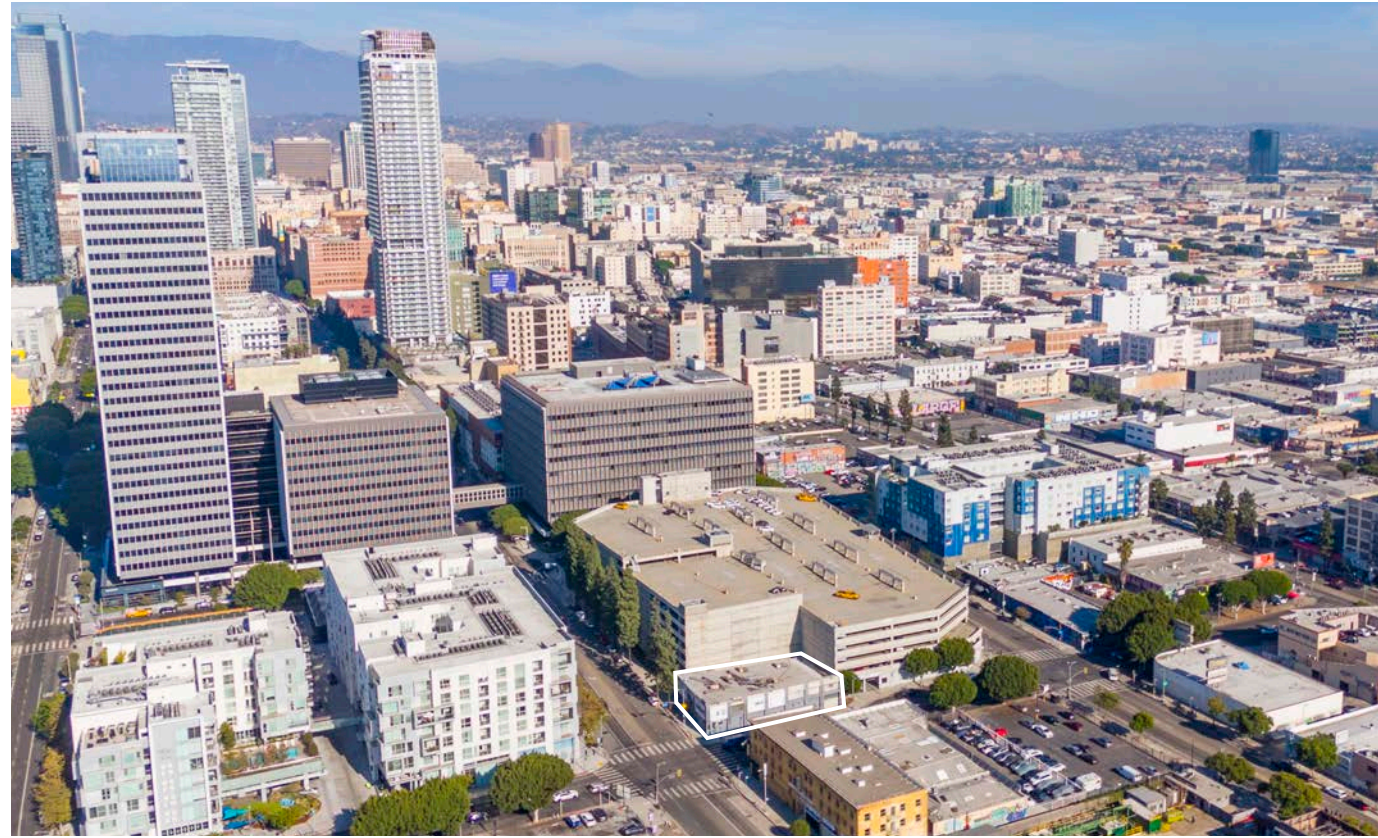


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LOS ANGELES / CA 90015



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01.

INVESTMENT HIGHLIGHTS

5.

