



MIXED USE - JUST SOUTH OF DTLA

CASH COW WITH TREMENDOUS UPSIDE - 11 UNITS
2906 S. SAN PEDRO ST., LOS ANGELES CA 90011

Mixed Use - Just South of DTLA

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 - Demographics

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01

Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	2906 S. San Pedro St. Los Angeles CA 90011
COUNTY	Los Angeles
MARKET	Southeast Los Angeles
SUBMARKET	Los Angeles Metro
BUILDING SF	7,216 SF
LAND SF	4,745 SF
NUMBER OF UNITS	11
YEAR BUILT	1915
YEAR RENOVATED	2018
APN	5128-015-034
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,695,000
PRICE PSF	\$234.89
PRICE PER UNIT	\$154,091
OCCUPANCY	100%
NOI (CURRENT)	\$129,390
NOI (Pro Forma)	\$226,673
CAP RATE (CURRENT)	7.63%
CAP RATE (Pro Forma)	13.37%
GRM (CURRENT)	9.27
GRM (Pro Forma)	5.93

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	55,502	476,917	1,296,362
2025 Median HH Income	\$49,668	\$52,125	\$56,585
2025 Average HH Income	\$70,067	\$80,360	\$83,707



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Description |

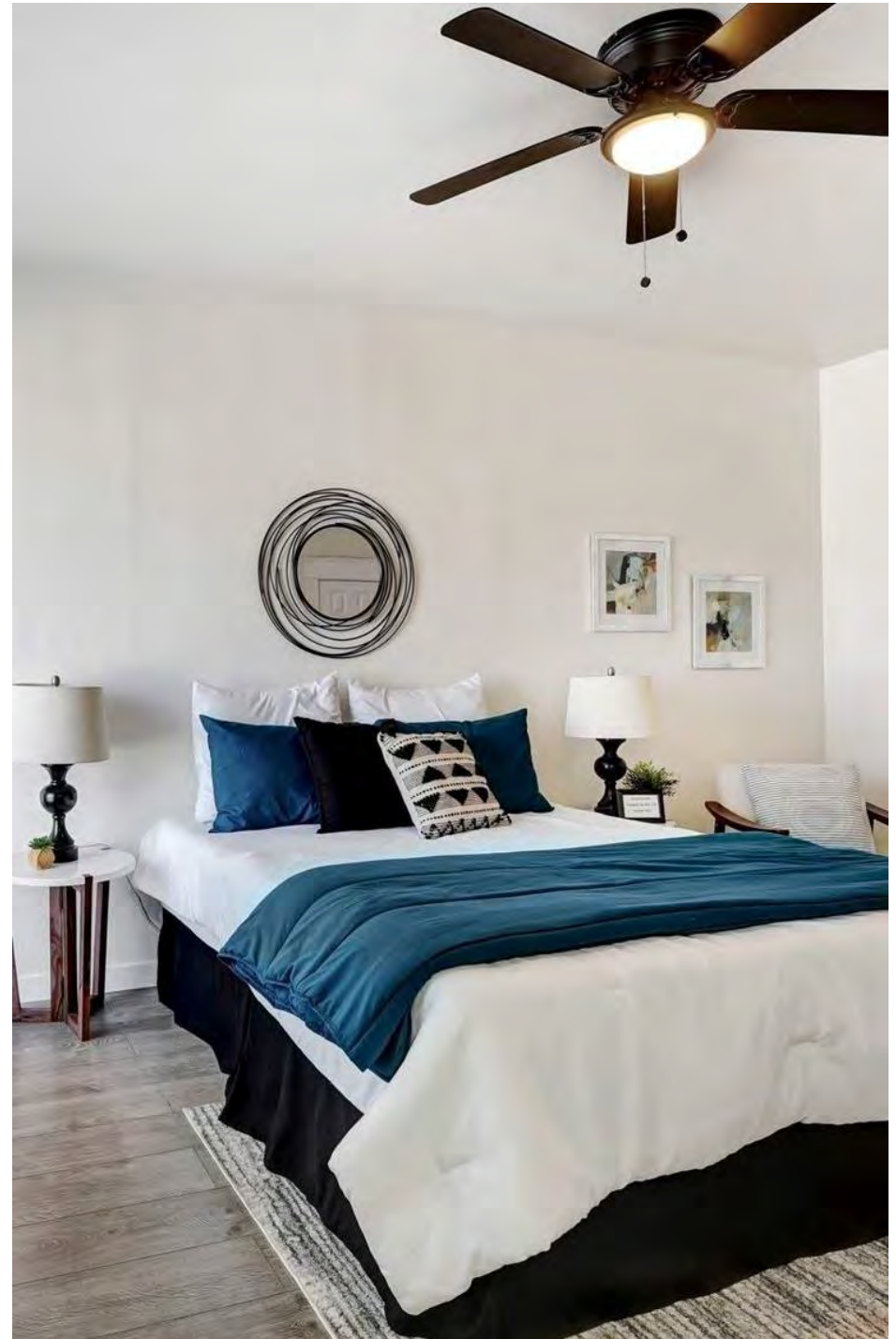
Discover an incredible investment opportunity with this 11-unit mixed-use cash cow with tremendous upside, ideally located in vibrant Los Angeles, just a stone's throw from Downtown! Nestled on lively San Pedro Street, this property boasts fantastic visibility for its retail shops anchored by a supermarket.

