

# Investment-Owner user

IN HEART OF DTLA GARMENT DISTRICT



## OFFERING MEMORANDUM

*Prepared by:*

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1416 S. Los Angeles Street  
Los Angeles, CA 90015



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*Exclusively Marketed by:*



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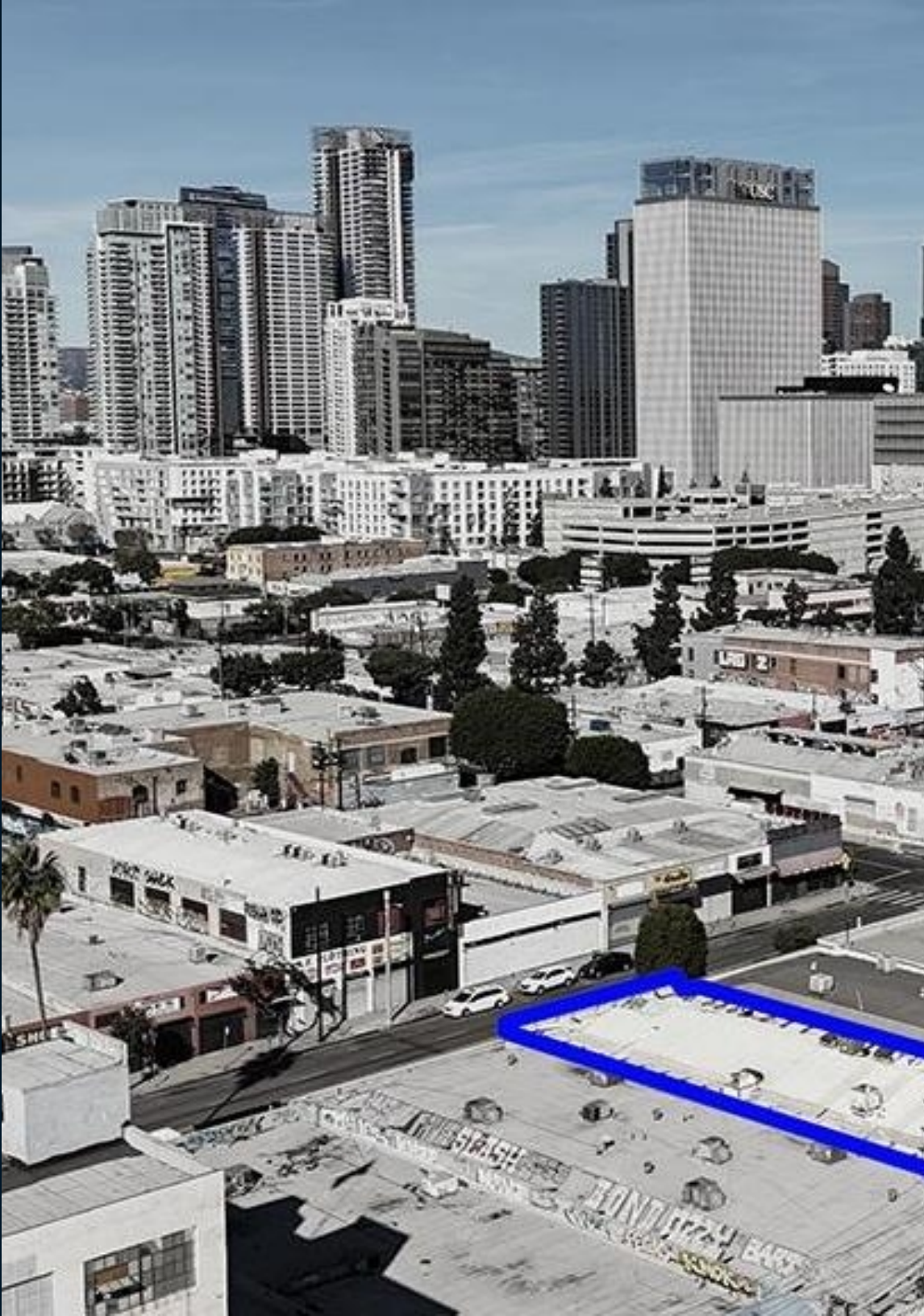


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01 Executive Summary  
Investment Summary



