

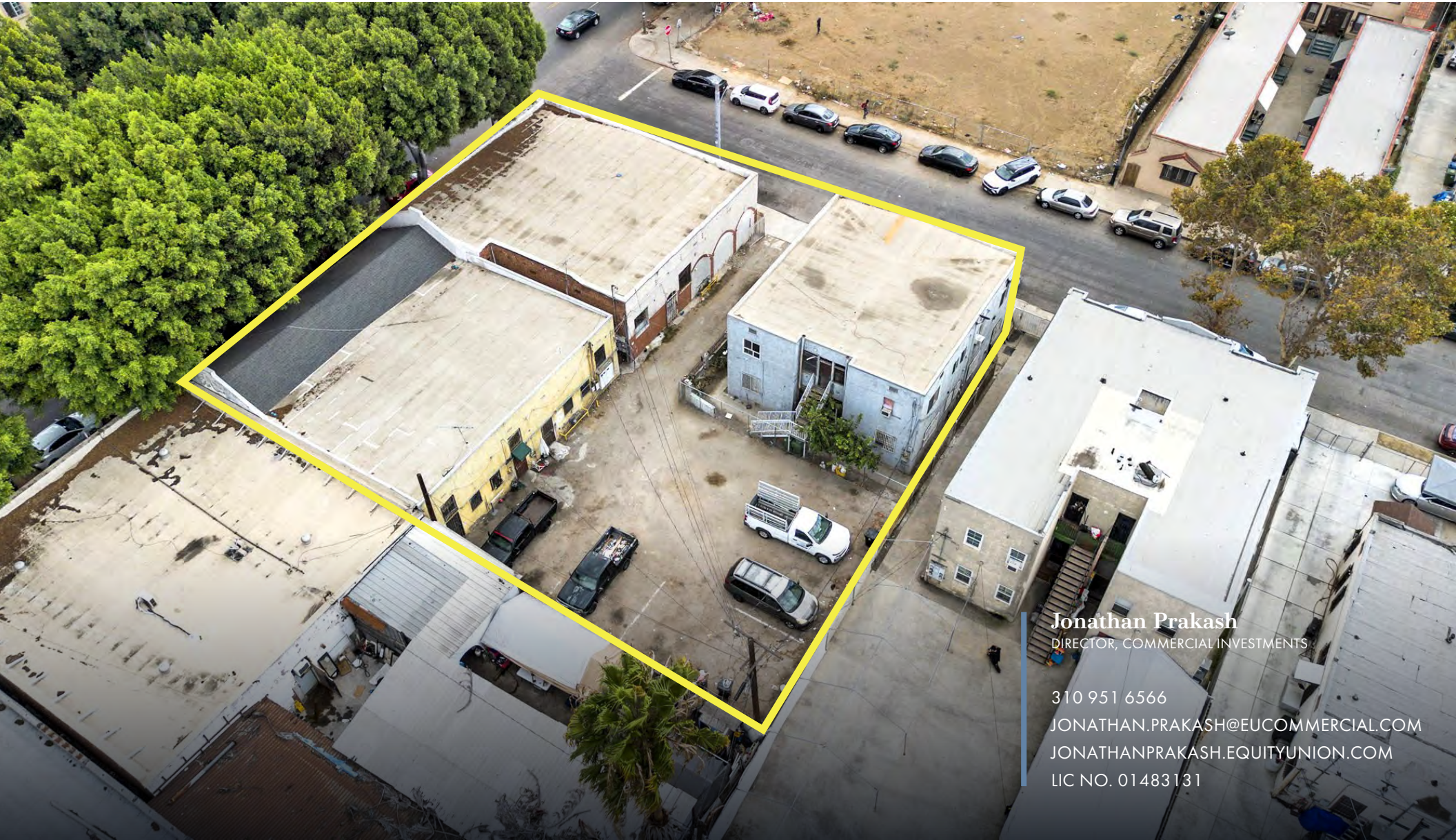


EQUITY  
UNION  
COMMERCIAL

OFFERING MEMORANDUM

# 309 W 50th Street & 4917 S Broadway Street

Los Angeles, CA 90037



**Jonathan Prakash**

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LIC NO. 01483131





## TABLE OF CONTENTS

- I. PROPERTY
- II. FINANCIALS

### LISTED BY

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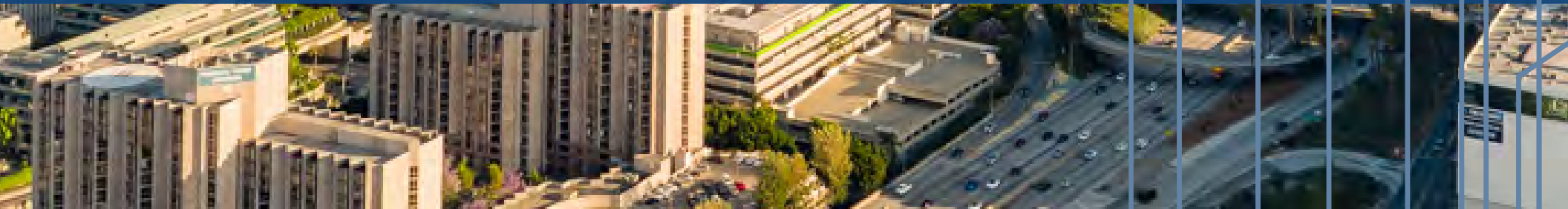
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# THE PROPERTY



# EXECUTIVE SUMMARY

Jonathan Prakash of Equity Union Commercial is pleased to present a rare Mixed-Use portfolio opportunity spanning 309 W 50th Street, 4719–4723 S Broadway Street, and 4925–4929 Broadway Street.

This offering includes a 3,596 SF quadruplex with four 1-bedroom/1-bath units, a 3,284 SF retail building with three storefronts, as well as a 3,186 SF retail building with four storefronts.

Two units in the quadruplex will be delivered vacant and rent-ready, creating an ideal opportunity for owner-users seeking on-site living and/or the ability to operate out of the retail spaces. All retail occupants are on month-to-month leases, providing exceptional flexibility for investors looking to reposition or re-tenant.