The second floor features 7 residential units, offering strong room for growth. Currently operating at a solid 7.63% cap rate and an 9.27 GRM, there's exciting potential to achieve a remarkable 13.7% cap rate and a 5.93 GRM in the future, much of it realizable in the near term with thriving retail tenants (supermarket occupying 2 spaces or 50% of the retail space) that have been present for years most of which continue to be on month to month leases.

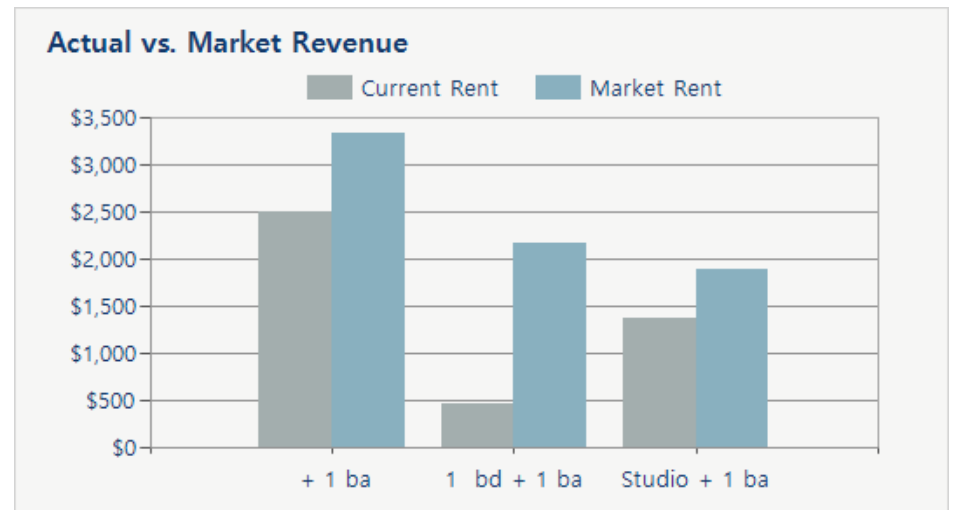
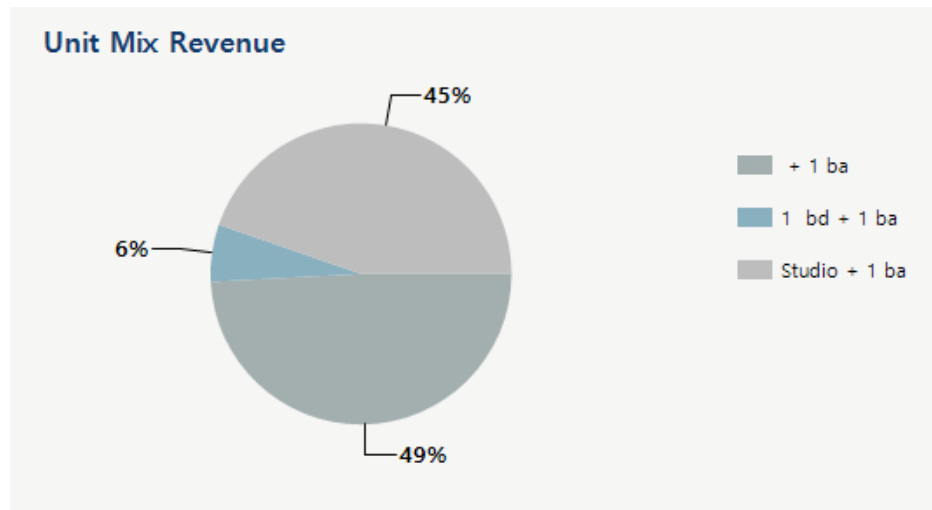
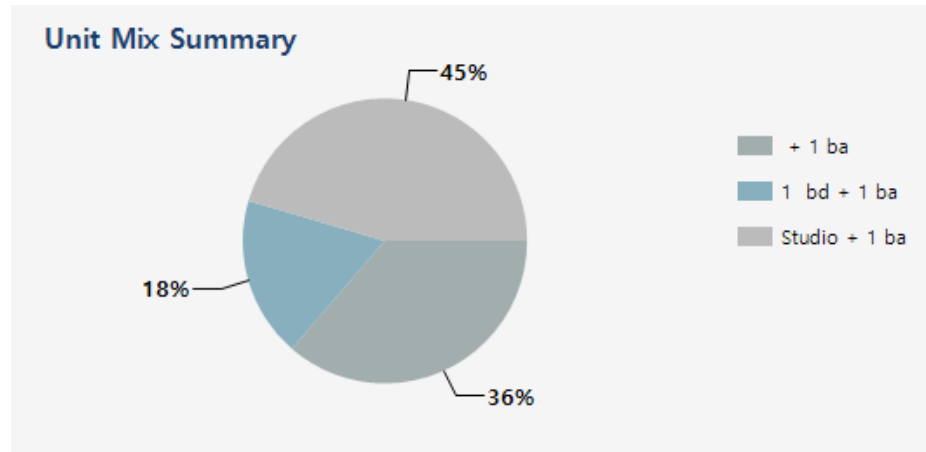
With 7,216 square feet of space, you'll find exceptional value at only \$235 per square foot and \$154k per unit. Whether you're pursuing a 1031 exchange or seeking immediate cash flow coupled with growth potential, this property is a fantastic choice!

Highlights |

- Rare investment opportunity with 7.63% existing cap rate / 9.27 GRM coupled with rental upside exceeding 50%
- Long term retail tenants anchored by a supermarket with immediate realizable upside coupled with residential tenants with tremendous upside
- Prime location in bustling Los Angeles, close to Downtown and easily accessible



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
+ 1 ba	4	\$2,497	\$7,491	\$3,333	\$10,000
1 bd + 1 ba	2	\$468	\$935	\$2,172	\$4,344
Studio + 1 ba	5	\$1,362	\$6,810	\$1,895	\$9,475
Totals/Averages	11	\$1,612	\$15,236	\$2,468	\$23,819