## OFFERING SUMMARY

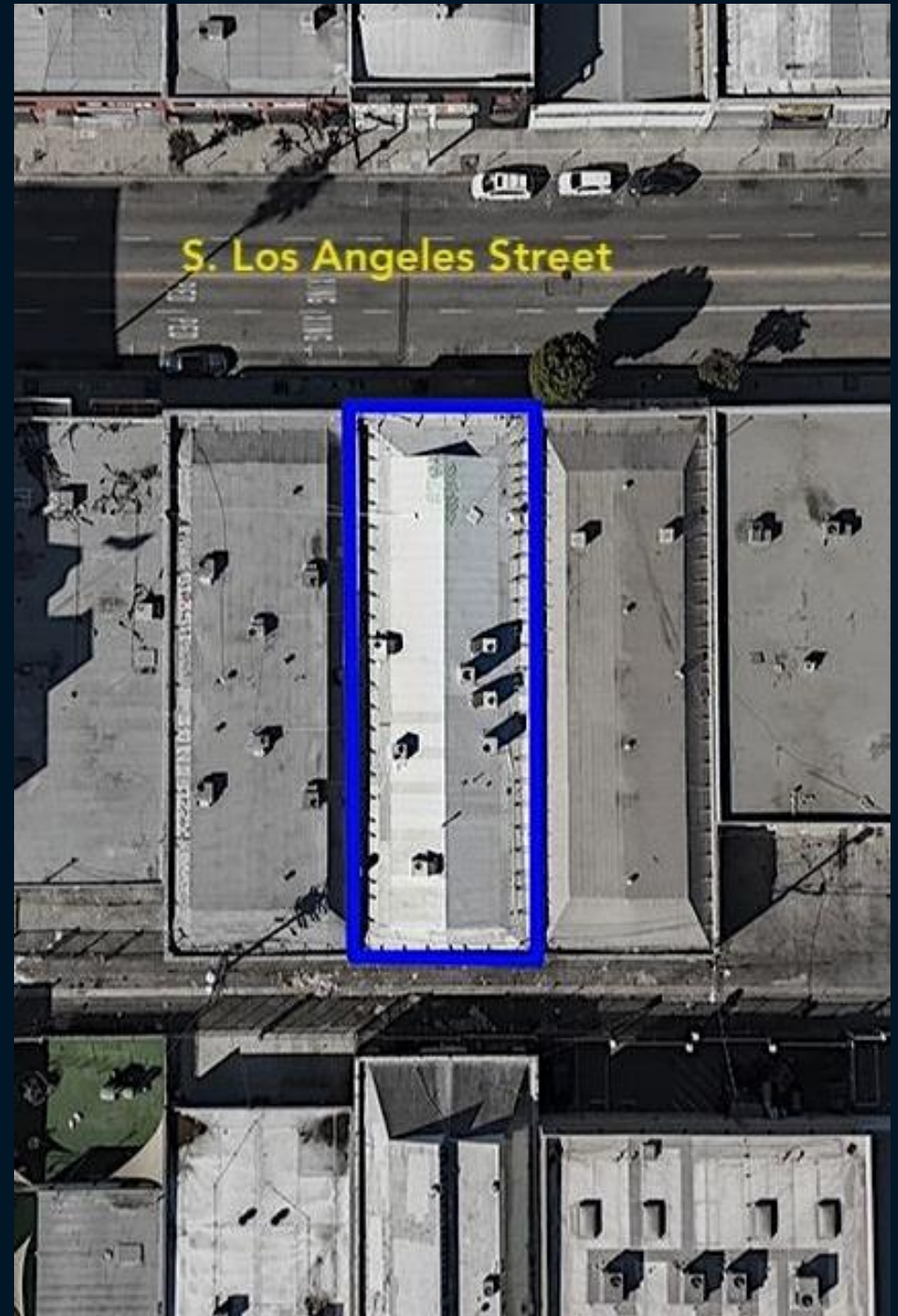
ADDRESS	1416 S. Los Angeles Street Los Angeles CA 90015
COUNTY	Los Angeles
MARKET	Los Angeles
BUILDING SF	6,815 SF
LAND SF	6,898 SF
YEAR BUILT	1913
YEAR RENOVATED	2004
APN	5133-016-005

