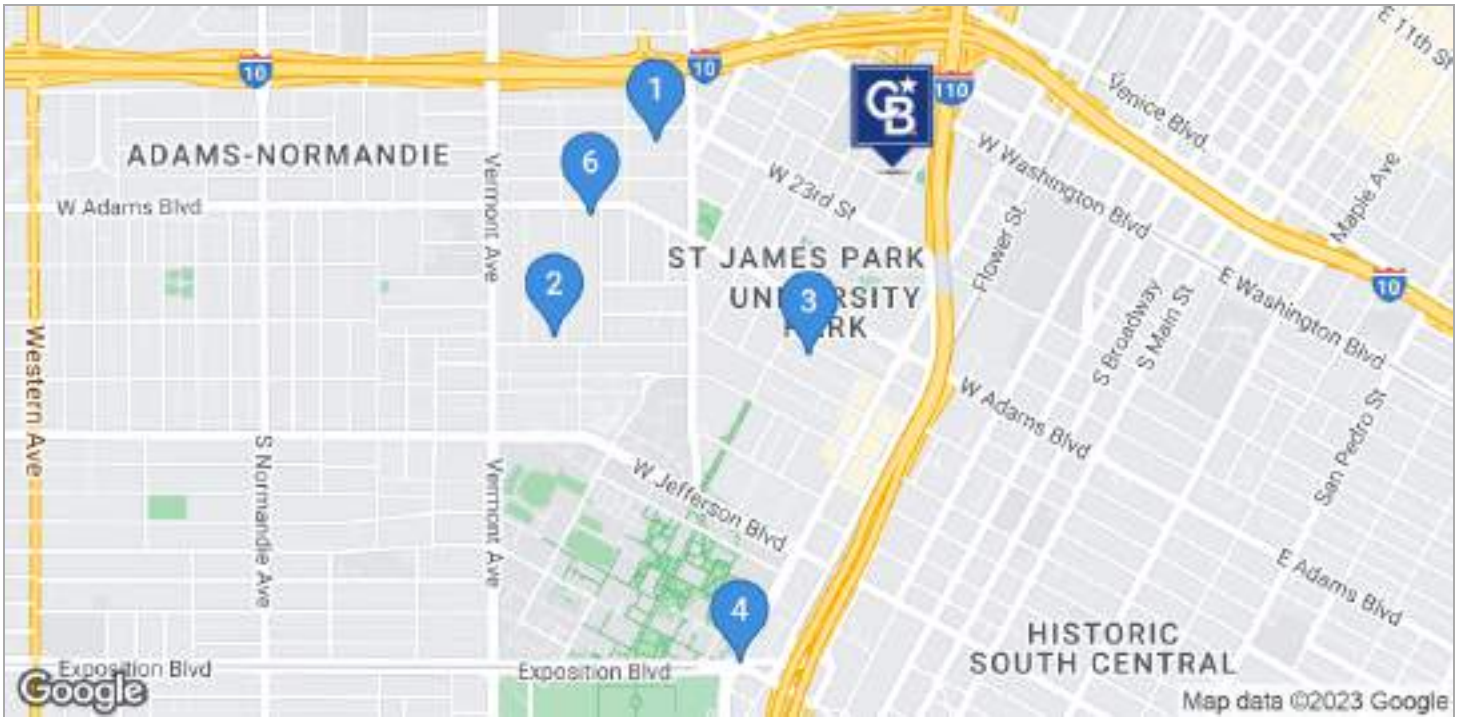
1248 W. ADAMS BLVD. #104
1248 W. Adams Blvd. #104, Los Angeles, CA 90007
Space Size: 1,053 SF Avg Rent/SF: \$3.28



SALE

1978 BONSALLO AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007



	NAME/ADDRESS	LEASE TERM	NO. UNITS	SPACE SIZE
★	1978 Bonsallo Ave. 1978 Bonsallo Ave. Los Angeles, CA	Negotiable	6	-
1	1147-1151 W. 24th St. #1147 1147-1151 W. 24th St. #1147 Los Angeles, CA	-	-	-
2	2831 Ellendale Pl. #2831 2831 Ellendale Pl. #2831 Los Angeles, CA	-	-	-
3	720 W. 27th St. 720 W. 27th St. Los Angeles, CA	-	-	-
4	1192 1/2 Exposition Blvd. 1192 1/2 Exposition Blvd. Los Angeles, CA	-	-	-