02

Location

Location Summary

MIXED USE - JUST SOUTH OF DTLA

Excellent location

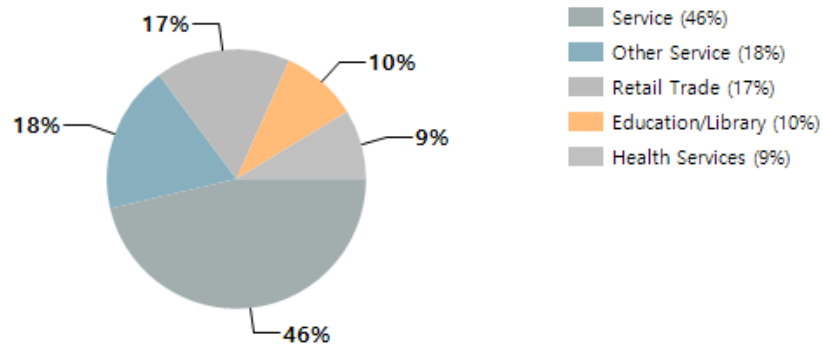
- Nestled in the vibrant heart of Los Angeles, this neighborhood boasts a rich cultural heritage and a wonderfully diverse community. Conveniently located just south of Downtown, it provides easy access to the 10 and 110 freeways, along with a variety of public transportation options to explore the city with ease!

The area features many incentives, including:

- ZI-2452 Transit Priority Area in the City of Los Angeles
- ZI-2498 Local Emergency Temporary Regulations: Time Limits and Parking Relief (LAMC 16.02.1)
- ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
- ZI-2488 Redevelopment Project Area: Council District 9
- ZI-2374 State Enterprise Zone: Los Angeles
- ZI-1117 MTA Right-of-Way (ROW) Project Area
- ZI-2512 Housing Element Sites
- Transit Oriented Communities (TOC-1)

This property and the surrounding area are full of potential.

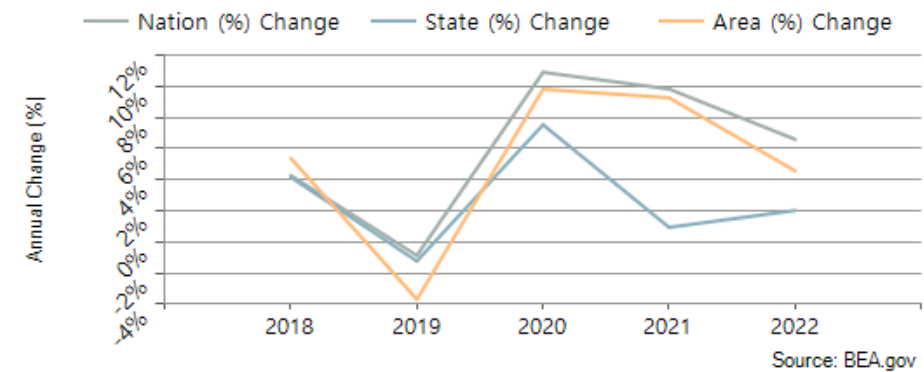
Major Industries by Employee Count



Largest Employers

County of Los Angeles	106,200
Los Angeles Unified School District	73,800
City of Los Angeles	61,600
University of California, Los Angeles	50,200
Federal Government - All Agencies Except Defense & State	44,700
Kaiser Permanente	40,800
State of California (non-education)	32,300
University of Southern California	22,400

Los Angeles County GDP Trend





03

Property Description

Property Features

PROPERTY FEATURES

NUMBER OF UNITS	11
BUILDING SF	7,216
LAND SF	4,745
YEAR BUILT	1915
YEAR RENOVATED	2018
# OF PARCELS	1
ZONING TYPE	R3-1
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

UTILITIES

WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Masonry
ROOF	Flat
STYLE	Traditional





04

Rent Roll

Rent Roll

Unit	Unit Mix	Current Rent	Market Rent	Notes
2906	Retail Unit	\$2,001.00	\$2,500.00	Casa Familiar Saludable
2910	Retail Unit		\$0.00	Tommy's Market #1
2910	Retail Unit	\$3,495.00	\$5,000.00	Tommy's Market #2
2916	Retail Unit	\$1,995.00	\$2,500.00	Celia's Fashion
2908- A	Studio + 1 ba	\$1,659.00	\$1,895.00	
2908- B	Studio + 1 ba	\$1,895.00	\$1,895.00	Vacant-Unrented
2908- C	Studio + 1 ba	\$348.00	\$1,895.00	
2908- D	Studio + 1 ba	\$1,244.00	\$1,895.00	
2908- E	Studio + 1 ba	\$1,664.00	\$1,895.00	
2908- F	1 bd + 1 ba	\$501.00	\$2,172.00	
2908- G	1 bd + 1 ba	\$434.00	\$2,172.00	
Totals / Averages		\$15,236.00	\$23,819.00	