1240-1246 S HILL ST, LOS ANGELES, CA, 90015

INVESTMENT HIGHLIGHTS



Low Rents with High Upside Potential –
Tenants are all on Short Term Leases



Potential to be Delivered
100% Vacant



High Ceilings
and Dock Doors



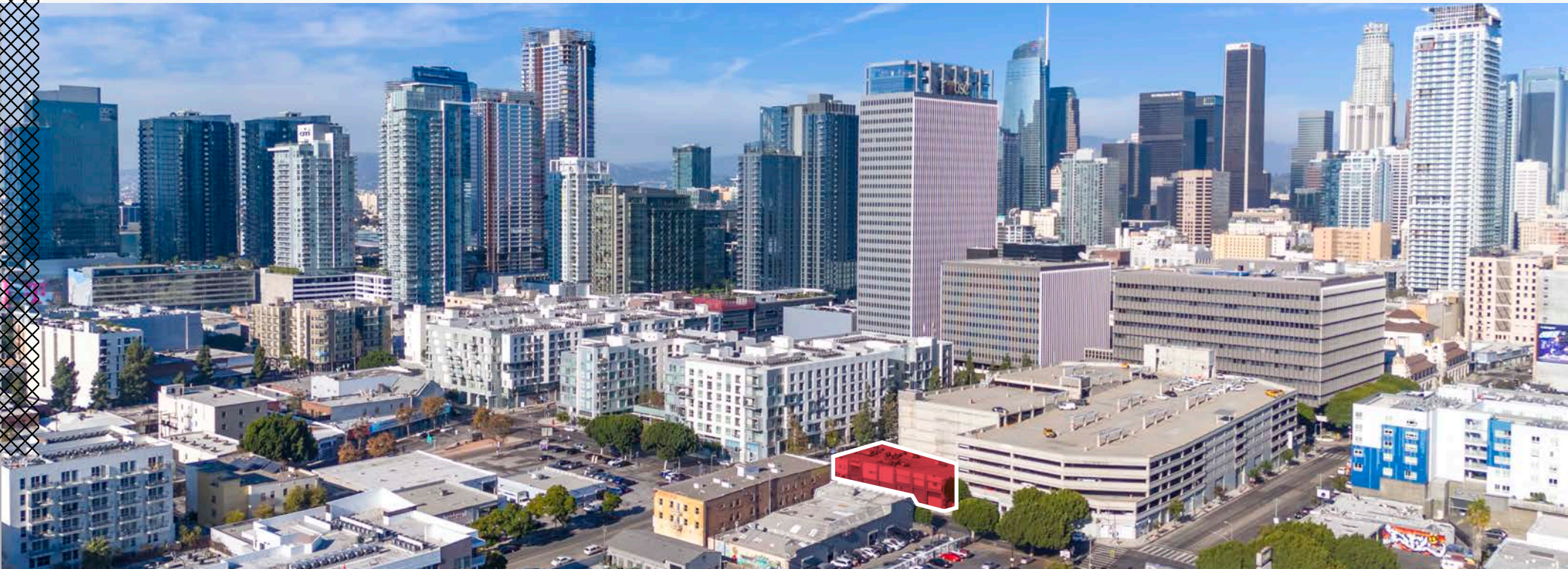
Potential to also Purchase
Adjacent Property as Portfolio