## PROPERTY TYPE

MULTIFAMILY

## UNITS

11

## BUILDING SIZE

10,066 SF

## LOT SIZE

13,740

## BUILT

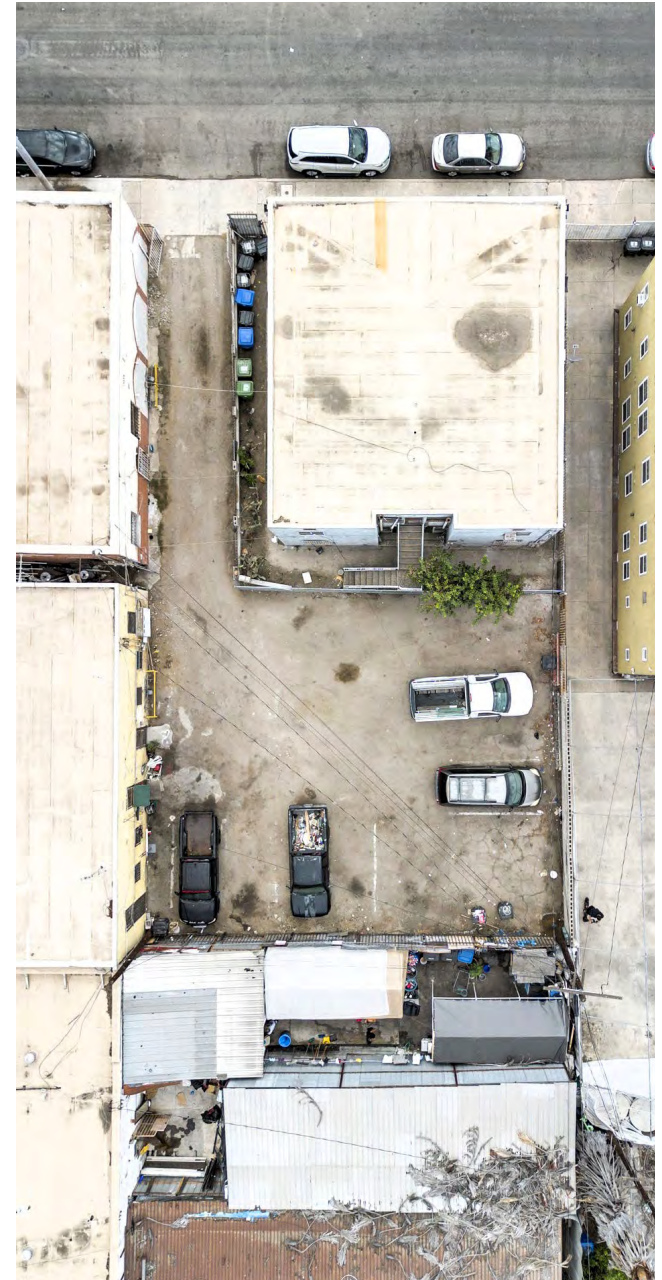
1923 & 1948

## PRICE

\$1,700,000

## PROPERTY HIGHLIGHTS

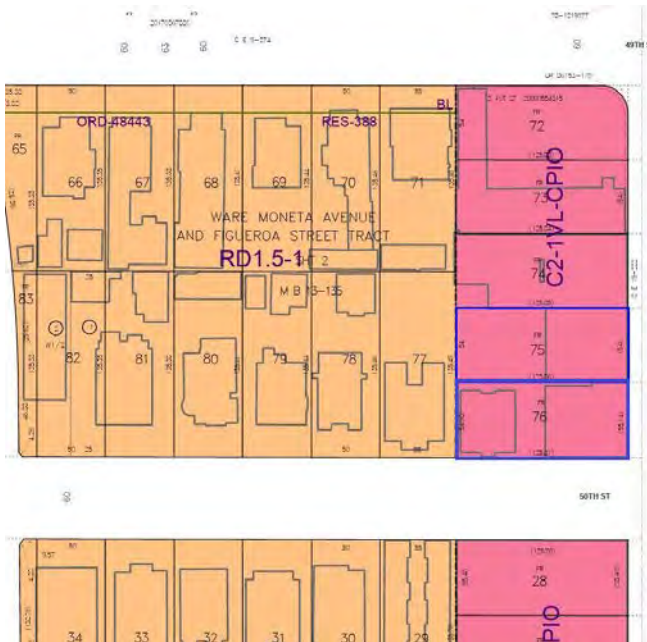
- Owner User/Development Opportunity on Corner Lot
- Quadruplex and 7 Retail Spaces
- Development Potential: 13,740 SF of Land on Zoned C2 on a Corner Lot
- Owner-User Ready: Two Residential Units Delivered Vacant and Rent Ready
- Flexible Tenancy: Retail tenants on Month-to-Month Leases
- Income While You Plan: Maintain Cash Flow During Entitlement or Redevelopment











# PROPERTY LOCATION

Situated in South Los Angeles, 309 W 50th Street & 4917 Broadway occupy a high-visibility corner in a dense, transit-accessible urban corridor just south of Downtown Los Angeles. The properties benefit from frontage along both 50th Street and Broadway, placing them in a well-trafficked area surrounded by a mix of residential, retail, and community-serving uses.

The location offers immediate proximity to major north-south thoroughfares such as Broadway, Main Street, and the 110 Freeway, facilitating direct access to Downtown LA, the USC/Exposition Park district, and the expanding South LA submarkets. Public transportation is readily accessible, with multiple Metro bus lines and nearby light rail access, enhancing the appeal for both residential tenants and commercial tenants seeking strong foot traffic.

This section of South Los Angeles has seen an increase in attention from both local investors and city-led revitalization efforts, with numerous multifamily and mixed-use projects proposed or underway within a two-mile radius. The combination of stable tenant demand, central positioning, and ongoing public and private investment supports the area's long-term growth trajectory.

