

Rent Roll @ 1704 W. Manchester Ave., as of 11/30/2025		Sq./Ft.	Rent Paid/Mo.	Security Deposit	Leased or M to M & Start Dates for Rent increases.	
Downstairs: Tenants					Start Dates	
1. Pharmacy:	Pharmacy: Remy Mgbojirikwe	1,427	\$3,603.35	\$2,490.00	M to M 4/1/88	
2. Suite #101A:	Joseph Aw - Tax	146	\$500.00	\$500.00	M to M 4/1/13	
3. Suite #101B:	Ahmed: Engineer	142	\$400.00	\$ -	M to M 6/1/09	
4. Suite #101C:	Oby-Car Dealer	142	\$500.00	\$500.00	M to M 9/1/22	
5. Suite #101D:	Adrienne - Transport	142	\$ 400.00	\$ 400.00	M to M 4/1/19	
6. Suite #101E:	Aaron - car dealer	142	\$ 450.00	\$ 450.00	M to M 4/1/23	
7. Suite #101F:	Brian - Auto Dealer	142	\$ 375.00	\$ 275.00	M to M 8/25/20	
8. Suite #102:	Verizon-major hub station	700	\$4,405.24	\$2,000.00	Lease 4/1/199	10-YR
9. Suite #103A:	Henry	132	\$500.00	\$500.00	M to M 8/1/23	
10.Suite #103B:	Marlow - Caregiver	200	\$650.00	\$650.00	M to M 4/1/16	
11.Suite #103D:	Phillip - Podcast	132	\$500.00	\$500.00	M to M 5/1/23	
12.Suite #103E:	Trenton	132	\$550.00	\$550.00	M to M 10/1/23	
13.Suite #103F:	Jamie	132	\$500.00	\$500.00	M to M 2/1/24	
14.Suite #103G:	Angela	132	\$500.00	\$500.00	M to M 6/1/24	
15.Suite #103H:	Ora	132	\$550.00	\$550.00	M to M 5/1/23	
16.Suite #103J:	Darius	275	\$700.00	\$700.00	M to M 6/1/24	
17. Suite #103C:	Steve Young	211	\$950.00	\$950.00	M to M 6/1/17	
18. Suite #104A	Chuks	170	\$ 700.00	\$ 700.00		
19. Suite #104C	LaTricia	135	\$ 650.00	\$ 650.00		
20. Suite #104D	Chuks	165	\$ 650.00	\$ 650.00		
21. Suite #104B:	Mark - Car Dealer	102	\$ 450.00	\$ 450.00	M to M 4/1/17	
22. Suite #105A:	John & Nancy	187	\$ 650.00	\$ 650.00	M to M 2/18/12	
23. Suite #105B:	John & Nancy	200	\$ 500.00	\$ 500.00	M to M 8/1/22	
24. Suite #105C:	Howard-Real Estate	125	\$ 400.00	\$ 400.00	M to M 11/1/18	
25. Suite #105D:	Chib-assisted living admin	125	\$ 400.00	\$ 400.00	M to M 4/1/16	
26. Suite #105E:	Lisa-Transportation	200	\$ 500.00	\$ 400.00	M to M 8/1/16	
27. Suite #106:	Mary- Caregivers1,313+120	1,433	\$ 5,000.00	\$ 4,000.00	M to M 1/1/24	
28. Suite #109:	Dr. Amani - MD	925	\$2,597.80	\$3,000.00	M to M 3/1/06	
29. Kiosk:	Locksmith	Outside	\$535.00	\$400.00	M to M 1/1/12	
Total for Downstairs:		8,228	\$29,066.39	\$24,215.00		
Upstairs:						
30. Suite #200:	Shantell-Car Dealer	144	\$ 550.00	\$ 300.00	M to M 8/12/20	
31. Suite #201A:	Alphonzo	331	\$ 700.00	\$ 700.00	M to M 1/13/24	
32. Suite #201B:	Vatrenia	125	\$ 500.00	\$ 500.00	M to M 6/1/24	
33. Suite #201C:	Glenn-teen caregiver	125	\$ 450.00	\$ 400.00	M to M 2/1/14	
34. Suite #201D:	Michelle-mental health therapy	125	\$ 400.00	\$ 400.00	M to M 10/1/17	
35. Suite #202:	Joel McLafferty-psychiatrist	625	\$ 950.00	\$ 950.00	M to M 10/1/16	
36. Suite #202B:	Joel McLafferty-psychiatrist	400	\$ 400.00	\$ 600.00	M to M 10/1/17	
37. Suite #203Conf:	Vacant	340	\$ -	\$ -	M to M 1/1/20	
38. Suite #203A:	Miesha - Auto Dealer	134	\$ 550.00	\$ 450.00	M to M 10/17/22	
39. Suite #203B	Jiwanina	134	\$ 450.00	\$ 450.00	M to M 6/1/24	
40. Suite #203C-1	John Matheson	134	\$ 450.00	\$ 450.00	M to M 3/1/23	
41. Suite #203C-2	Kevin	134	\$ 450.00	\$ 450.00	M to M 7/1/23	
42. Suite #203D	Maz - Auto Dealer	134	\$ 450.00	\$ 450.00	M to M 8/6/22	
43. Suite #203E	Anthony	134	\$ 450.00	\$ 450.00	M to M 7/1/22	
44. Suite #203F	Jared S	134	\$ 500.00	\$ 500.00	M to M 5/10/24	
45. Suite #203G:	Diane	178	\$ 800.00	\$ 800.00	M to M 5/1/21	

