

# MIXED-USE INVESTMENT PURCHASE OPPORTUNITY

*Actual \$171,696 Net Annual Income — 4.29% Cap Rate*

14,711± SF 2-Story Building on 10,925± SF of Land



Offering Memorandum



3023-3035 S GRAND AVENUE, LOS ANGELES, CA 90007

3023-3035 S GRAND AVENUE  
LOS ANGELES, CA 90007

## Property Details

Building Area:	14,711± SF
Land Area:	10,925± SF
Stories:	2
Total Units:	18 (5 Ground Floor & 13 Second Floor)
Year Built:	1923
Construction:	Masonry
Parking:	8 Rear Surface Spaces
Zoning:	LA M1-2
Assessor's Parcel Numbers:	5122-018-014,016
TOC (Transit Oriented Communities):	Tier 3
Designated Qualified Opportunity Zone:	Yes

## Property Highlights

- Mixed use investment purchase opportunity
- 2-story building
- 5 ground floor retail stores and 13 second floor apartments
- \$171,696 actual net annual income | 4.29% actual cap rate
- Heavy traffic location
- Northwest corner of Grand Avenue and 31st Street
- 109.25' frontage on Grand Avenue and 100' on 31st Street
- Just 3 blocks east of the USC Campus
- 1-mile south of the Santa Monica (I-10) Freeway and Downtown Los Angeles — 1-½ miles south of Crypto.com Arena and LA LIVE

**Asking Price: \$4,000,000**  
**(\$271.90 Per SF Building)**

*Buyer to verify any and all information with the City and its licensed third-party experts*

# Rent Roll

## Actual Income & Expense

### INCOME

Total Monthly Income:	\$20,770.70
Gross Annual Income:	\$249,248.40

### ANNUAL EXPENSES

Property Tax*	\$50,000.00
Insurance	13,020.00
Utilities/Water	5,400.00
Repairs & Maintenance	5,040.00
Gas	3,600.00
City Fees	492.00
<b>Total Annual Expenses:</b>	<b>\$77,552.00</b>

Actual Net Annual Operating Income: \$171,696.40

Actual Cap Rate: 4.29%

\* Property tax based on \$4,000,000 asking price

## Pro Forma Income Projection

### INCOME

Total Monthly Income:	\$22,670.70
Gross Annual Income:	\$272,048.40

### ANNUAL EXPENSES

Property Tax*	\$50,000.00
Insurance	13,020.00
Utilities/Water	5,400.00
Repairs & Maintenance	5,040.00
Gas	3,600.00
City Fees	492.00
Vacancy Factor (3%)	8,161.45
<b>Total Annual Expenses:</b>	<b>\$85,713.45</b>