These dual-parcel assets are ideally positioned to benefit from continued investment in Los Angeles' southside corridor, with built-in demand drivers and a location that balances neighborhood character with urban accessibility.





# AERIAL MAP



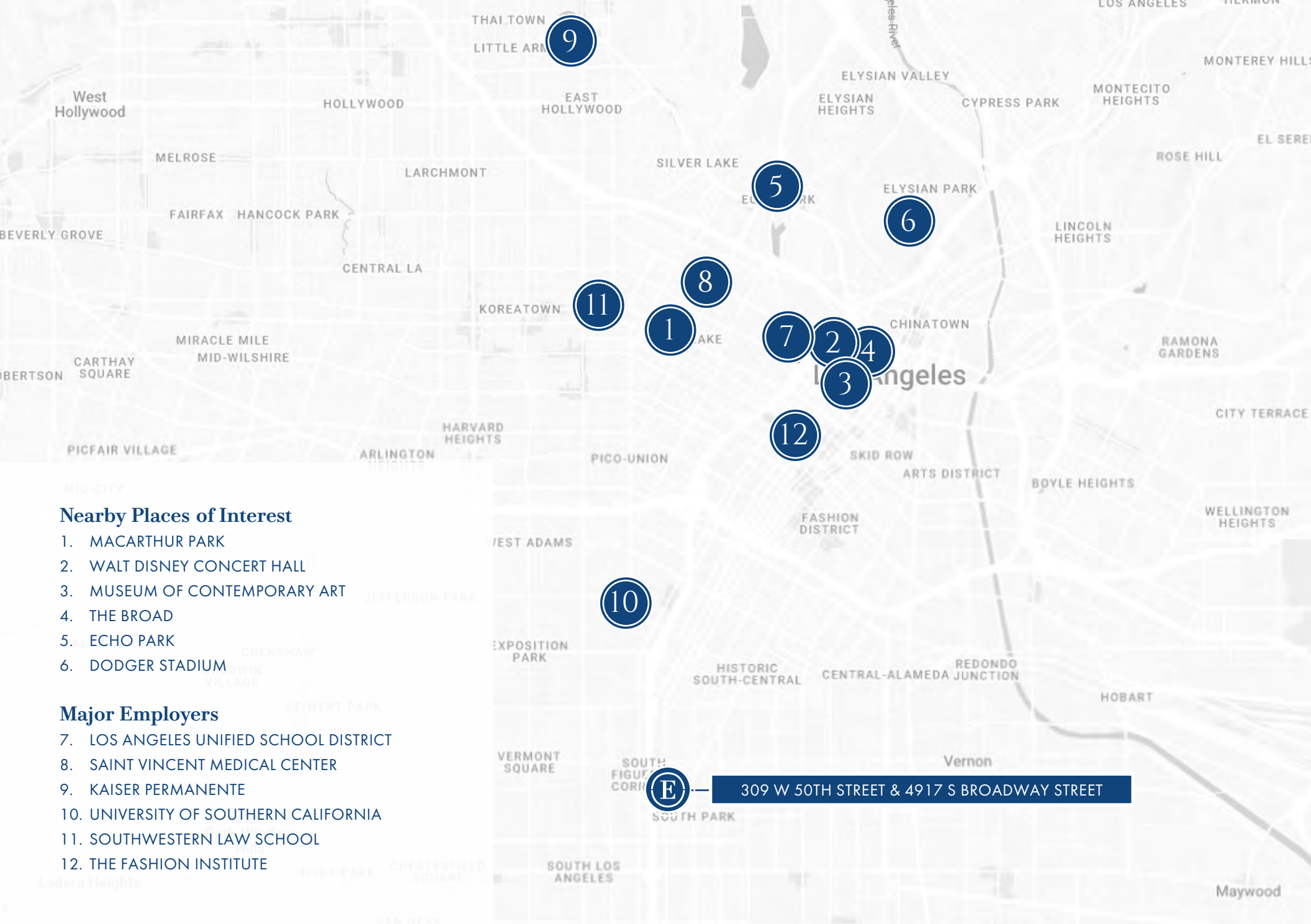
309 W 50TH STREET & 4917 S BROADWAY STREET