## FINANCIAL SUMMARY

PRICE	\$2,500,000
PRICE PSF	\$366.84
OCCUPANCY	100%
NOI (CURRENT)	\$180,000
CAP RATE (CURRENT)	7.20%

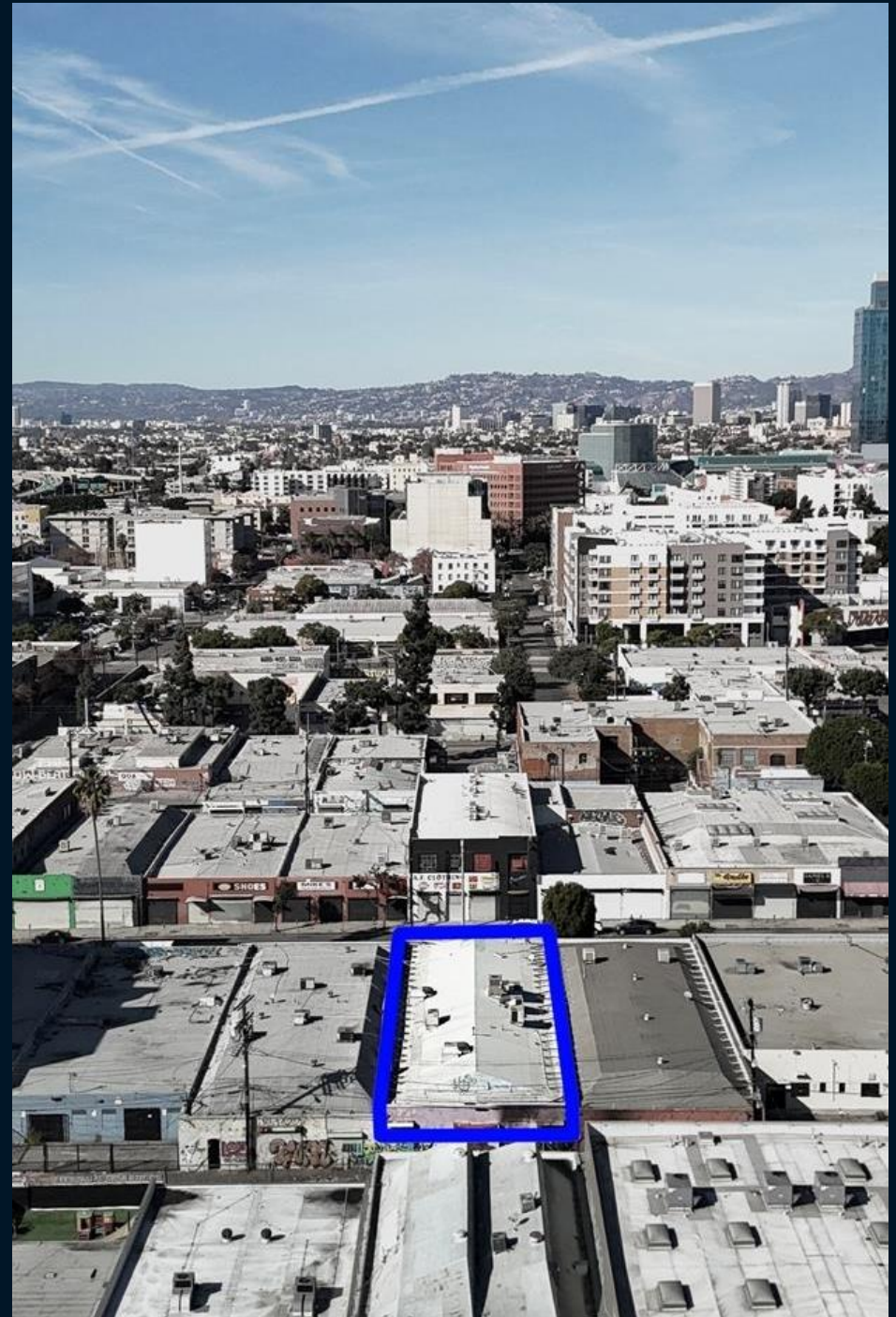
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	50,767	540,290	1,240,839
2024 Median HH Income	\$62,655	\$52,367	\$58,103
2024 Average HH Income	\$102,867	\$80,043	\$88,000

- Unleash the Potential: Dive into the heart of the Downtown Los Angeles Fashion District with this prime property on 1416 S. Los Angeles Street. This 6,898-square-foot gem is your ticket to a thriving investment opportunity strategically positioned for growth under the DTLA 2040 Plan. Take the reins and steer your portfolio towards success with this visionary investor's dream.