Pro Forma Net Annual Operating Income: \$186,334.95

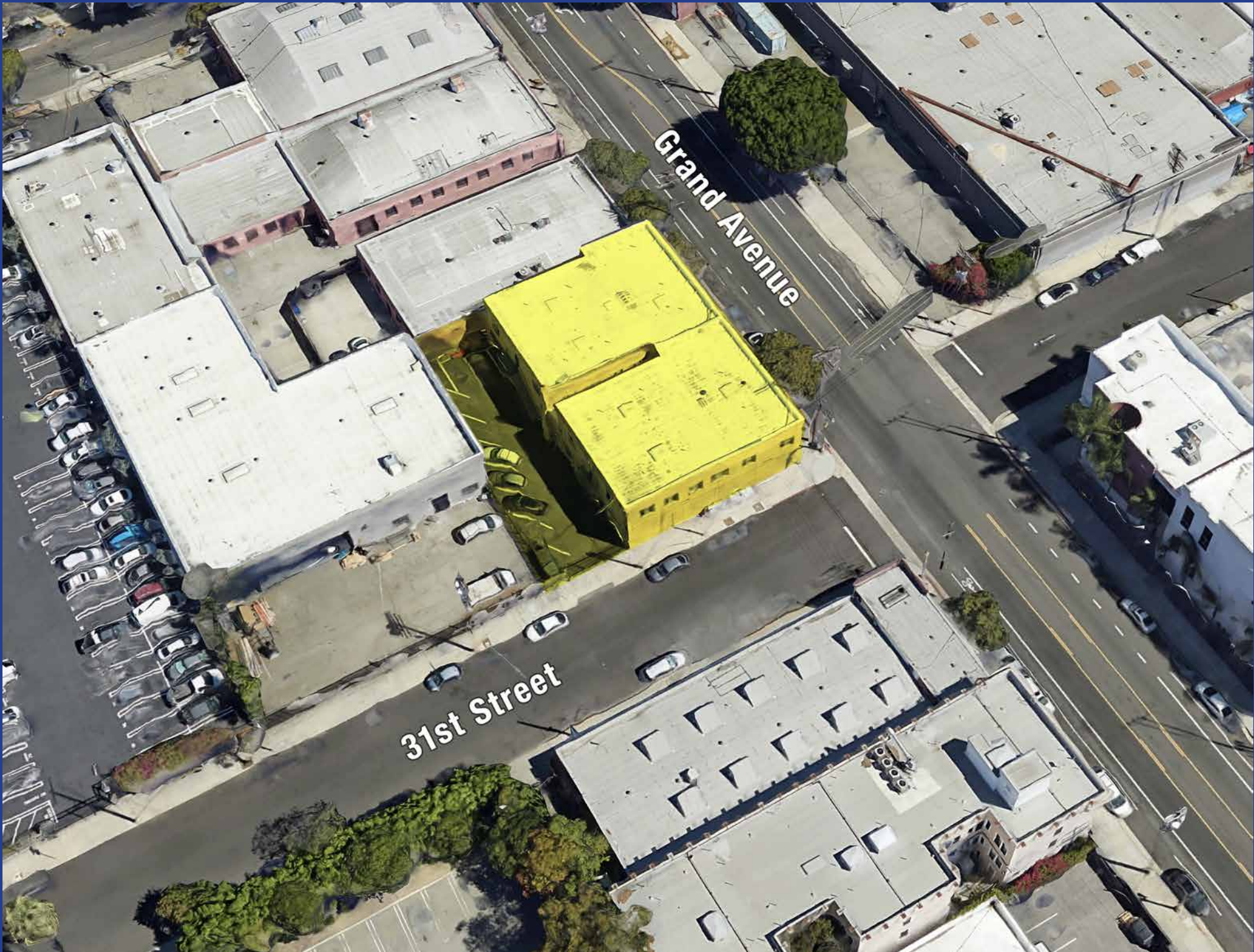
Pro Forma Cap Rate: 4.66%

\* Property tax based on \$4,000,000 asking price

Rent Roll Available Upon Request







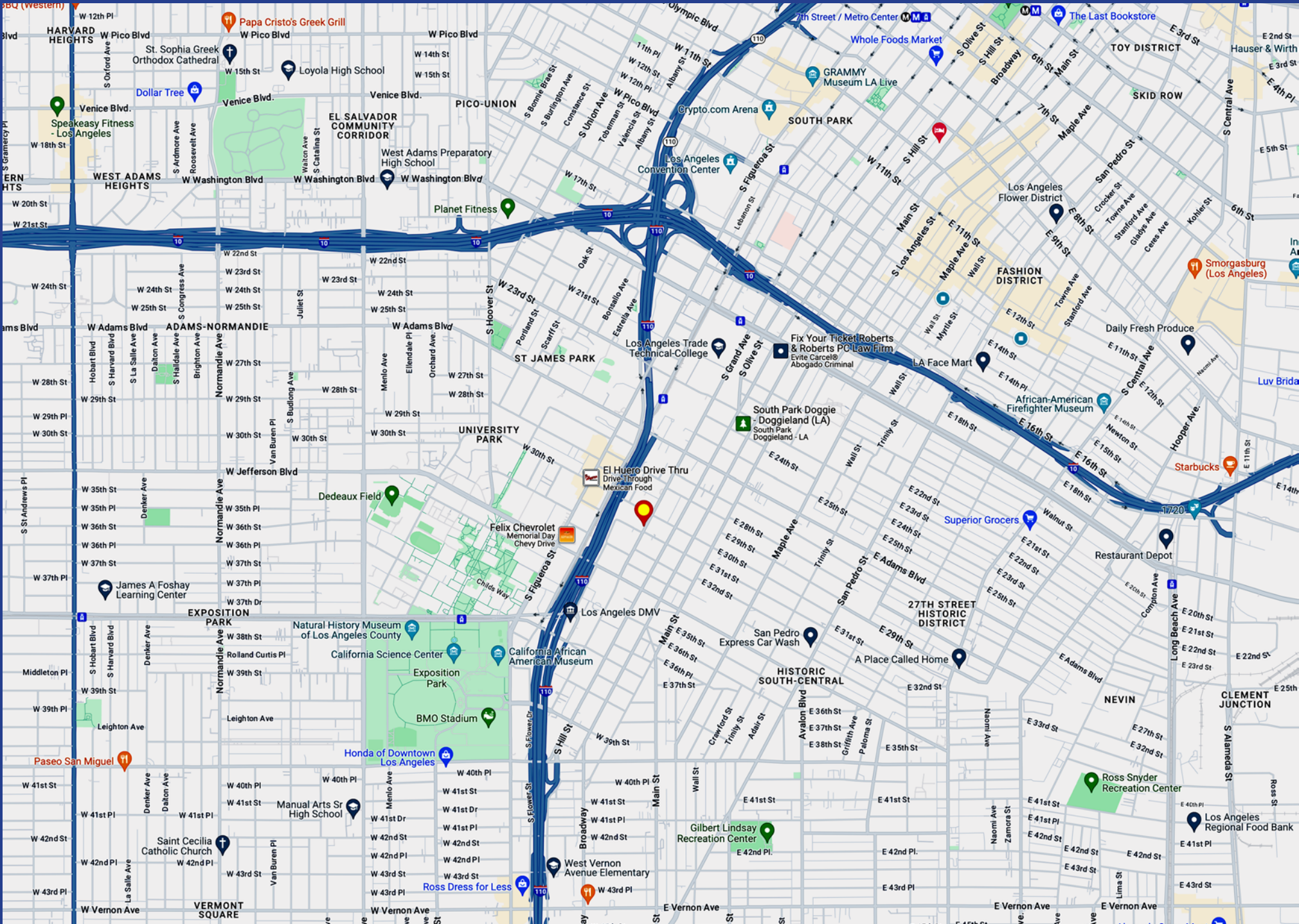
Grand Avenue

31st Street