# LOCATION MAP







### Nearby Places of Interest

1. MACARTHUR PARK
2. WALT DISNEY CONCERT HALL
3. MUSEUM OF CONTEMPORARY ART
4. THE BROAD
5. ECHO PARK
6. DODGER STADIUM

### Major Employers

7. LOS ANGELES UNIFIED SCHOOL DISTRICT
8. SAINT VINCENT MEDICAL CENTER
9. KAISER PERMANENTE
10. UNIVERSITY OF SOUTHERN CALIFORNIA
11. SOUTHWESTERN LAW SCHOOL
12. THE FASHION INSTITUTE



## NEARBY DEVELOPMENTS



### THE GRANDVIEW APARTMENTS

#### 714-760 S Grand View St

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An \$84 million project replacing 18 duplexes with a six-story building featuring 100 studio, one-, and two-bedroom units. Approximately half are designated as permanent supportive housing. Amenities include two courtyards and rooftop decks.



### GRAND VIEW TOWERS

#### 401 S Grand View St

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Offers 2- and 3-bedroom units with amenities such as a gym, secure access, and balconies.

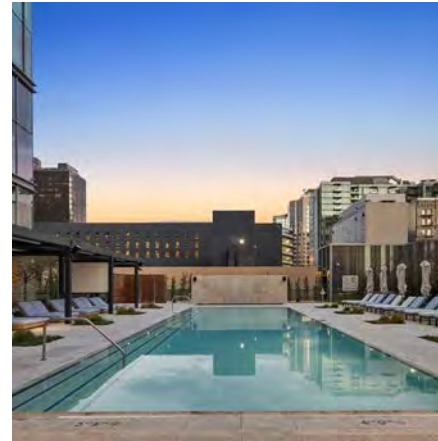


### OLYMPIC + HILL

#### 1000 S Hill St

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A 54-story tower under construction, expected to be completed in 2025. Features modern glass-and-steel architecture and is situated near Crypto.com Arena and L.A. Live.