- Triple the Thrills: With three units and one dedicated tenant occupying all, this property offers a seamless income stream for the savvy investor. Each unit presents a canvas for customization, allowing you to tailor the space to your investment vision. Alley access for convenient loading and unloading and ample street parking ensure smooth operations and enhance the property's appeal to diverse tenants.
- Gateway to Success: Nestled in the bustling Fashion District, this property's proximity to Santee Street, the epicenter of Southern California's fabric and fashion industry, positions it as a gateway to lucrative business opportunities. Whether you're an owner-user looking to establish a presence in this vibrant district or an investor seeking a robust monthly income of \$15,000, this property promises a gateway to success in the heart of Downtown Los Angeles.
- Seize the Moment: Don't let this opportunity slip through your fingers. Join the ranks of successful investors and entrepreneurs who have capitalized on the allure of the Fashion District. With a solid monthly income stream and the promise of growth under the DTLA 2040 Plan, this property is your chance to make a mark in one of the region's most dynamic real estate markets. Seize the moment and make your mark in the Downtown Los Angeles Fashion District today.







02

Location

Location Summary









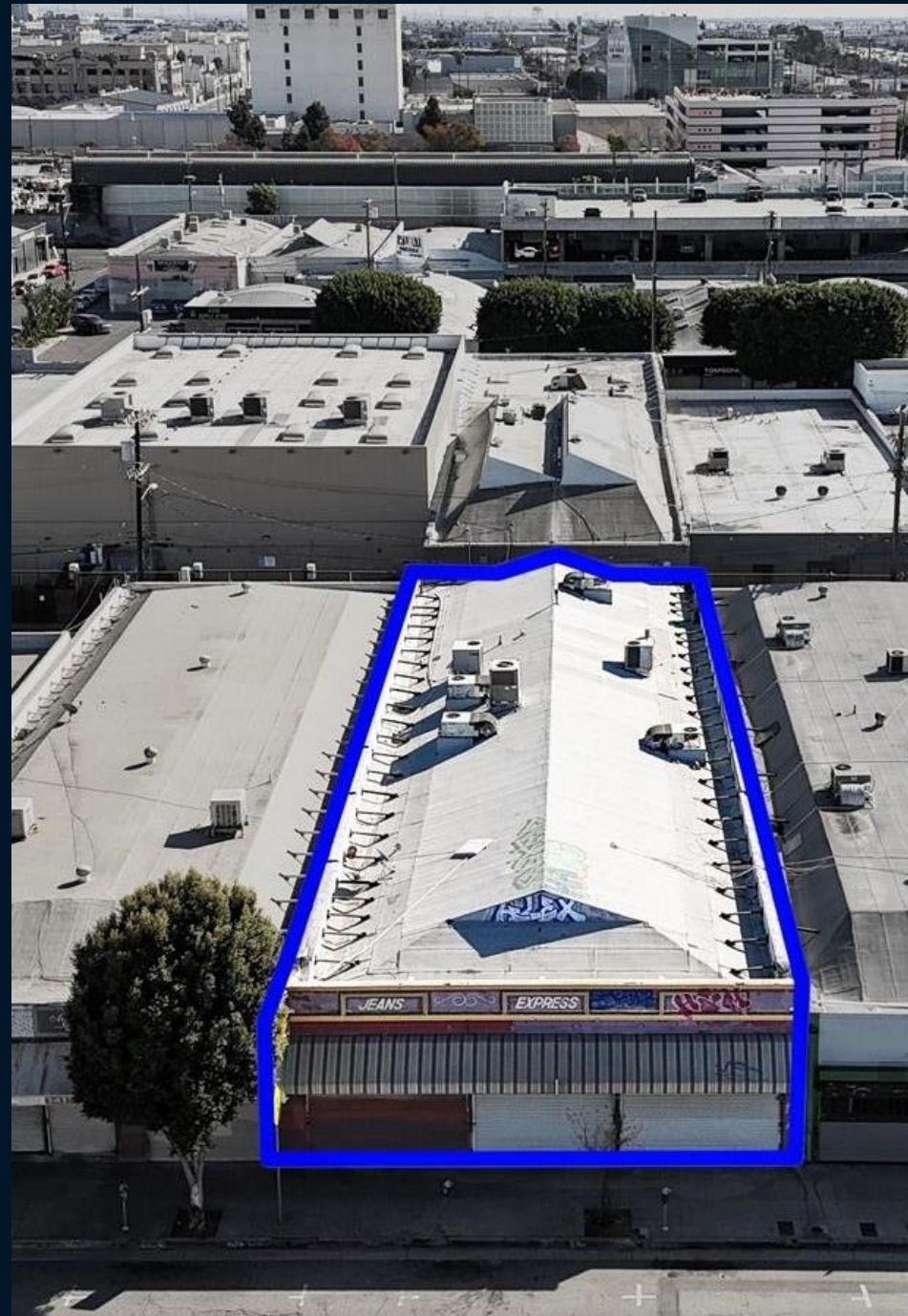
### 03 Property Description

- Property Features
- Aerial Map
- Parcel Map
- Property Images



## PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	6,815
LAND SF	6,898
YEAR BUILT	1913
YEAR RENOVATED	2004
# OF PARCELS	1
ZONING TYPE	M2-2D
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	47 X 145
NUMBER OF PARKING SPACES	1