Vinnie Park
213 332 9045

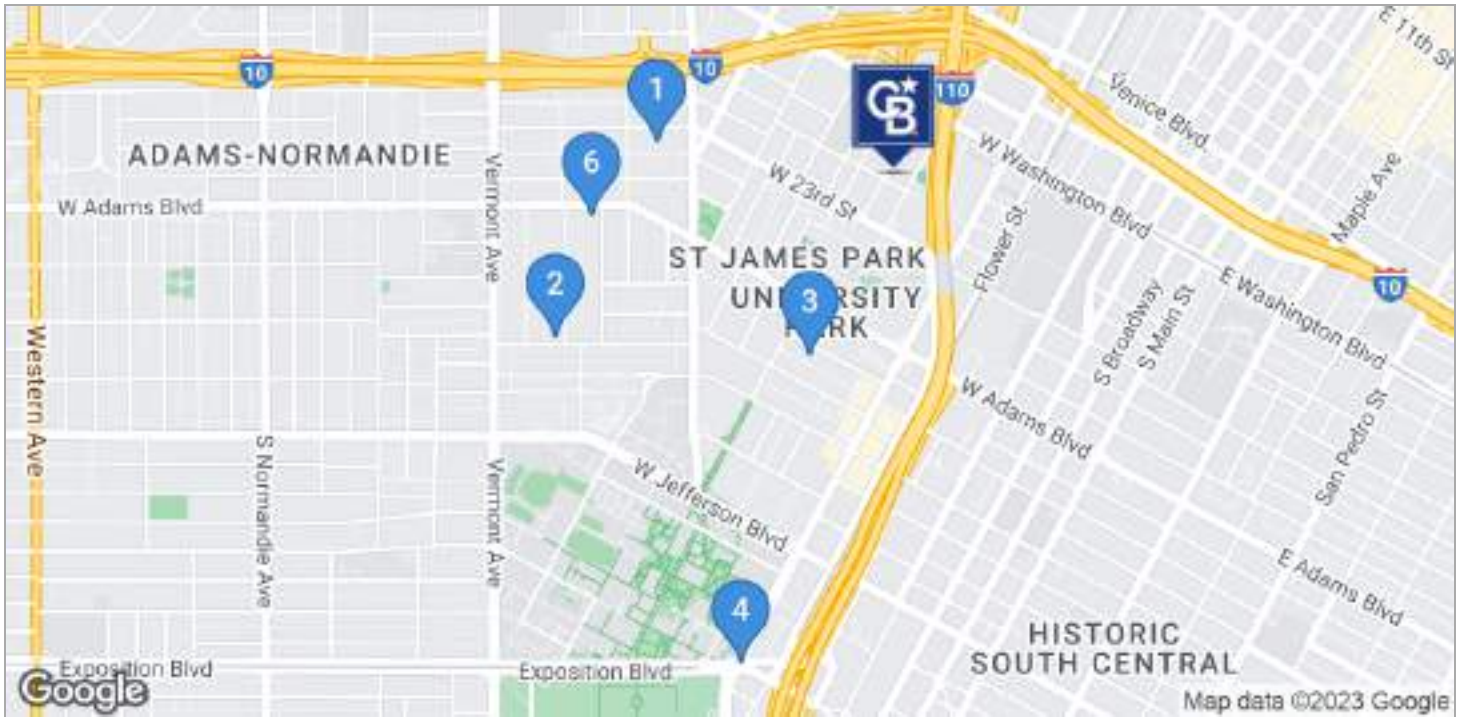


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1978 BONSalLO AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007



	NAME/ADDRESS	LEASE TERM	NO. UNITS	SPACE SIZE
5	720 W. 27th St. # 720 W. 27th St. # Los Angeles, CA	-	-	956 SF
6	1248 W. Adams Blvd. #104 1248 W. Adams Blvd. #104 Los Angeles, CA	-	-	1,053 SF
AVERAGES		NAN MONTHS		1,005 SF