### FIGUEROA EIGHT

#### 744 S Figueroa St

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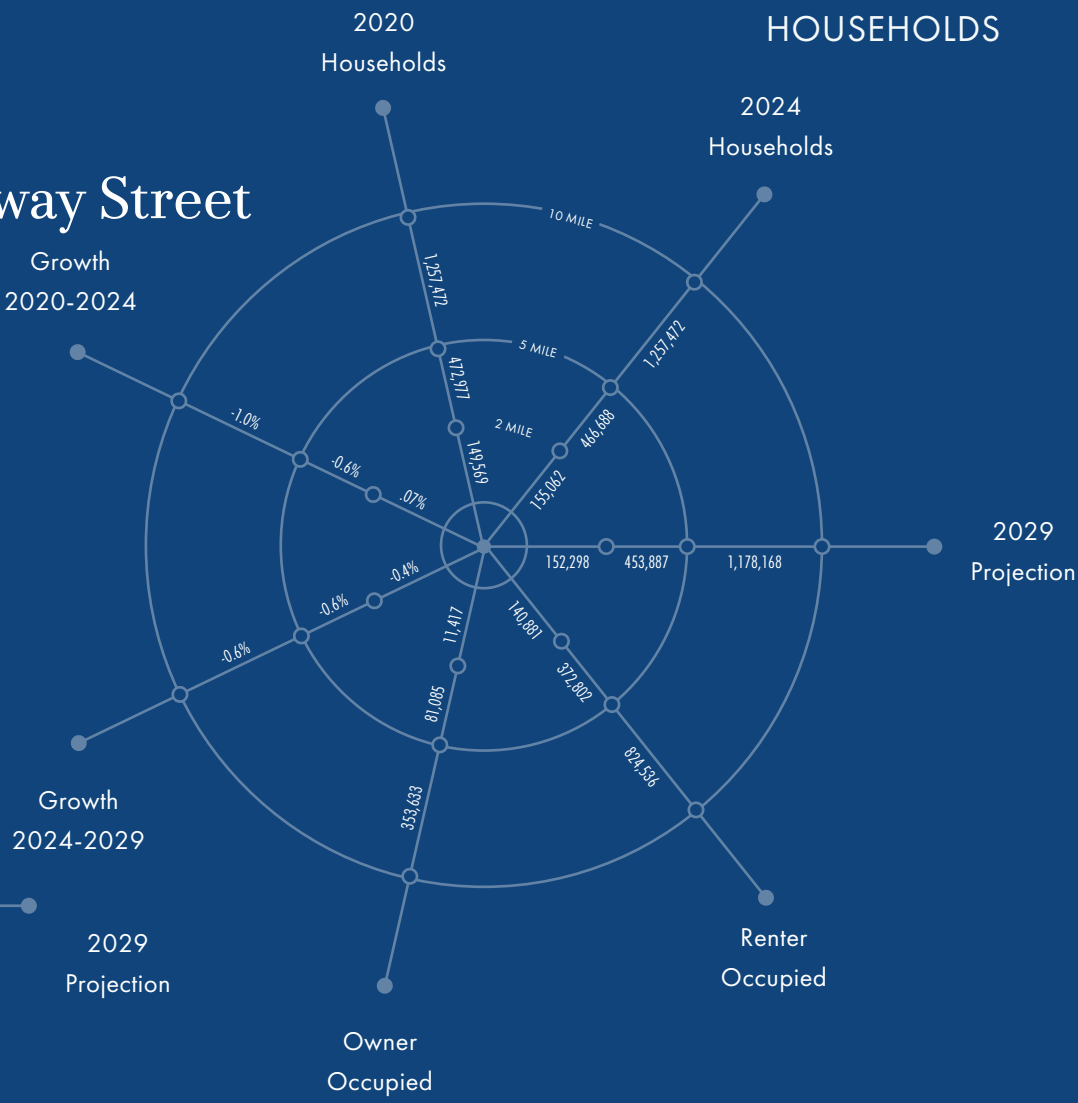
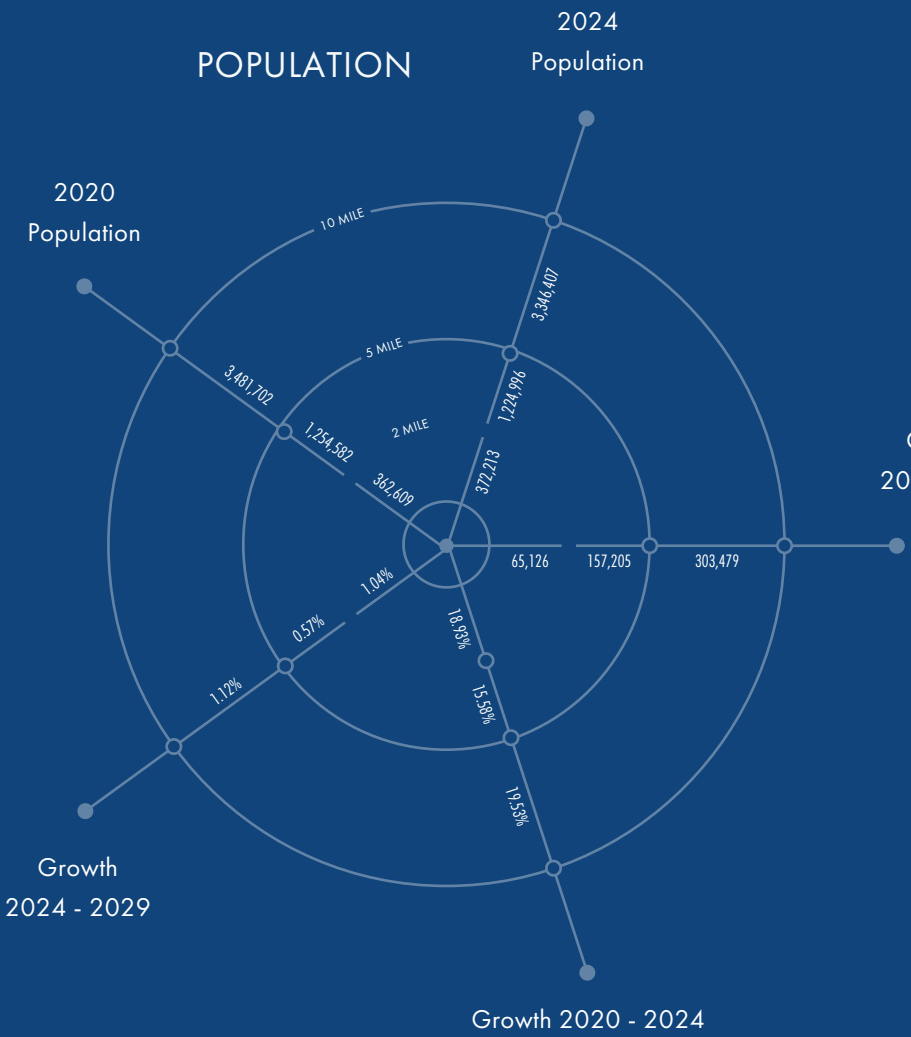
A 42-story tower completed in March 2024, offering contemporary apartments with upscale amenities. Located in the heart of Downtown LA.