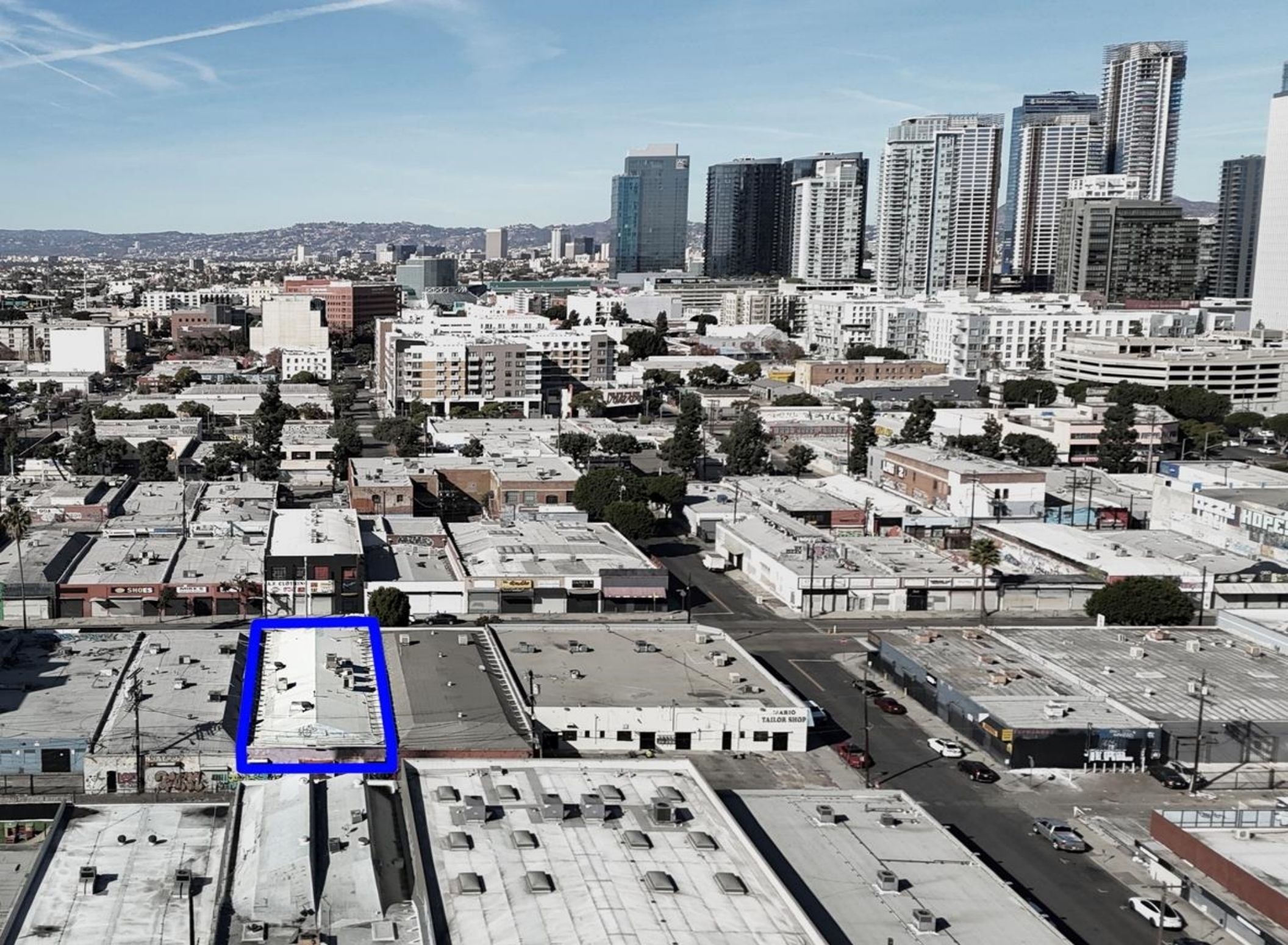
















04

Rent Roll

Rent Roll



Suite	Tenant Name	Square Feet	% of GLA	Lease Term		Rental Rates					Lease Type	Options/Notes
				Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF		
1,2,3,	Hossien	6,898	101.22%			CURRENT	\$15,000	\$2.17	\$180,000	\$26.09		MG
	Totals:	6,898					\$15,000		\$180,000			