Vinnie Park
213 332 9045



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

SALE PRICE

\$1,799,800

1978 BONSallo AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007



**COLDWELL BANKER
COMMERCIAL
REALTY**

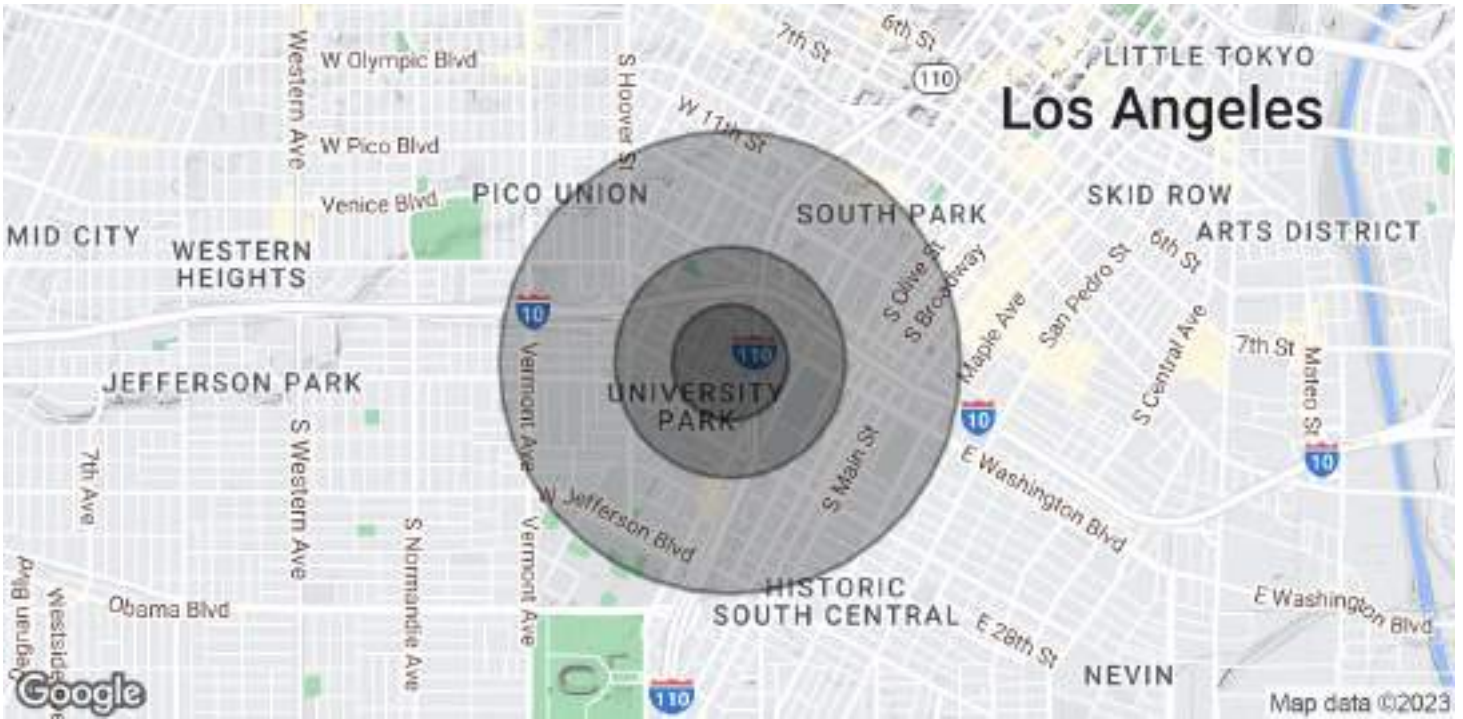
Vinnie Park
213 332 9045

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

1978 BONSalLO AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,067	11,494	47,621
Average Age	30.8	28.4	29.4
Average Age (Male)	28.7	27.3	28.8
Average Age (Female)	30.7	29.3	29.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,185	3,939	17,229
# of Persons per HH	2.6	2.9	2.8
Average HH Income	\$36,395	\$42,990	\$55,194
Average House Value	\$708,596	\$590,490	\$504,156

* Demographic data derived from 2020 ACS - US Census

Vinnie Park
213 332 9045



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

SALE PRICE

\$1,799,800

1978 BONSalLO AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007



COLDWELL BANKER
COMMERCIAL
REALTY

Vinnie Park
213 332 9045

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

1978 BONSalLO AVE.
1978 Bonsallo Ave. Los Angeles, CA 90007



VINNIE PARK

Comm Sales Associate

vinnie.park@camoves.com

Direct: 213.332.9045

PROFESSIONAL BACKGROUND

With over a decade of experience in property management, development, interior design, renovation, and sales, Vinnie Park has built a solid reputation as a highly trusted, hardworking broker with extensive market knowledge and unmatched devotion to his clients. His impressive record of selling or leasing 100% of all his listings attests to his diligence, proficiency and stellar negotiation skills.

Vinnie is not only a successful licensed agent servicing home buyers and sellers, he is also a development and rehab specialist and developer whose projects include multi-family buildings, high-end spec homes and new construction. With 10 years in property management, he is adept at interior and exterior remodeling, landscaping, operations and tenant relations. He is currently the CEO of PropertyWork, an all-in-one company focused on residential and commercial property management, renovation, development and buying and selling.

Vinnie's impressive credentials also include a decade of retail sales experience with a focus on service and growth. As an entrepreneur and business owner, his first store was so successful that he expanded into six locations, generating \$2 million in annual revenue with just 20 employees. This pattern of success is evident in his real estate career as well. In his first year with Coldwell Banker®, he was awarded membership in the International President's Circle for reaching the top five percentile of all agents. Through hard work, dedication and an abundance of positive referrals, he continues to double his annual sales record.

Vinnie's personalized customer service includes 24/7 availability and top-tier marketing. His global reach spans the greater Los Angeles area and extends as far as Asia, Australia and Canada. Whether buying or selling, Vinnie carefully analyzes the market to create a strategic plan tailored to each individual property while determining the most promising investor pool. Quality photographs and videos are posted to all major social media sites, and his expertise in interior design and staging ensures his properties stand out from the competition. Having lived in several countries, Vinnie knows how to best appeal to buyers in different regions, and his ability to speak three languages facilitates the negotiating process.

Vinnie's sole focus is delivering outstanding results to his ever-growing client base. Whether you're investing in a developing area, selling a multi-unit building or settling into a forever home, Vinnie Park ensures a successful real estate transaction.

Realty

251 N Larchmont Blvd
Los Angeles, CA 90004
323.464.9272

Vinnie Park
213 332 9045



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1978 BONSalLO AVE.

1978 Bonsallo Ave. Los Angeles, CA 90007

SALE PRICE

\$1,799,800



COLDWELL BANKER
COMMERCIAL
REALTY

Vinnie Park
213 332 9045

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.