



COMMERCIAL GROUP

FOR SALE

2922-2924 Maple Ave,
LOS ANGELES, CA 90011



real

POWERED BY

RISE
REAL ESTATE

PROPERTY AERIAL MAP



PROPERTY OVERVIEW



TYPE

Commercial/Office/Residential
(mixed use)



SIZE

4,412 SF



PRICE

\$1,299,999



CAP RATE

6.16%



METERING

Gas and electricity are
separately metered



YEAR BUILT

1903



ZONING

Mixed-use zoning supports long-term
investment flexibility and future
repositioning opportunities.



PARCEL NUMBER

5128-007-006



PROPERTY SHOWCASE



CAPITAL IMPROVEMENTS & PARKING

Roof was completely redone approximately four years ago, and the property includes gated parking for approximately 7-8 vehicles.



STRONG COMMERCIAL CASH FLOW

Downstairs commercial space of approximately 1,800-2,000 SF is currently leased at \$5,000/month with a scheduled increase to approximately \$5,500/month.



LEASE STABILITY

Commercial tenant has approximately one year remaining on the current lease term, providing near-term income security.



RESIDENTIAL RENTAL INCOME

Existing residential units include a 3-bedroom unit rented at \$3,100/month and a 2-bedroom unit rented at \$1,950/month.



VALUE-ADD POTENTIAL

2-bedroom unit offers potential upside to approximately \$2,600/month, while the 3-bedroom tenant may be vacating, allowing for repositioning opportunities.

PROPERTY FINANCIAL OVERVIEW



RENT ROLL

UNIT	MIX	START DATE	END DATE	RENT
2922	MARKET	7/1/2026	7/1/2031	\$2,500.00
2924	MARKET	7/1/2026	7/1/2031	\$2,500.00
2922 ½	2B/1 ½B	9/1/2020	9/1/2025	\$1,950.00
2924 ½	3B/2B	6/4/2024	6/4/2025	\$2,950.00
TOTAL				\$118,800.00

FINANCIAL ANALYSIS

ANNUAL GROSS INCOME	\$118,800.00
LAUNDRY	\$0.00
LESS VACANCY	\$0.00
ADJUSTED GROSS INCOME	\$120,600.00
LESS EXPENSES	\$38,780.00
NET OPERATING INCOME	\$80,020.00
LESS DEBT SERVICE	\$53,052.00
PRE-TAX CASH FLOW	\$26,968.00
PERCENT RETURN	4.90%

CAP RATE

ACTUAL

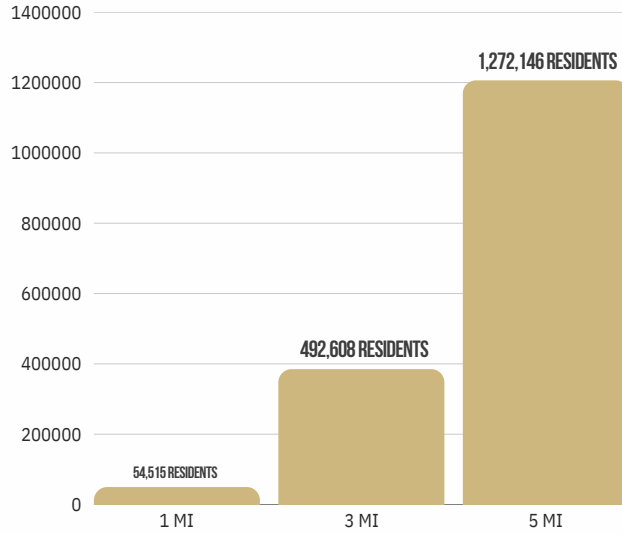
CAP RATE	6.16%
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OPERATING EXPENSES

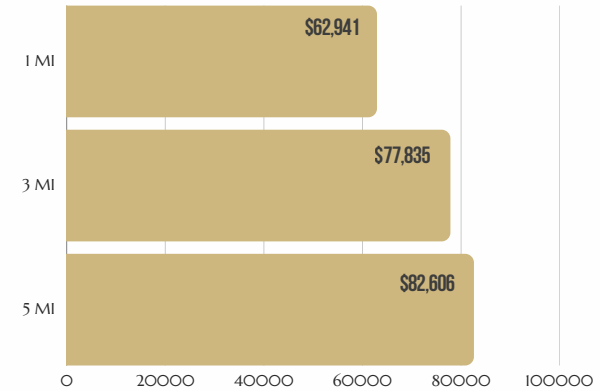
PROPERTY TAX	\$14,850.00
INSURANCE	\$6,500.00
UTILITIES-ELECTRIC WATER & SEWER	\$3,600.00
GAS SEPARATED METER	\$0.00
REPAIRS/MAINTENANCE/RESERVES	\$2,300.00
LANDSCAPING	\$720.00
LAHD	\$1,100.00
MISC.	\$1,500.00
PEST CONTROL	\$1,200.00
FIRE PROTECTION/FIRE EXTINGUISHER	\$350.00
MANAGEMENT (\$400/MO)	\$4,800.00
TRASH	\$1,860.00
TOTAL	\$38,780.00

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Maple Ave	E 31st St	8,164 vehicles/day	.04miles
Maple Ave	E 31st St	8,074 vehicles/day	.04miles
E 30th St	Maple Ave	2,178 vehicles/day	.05miles
E 30th St	Maple Ave	2,164 vehicles/day	.05miles
E 31st St	Trinity St	1,145 vehicles/day	.09miles
E 31st St	Trinity St	1,133 vehicles/day	.09miles
Maple Ave	E 32nd St	7,311 vehicles/day	.10miles
Maple Ave	E 32nd St	7,230 vehicles/day	.10miles
E 30th St	Maple Ave	2,118 vehicles/day	.11miles
E 30th St	Maple Ave	2,104 vehicles/day	.11miles



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ARIE ROSE

Founder | DRE 02226762

- 424.421.4241
- arie@roseandcogroup.com
- roseandcogroup.com



ABIGAIL YEBOAH

Commercial Agent | DRE 02207861

- 562.350.7347
- abigail@roseandcogroup.com
- roseandcogroup.com