# DEMOGRAPHICS

## 309 W 50th Street & 4917 S Broadway Street

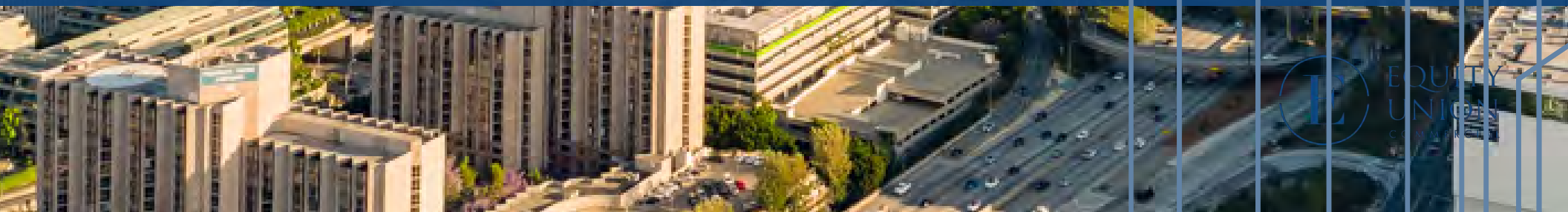
Los Angeles, CA 90037



<b>\$47,849</b> Median Household Income (2 Mile)	<b>\$70,302</b> Avg Household Income (2 Mile)	<b>INCOME</b>



# THE FINANCIALS





## PRICING AND FINANCIALS

# FINANCIAL SUMMARY

Price		\$1,700,000
Down Payment	40%	\$680,000
Number of Units		11
Cost per Legal Unit		\$154,545
Current GRM		10.28
Market GRM		8.34
Current CAP		6.11%
Market CAP		8.30%
Yr Built		1923 & 1948
Approx Lot Size	.32 Acres	13,740 SF
Approx Bldg SF		10,066 SF
Cost per Net GSF		\$168.89

## PROPOSED FINANCING

New First Loan	\$1,020,000
Interest Rate	6.000%
Amortization	30 years
Monthly Payment	\$6,115
DCR	1.42
LTV	60%