Located on a Hard Signalized
Corner with High Traffic Counts



Toc-3 Designation
with ED-1 Eligibility



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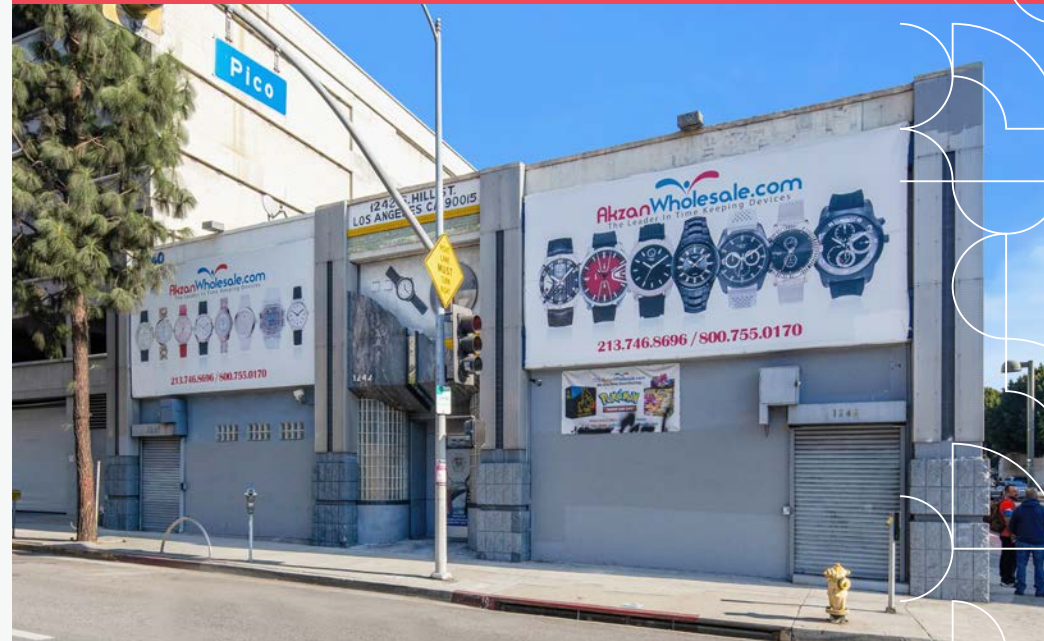
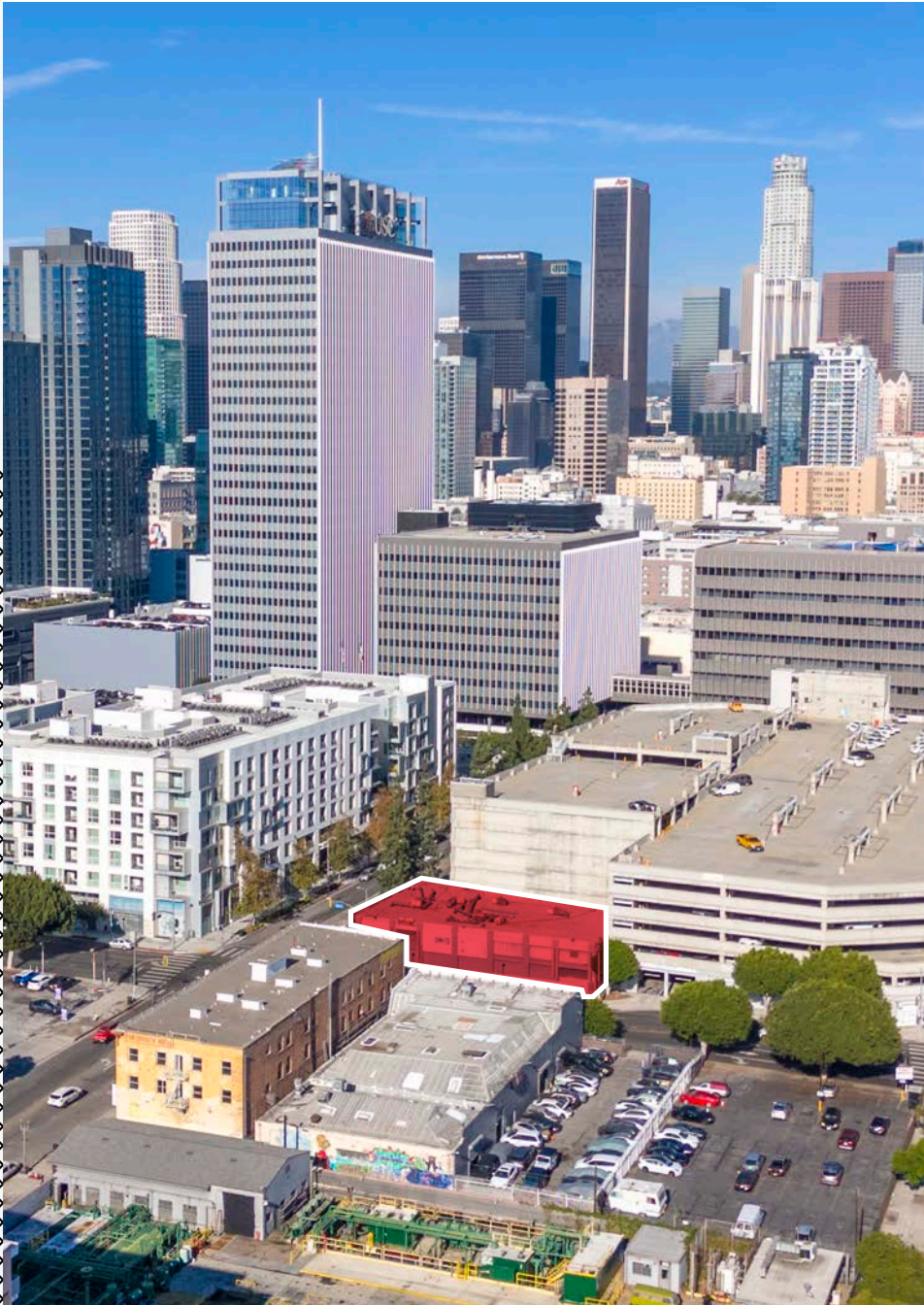


02.