# Plat Map



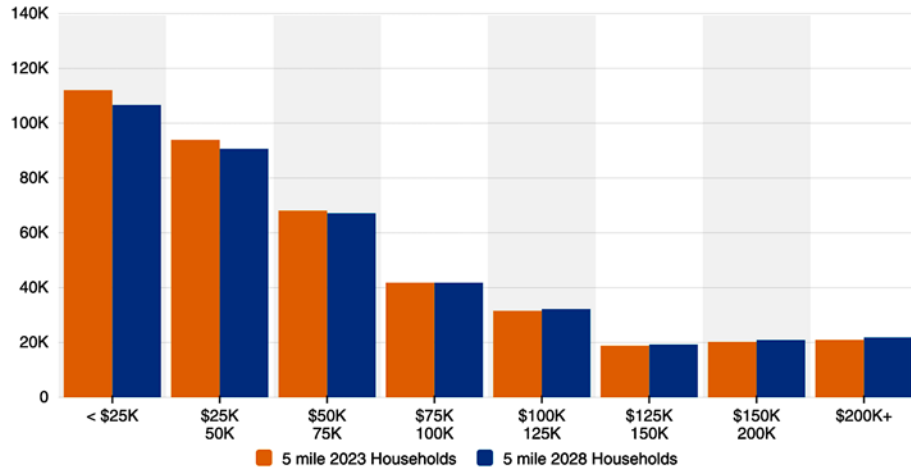
# Area Map



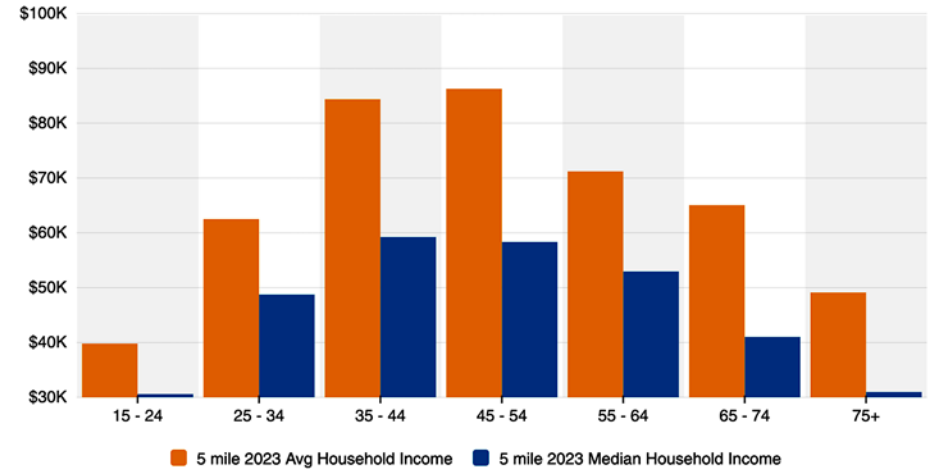


# Neighborhood Demographics

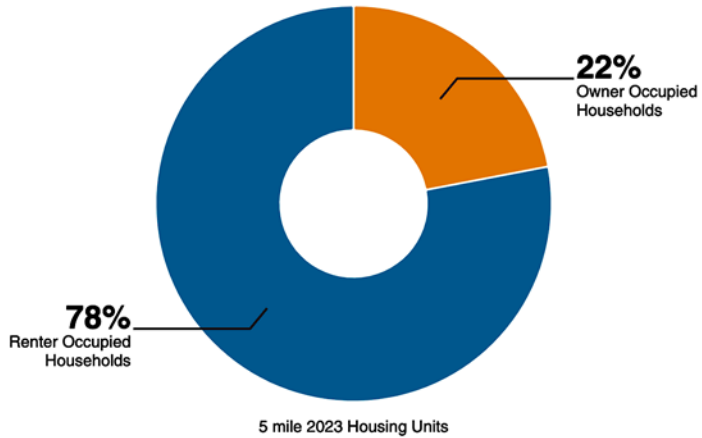
Household Income



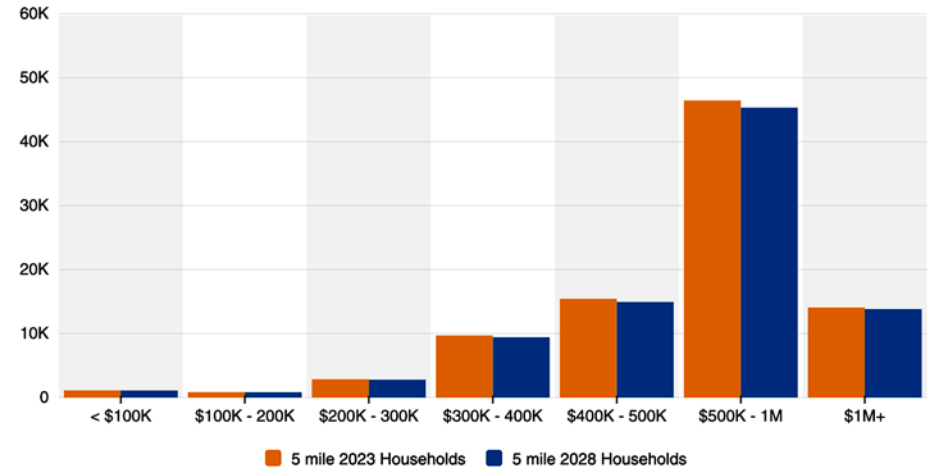
Household Income By Age



Housing Occupancy



Home Values



3023-3035 S Grand Avenue  
Los Angeles, CA 90007

Mixed-Use Investment For Sale

2-Story Retail and Apartment Building  
With Parking

14,711± SF Building  
10,925± SF of Land

*Exclusively offered by*



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