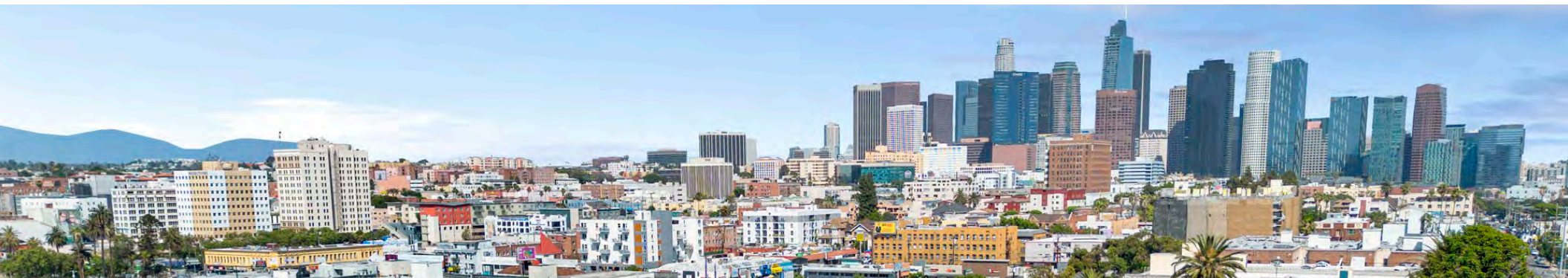
# INVESTMENT SUMMARY

## ESTIMATED ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$165,420		\$203,760	
Less Vacancy Rate Reserve	(\$4,963)	3.0%	(\$6,113)	3.0%
Gross Operating Income	\$160,457		\$197,647	
Less Expenses	(\$56,585)	34.2%	(\$56,585)	27.8%
Net Operating Income	\$103,873		\$141,062	
Less Loan Payments	(\$73,385)		(\$73,385)	
Pre-Tax Cash Flow	\$30,488	4.5%	\$67,677	10.0%
Plus Principal Reduction	\$12,902		\$12,902	
Total Return Before Taxes	\$43,389	6.4%	\$80,579	11.8%

## ESTIMATED ANNUALIZED EXPENSES

	Annually
Taxes	\$20,400
Insurance	\$9,059
Utilities	\$6,842
Maintenance/Repair	\$7,444
Trash	\$0
Off Site Management	5.0% \$8,271
Reserves	2.0% \$3,308
Gardening	\$1,260
<b>TOTAL EXPENSES</b>	<b>\$56,585</b>
Per Net SF	\$5.62
Per Unit	\$5,144.08







## SCHEDULED INCOME

			Current Rents		Market Rents	
No. of Units	BD+BA	Approx SF	Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
4	1+1		\$1,360	\$5,440	\$1,795	\$7,180
7	Retail		\$1,192	\$8,345	\$1,400	\$9,800
	Avg. Rent/Gr SF		\$1.37		\$1.69	
Total Scheduled Rent				\$13,785		\$16,980
Parking Income Potential				\$400		\$0
Rental Increases Due				\$249		\$0
Monthly Scheduled Gross Income				\$13,785		\$16,980
Annual Scheduled Gross Income				\$165,420		\$203,760
Utilities Paid by Tenant Electricity & Gas						

# RENT ROLL

## 309 W 50TH STREET & 4917 S BROADWAY STREET

Current				Pro Forma
Unit	Mix	Current Rent	Notes	
309	1+1	\$1,795.00	Delivered Vacant	\$1,795.00
309.5	1+1	\$928		\$1,795.00
311	1+1	\$1,795.00	Delivered Vacant	\$1,795.00
311.5	1+1	\$922		\$1,795.00
4925	Retail	\$1,198.00		\$1,500.00
4927	Retail	\$1,188.00		\$1,500.00
4929	Retail	\$1,613.00		\$1,700.00
4917	Retail	\$1,198.00		\$1,500.00
4919	Retail	\$1,198.00		\$1,500.00
4921	Retail	\$1,352.00		\$1,500.00
4923	Retail	\$598.00		\$600.00
Monthly Rent		\$13,785		\$16,980
Parking Income Potential				
Rental Increases Due				
Yearly Gross Income		\$165,420		\$203,760





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