## 05 Financial Analysis

Income & Expense Analysis

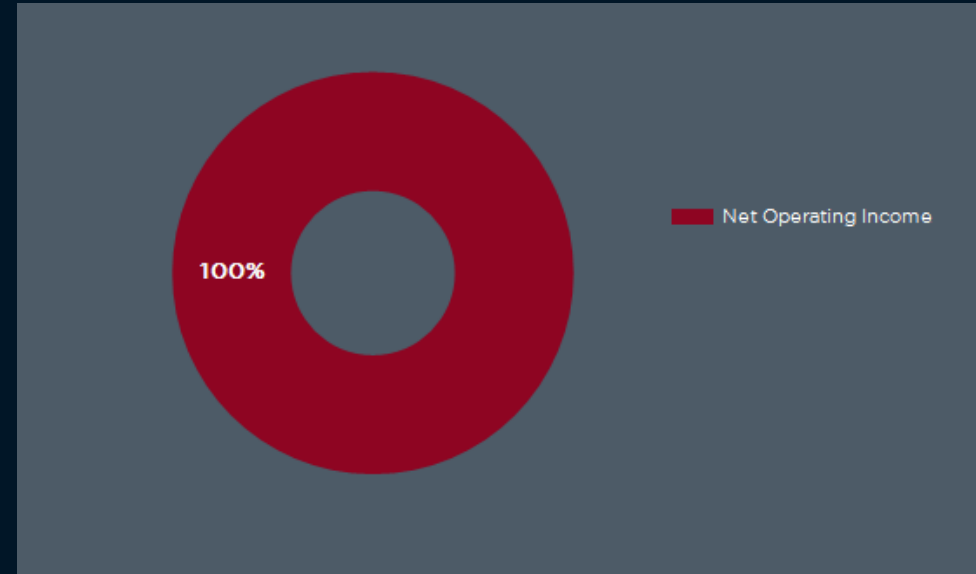
05



## REVENUE ALLOCATION

CURRENT

INCOME	CURRENT
Gross Scheduled Rent	\$180,000
Effective Gross Income	\$180,000
Net Operating Income	\$180,000