Notes: Rent as of 6/1/2025





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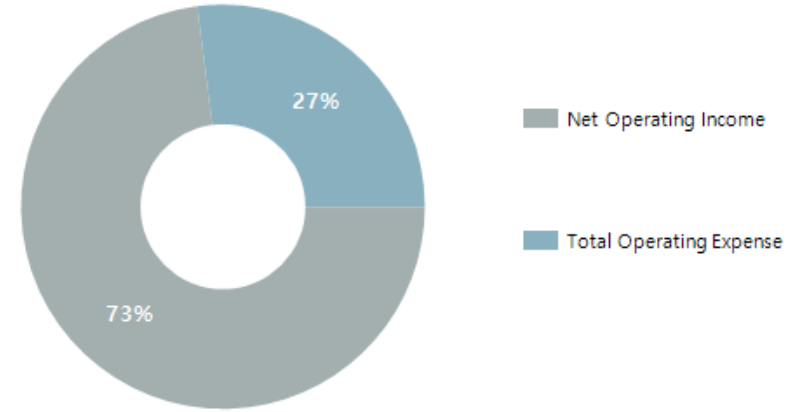
Financial Analysis

Income & Expense Analysis

REVENUE ALLOCATION

CURRENT

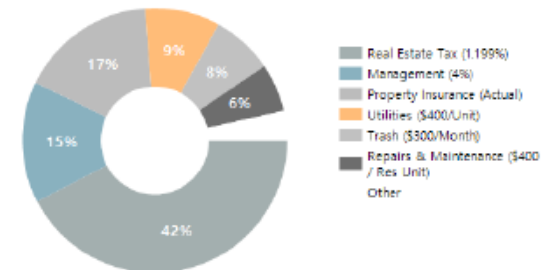
INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$182,832	\$285,828
Gross Potential Income	\$182,832	\$285,828
General Vacancy	-\$5,485 3.00%	-\$7,145 2.49%
Effective Gross Income	\$177,347	\$278,683
Less Expenses	\$47,957 27.04%	\$52,010 18.66%
Net Operating Income	\$129,390	\$226,673



DISTRIBUTION OF EXPENSES

CURRENT

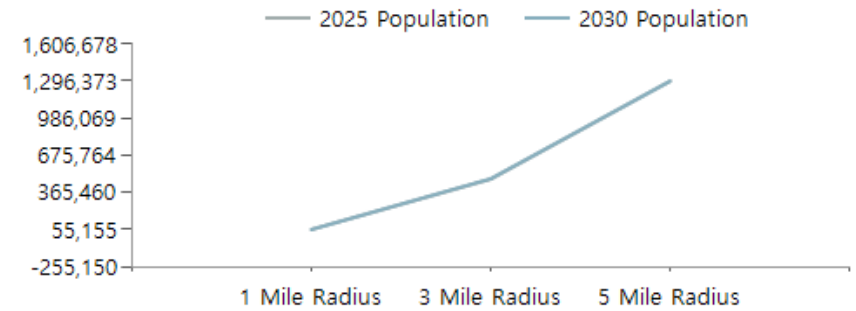
EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.199%)	\$20,323	\$1,848	\$20,323	\$1,848
Property Insurance (Actual)	\$8,000	\$727	\$8,000	\$727
Management (4%)	\$7,094	\$645	\$11,147	\$1,013
Utilities (\$400/Unit)	\$4,400	\$400	\$4,400	\$400
Repairs & Maintenance (\$400 / Res Unit)	\$2,800	\$255	\$2,800	\$255
Pest Control (\$45/Month)	\$540	\$49	\$540	\$49
Trash (\$300/Month)	\$3,600	\$327	\$3,600	\$327
Cleaning & Gardening (\$100/Month)	\$1,200	\$109	\$1,200	\$109
Total Operating Expense	\$47,957	\$4,360	\$52,010	\$4,728
Expense / SF	\$6.65		\$7.21	
% of EGI	27.04%		18.66%	