PROPERTY OVERVIEW

PROPERTY OVERVIEW

| | |
|------------------|---------------------|
| Address | 1240-1246 S Hill St |
| Market/Submarket | DTLA |
| Square Footage | 8,120 SF |
| Lot Size | 8,059 SF |
| Year Built | 1918 |
| Occupancy | 100% |



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03.

KEY LOCATION BENEFIT

KEY LOCATION BENEFIT



Located on a Hard Signalized Corner with High Traffic Counts



State Enterprise Zone



Greater Downtown Housing Incentive Area



Tier 3 Toc Designation with ED-1 Eligibility



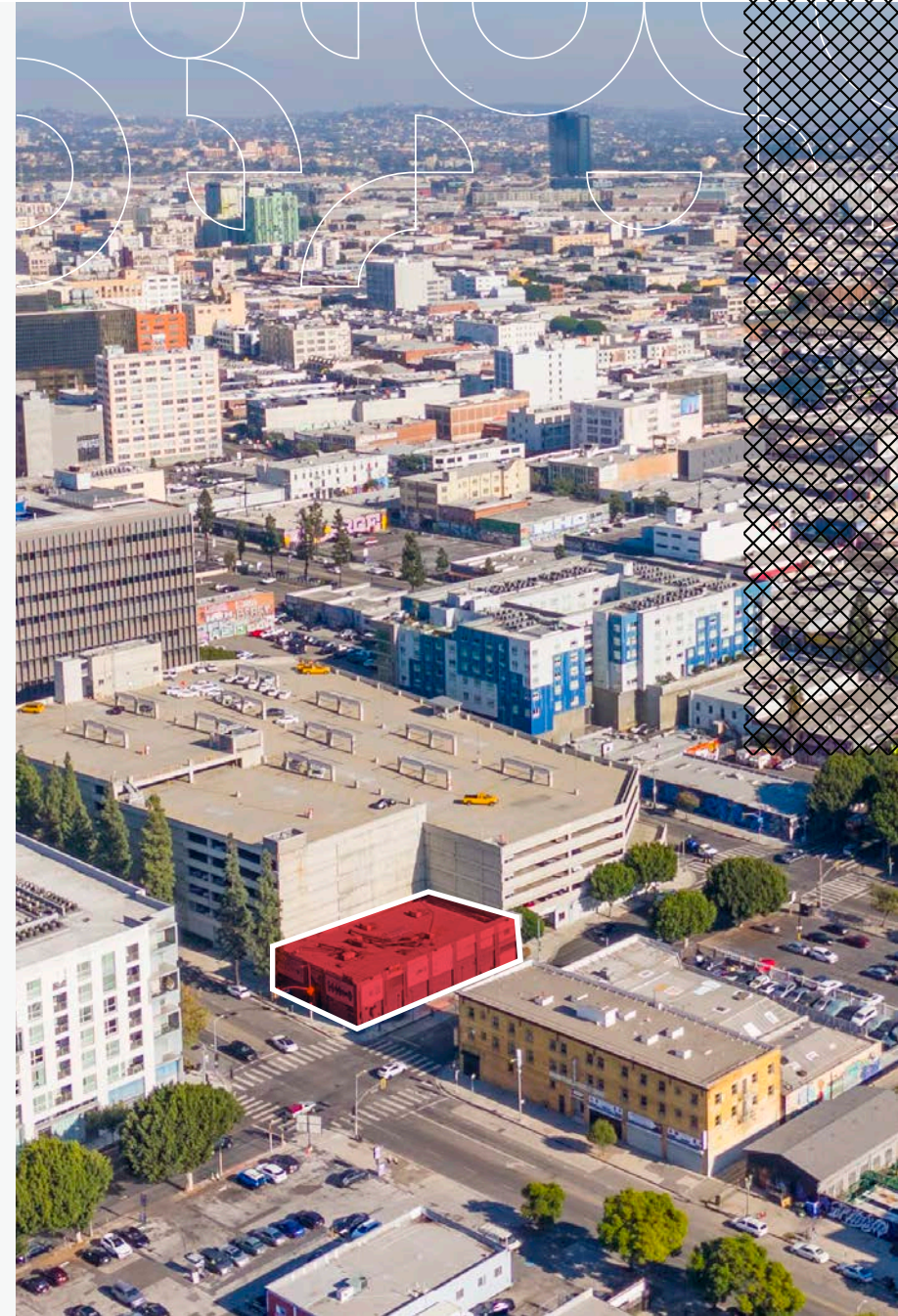
Close Proximity to USC, Crypto Arena, and LA Convention Center