46.	Suite #204: Darick-Tatoo	448	\$	800.00	\$	800.00	M to M 7/1/19	
47.	Suite #205 Journey Out-Human Trafficking	1,100	\$	950.00	\$	950.00	M to M 4/1/18	
48.	Suite #206A: DeBarnes-Psychologist	120	\$	550.00	\$	550.00	M to M 8/1/16	
49.	Suite #206B: DeBarnes - Psychologist	120	\$	550.00	\$	-	M to M 4/1/20	
50.	Suite #206C: DeBarnes-Psychologist	75	\$	400.00	\$	400.00	M to M 1/1/18	
51.	Suite #206D: Lonnell/Kenneth	75	\$	520.00	\$	450.00	M to M 8/19/22	
52.	Suite #206E: Jovelle-childcare	75	\$	400.00	\$	400.00	M to M 8/1/19	
53.	Suite #206F: Samadra	185	\$	950.00	\$	950.00	M to M 4/1/24	
54.	Suite #206H: Adolfo - Auto Dealer	50	\$	400.00	\$	400.00	M to M 6/1/22	
55.	Suite #206J: Percy - Auto Dealer	50	\$	450.00	\$	450.00	M to M 8/25/24	
56.	Suite #207A: Temi	124	\$	450.00	\$	450.00	M to M 6/1/22	
57.	Suite #207B: Darnell	124	\$	550.00	\$	550.00	M to M 1/1/24	
58.	Suite #207C: Tinesha	124	\$	450.00	\$	450.00		
59.	Suite #207D: Cornell-Caregiver	124	\$	400.00	\$	1,000.00	M to M 2/1/23	
60.	Suite #207E: Tiara	125	\$	450.00	\$	450.00	M to M 5/1/16	
61.	Suite #208: Dr. Lee-Acupuncture	724	\$	1,000.00	\$	1,000.00	M to M 5/1/15	
62 .	Suite #208B: Ashley	450	\$	900.00	\$	900.00	M to M 4/1/24	
63 .	Suite #209A: Keith-Barber	150	\$	400.00	\$	400.00	M to M 11/1/18	
64 .	Suite #209B: Jahzara - Homecare	150	\$	470.00	\$	470.00	M to M 11/1/22	
65 .	Suite #209C: Jacqueline - Hair	150	\$	450.00	\$	450.00	M to M 4/1/24	
66 .	Suite #209D: Terry	150	\$	450.00	\$	450.00	M to M 5/1/22	
67.	Suite #210A: Samadra	180	\$	500.00	\$	500.00	M to M 5/15/24	
68.	Suite #210B: Melanie & Irene	180	\$	500.00	\$	500.00	M to M 4/1/24	
69.	Suite #210C: Alex - Car Dealer	180	\$	700.00	\$	700.00	M to M 7/1/17	
70.	Suite #210D: Dywain-car dealer	180	\$	550.00	\$	550.00	M to M 4/1/22	
71.	Suite #210E: Bryian-Car Dealer	151	\$	400.00	\$	400.00	M to M 6/1/17	
72.	Suite #210F: Samadra	149	\$	400.00	\$	400.00	M to M 6/1/24	
73.	DISH: Roof Top only		\$	2,040.00	\$	2,000.00	11/1/2023 10YR.	
74.	Car Rental Space per month: 22 spaces		\$	1,100.00			M to M	
Total Rentable Upstairs:		9,044	\$	26,180.00	\$	24,820.00		
Total Rentable Up/Downstairs:		17,272						
3 Utility Rms & Hallways:		2,663						
Basement: 940 sq.ft.								
Total Building Square Footage		19,935						
Total Security Deposit					\$49,035.00			
Total Gross Income:				\$55,246.39	99%	Occupied		
Expenses per Month								
DWP				\$2,517.32				
Rubbish				\$158.00				
Gas				\$39.91				
Maintenance & Management				\$1,600.00				
Repairs				\$600.00				
Supply				\$100.00				
Elevator				\$125.00				
Misc.				\$100.00				
Taxes				\$1,167.52				
Property Insurance				\$330.00				

Total Monthly Expenses:		\$6,737.75			
Total Monthly Profit before Mortgage:		\$48,508.64			
Land: Square Feet	35,980				
Parking Spaces:	66				
Building: Concrete Blocks & Steel					
Zone: LAR5VV & C2					
Built: 1959 County LA APN: 6037-014-023					
Ownership: W1y7a0t4t, Inc., Zenon Kesik: Sole President and Shareholder.					

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