## DISTRIBUTION OF EXPENSES

CURRENT







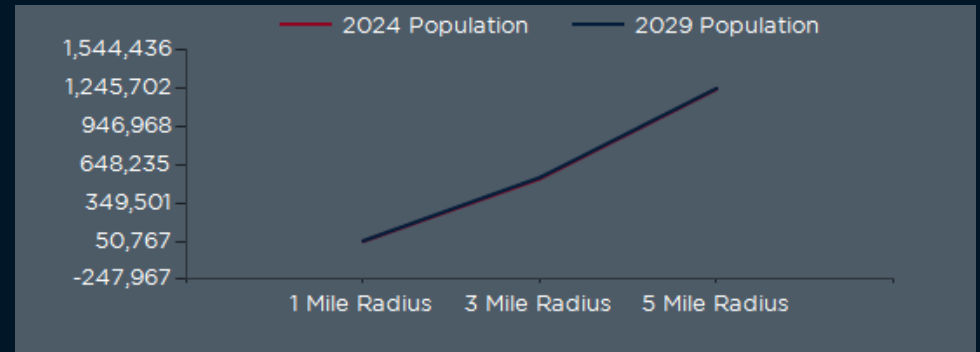
06 Demographics  
Demographics



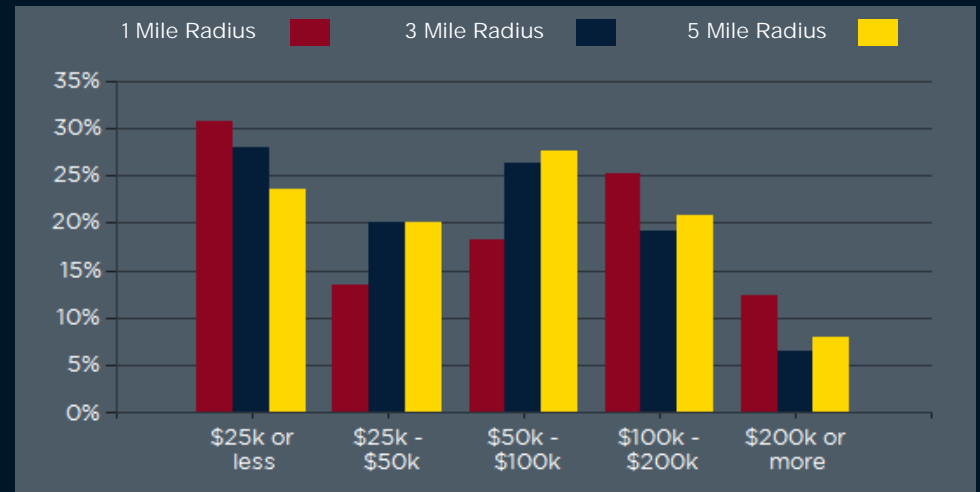
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	29,201	506,312	1,255,786
2010 Population	33,430	520,294	1,261,918
2024 Population	50,767	540,290	1,240,839
2029 Population	54,131	549,436	1,245,702
2024-2029: Population: Growth Rate	6.45%	1.70%	0.40%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	5,338	35,236	63,539
\$15,000-\$24,999	2,104	19,150	38,057
\$25,000-\$34,999	1,569	18,087	38,318
\$35,000-\$49,999	1,687	21,085	48,368
\$50,000-\$74,999	2,412	28,872	67,418
\$75,000-\$99,999	2,004	22,340	51,634
\$100,000-\$149,999	3,654	24,498	59,481
\$150,000-\$199,999	2,430	12,733	30,521
\$200,000 or greater	2,999	12,724	34,337
Median HH Income	\$62,655	\$52,367	\$58,103
Average HH Income	\$102,867	\$80,043	\$88,000

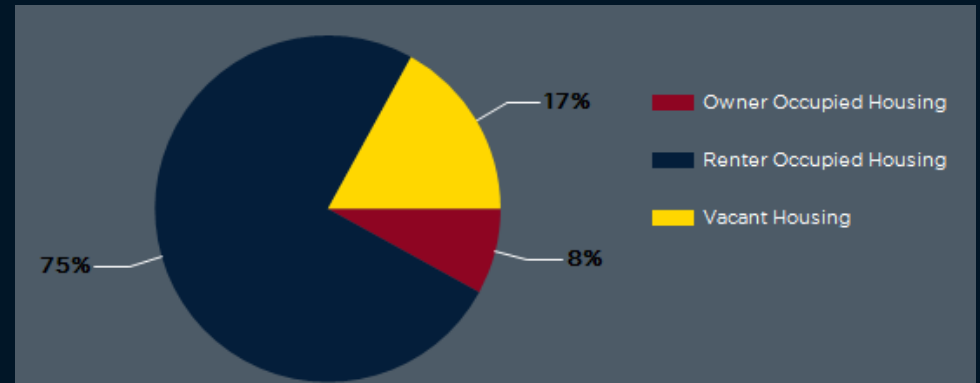
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,536	156,446	392,621
2010 Total Households	13,067	160,806	386,566
2024 Total Households	24,198	194,725	431,673
2029 Total Households	26,862	206,989	451,279
2024 Average Household Size	1.90	2.59	2.77
2024-2029: Households: Growth Rate	10.55%	6.15%	4.45%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