Direct Access to the 110 Freeway and 10 Freeway



High Population Density – Over 530,000 People within a 3-Mile Radius and Over 1,200,000 People within a 5-Mile Radius

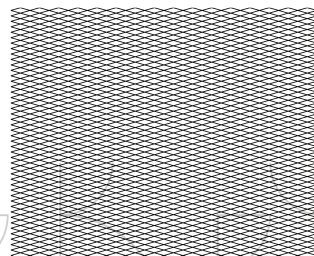




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04.

DEMOGRAPHICS



DEMOGRAPHICS

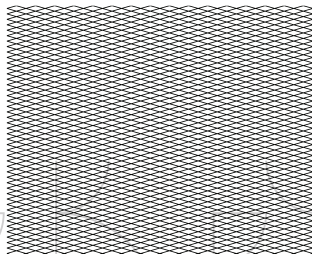
| DISTANCE | 1 MILE | | 3 MILES | |
|---|-----------|--------|----------|--------|
| POPULATION | | | | |
| 2024 Population - Current Year Estimate | 59,315 | | 551,772 | |
| HOUSEHOLDS | | | | |
| 2024 Households - Current Year Estimate | 31,994 | | 204,460 | |
| HOUSEHOLD INCOME | | | | |
| 2024 Average Household Income | \$102,059 | | \$80,636 | |
| HOUSING UNITS | | | | |
| 2024 Housing Units | 39,656 | | 228,893 | |
| 2024 Vacant Housing Units | 7,662 | 19.30% | 24,433 | 10.70% |
| 2024 Occupied Housing Units | 31,994 | 80.70% | 204,460 | 89.30% |
| 2024 Owner Occupied Housing Units | 3,027 | 7.60% | 23,178 | 10.10% |
| 2024 Renter Occupied Housing Units | 28,967 | 73.00% | 181,282 | 79.20% |
| EDUCATION | | | | |
| 2024 Population 25 and Over | 47,803 | | 390,785 | |
| HS and Associates Degrees | 15,439 | 32.30% | 150,325 | 38.50% |
| Bachelor's Degree or Higher | 23,775 | 49.70% | 119,406 | 30.60% |
| WORK FORCE | | | | |
| 2024 Businesses | 14,378 | | 39,813 | |
| 2024 Employees | 120,436 | | 400,573 | |



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05.

MARKET OVERVIEW



MARKET OVERVIEW

This property is located in the vibrant South Park area of Downtown LA. Home to Crypto.com Arena, LA Live!, The GRAMMY Museum, Los Angeles Convention Center and thousands of luxury condos and apartment homes. Additionally, a number of universities and colleges have campuses in South Park or in close proximity – USC, UCLA, Cal State Los Angeles, FIDM/Fashion Institute of Design and Merchandising, Arizona State University and others. This presents a unique opportunity for an investor, owner, or developer to offer housing options for this growing demographic in DTLA. This is an area that is quickly recovering from previous market downturns and has recently seen the LA2028 team sign large office deals as the city prepares to host the 2028 Olympics. Just blocks away, the public can experience some of the most exciting retail that DTLA offers visit the Apple Store in the historic Tower Theatre, Adidas Originals Store, Nike Jump, Urban Outfitters and others along the Broadway corridor.

Along with this retail property, there is an opportunity for a portfolio purchase that includes a this multifamily/hotel property directly across the street at 160-166 W Pico Blvd.



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