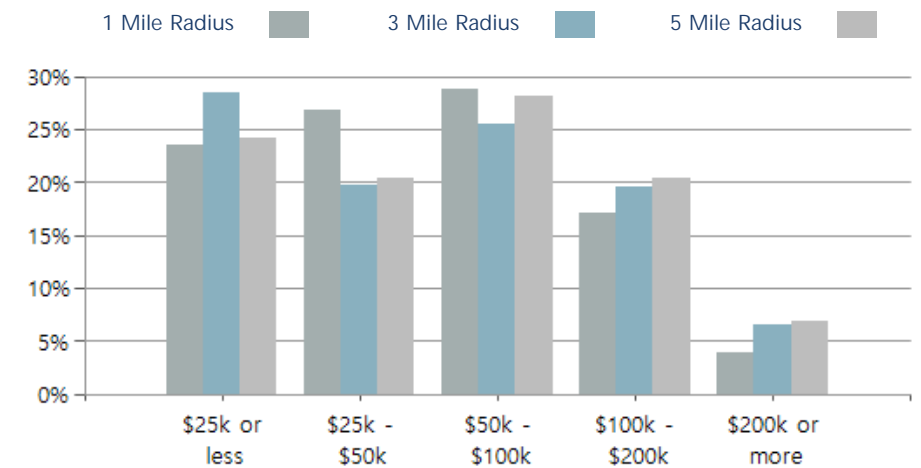
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	56,781	425,602	1,290,190
2010 Population	56,405	453,731	1,307,104
2025 Population	55,502	476,917	1,296,362
2030 Population	55,155	480,182	1,296,373
2025-2030: Population: Growth Rate	-0.65%	0.70%	0.00%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,465	29,505	66,269
\$15,000-\$24,999	1,717	15,491	39,321
\$25,000-\$34,999	1,605	14,262	39,229
\$35,000-\$49,999	2,014	16,949	49,938
\$50,000-\$74,999	2,263	22,739	69,921
\$75,000-\$99,999	1,636	17,470	53,343
\$100,000-\$149,999	1,761	20,131	59,623
\$150,000-\$199,999	550	10,807	29,552
\$200,000 or greater	525	10,442	30,130
Median HH Income	\$49,668	\$52,125	\$56,585
Average HH Income	\$70,067	\$80,360	\$83,707

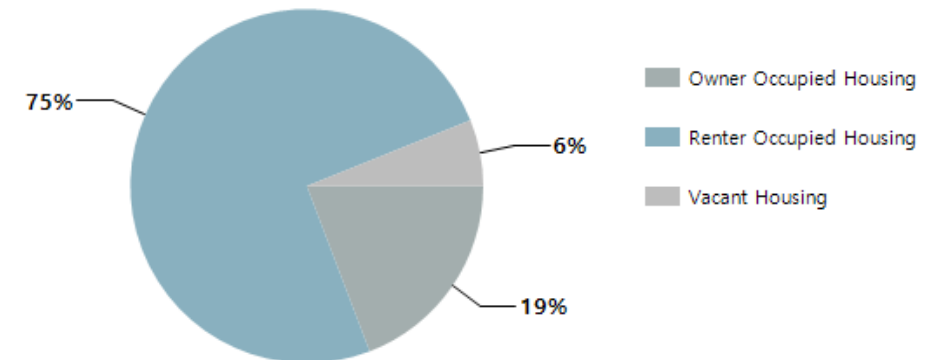
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	13,322	127,413	397,441
2010 Total Households	12,541	130,521	390,666
2025 Total Households	13,535	157,797	437,327
2030 Total Households	13,892	166,006	455,440
2025 Average Household Size	3.93	2.84	2.86
2025-2030: Households: Growth Rate	2.60%	5.10%	4.05%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

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