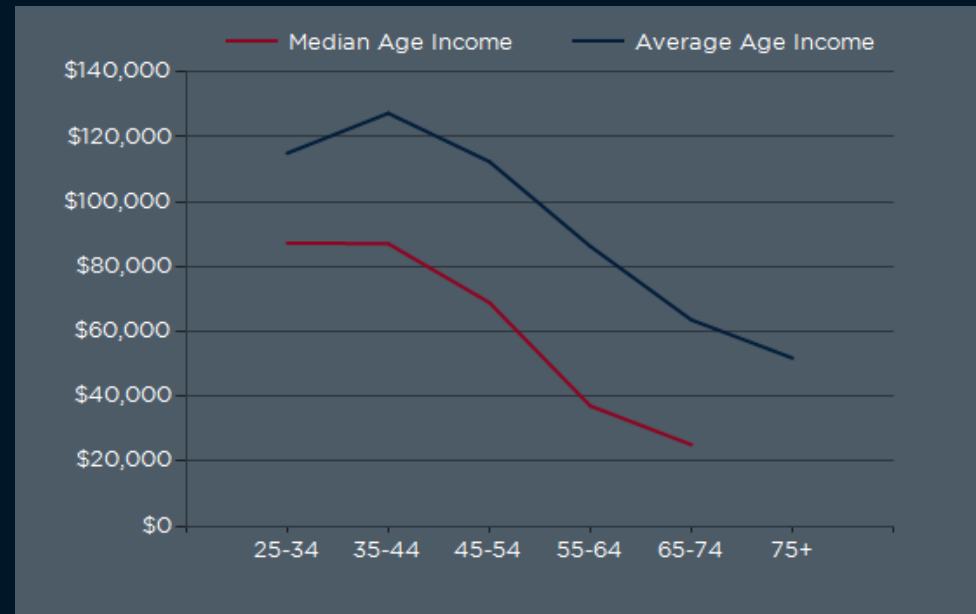
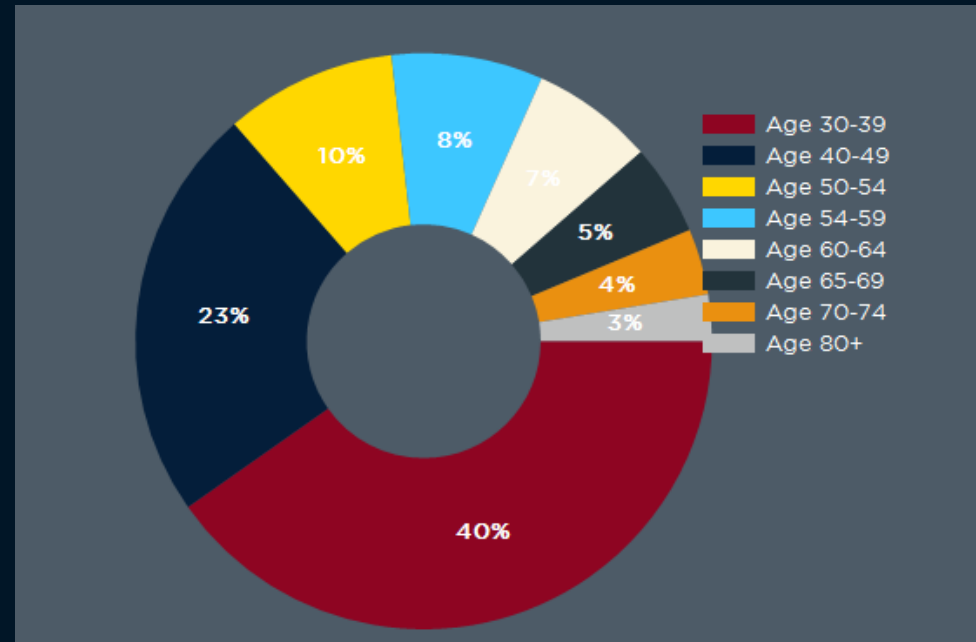


Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	6,943	56,301	121,363
2024 Population Age 35-39	5,414	45,288	101,095
2024 Population Age 40-44	4,097	39,927	92,172
2024 Population Age 45-49	3,079	32,875	78,374
2024 Population Age 50-54	2,952	32,248	77,282
2024 Population Age 55-59	2,610	27,698	67,247
2024 Population Age 60-64	2,112	25,116	62,144
2024 Population Age 65-69	1,567	20,028	50,568
2024 Population Age 70-74	1,138	14,739	37,442
2024 Population Age 75-79	801	10,650	26,748
2024 Population Age 80-84	510	7,015	17,139
2024 Population Age 85+	495	7,461	18,169
2024 Population Age 18+	44,648	442,495	1,001,722
2024 Median Age	35	34	35
2029 Median Age	37	36	37

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$87,341	\$66,049	\$68,185
Average Household Income 25-34	\$115,003	\$90,304	\$93,140
Median Household Income 35-44	\$87,087	\$61,892	\$68,187
Average Household Income 35-44	\$127,312	\$94,313	\$102,030
Median Household Income 45-54	\$68,960	\$57,943	\$67,029
Average Household Income 45-54	\$112,427	\$86,868	\$98,283
Median Household Income 55-64	\$37,071	\$44,398	\$54,684
Average Household Income 55-64	\$86,274	\$73,541	\$85,647
Median Household Income 65-74	\$25,108	\$35,636	\$43,780
Average Household Income 65-74	\$63,594	\$63,816	\$74,138
Average Household Income 75+	\$51,835	\$49,572	\$58,834





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