

1727 E 42nd St. Los Angeles, CA 90058
6 Parcel Industrial Portfolio Sale | \$4,900,000



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**BERKSHIRE
HATHAWAY** | CALIFORNIA
PROPERTIES
COMMERCIAL DIVISION

TABLE OF CONTENTS

04 PROPERTY
OVERVIEW

09 PROPERTY
SUMMARY

11 PROPERTY
PHOTOS

15 DEMOGRAPHICS

17 OUR TEAM



CONFIDENTIALITY AGREEMENT

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property “AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer’s choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

WHY BERKSHIRE HATHAWAY C.P. COMMERCIAL

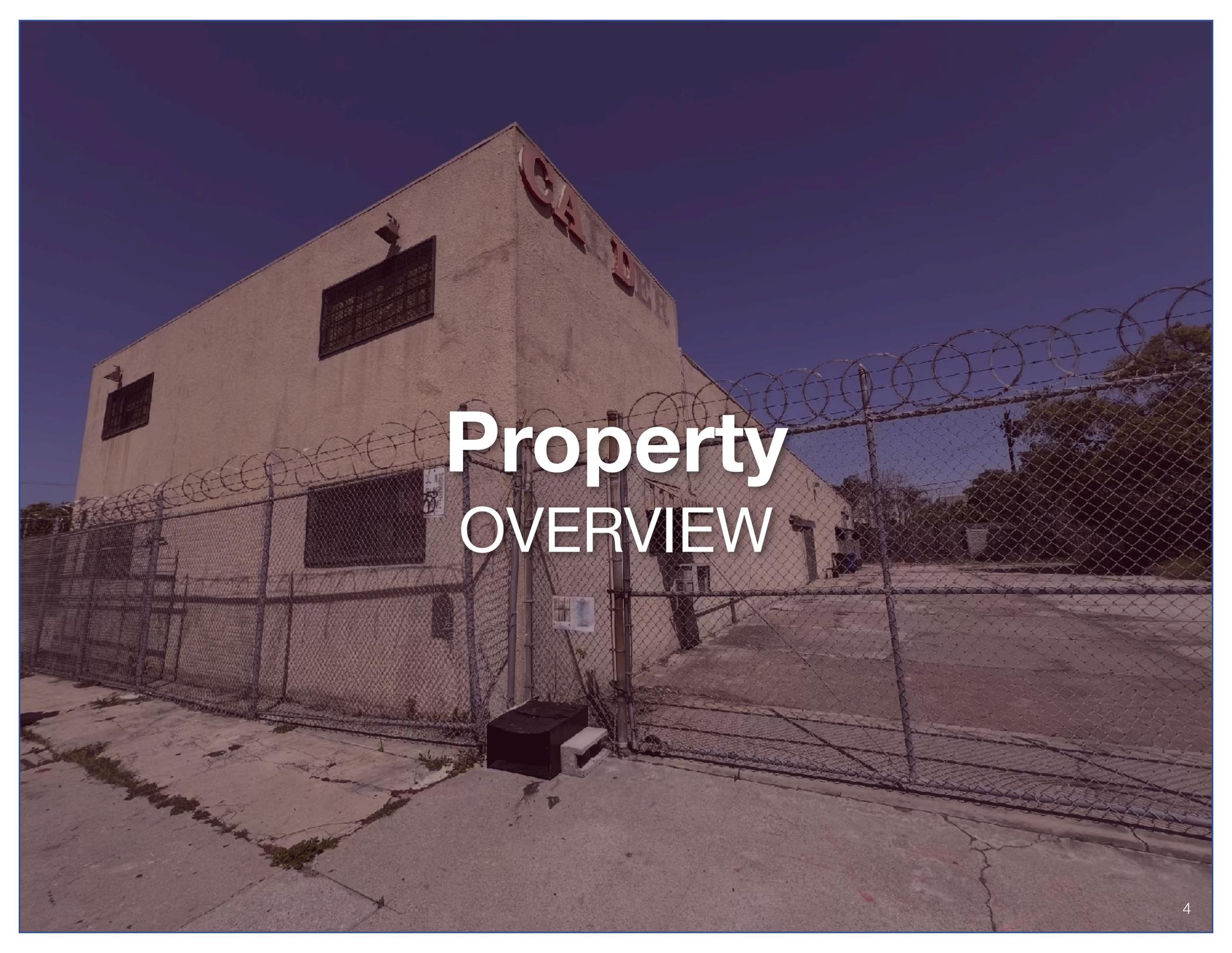
Owner. Occupier. Investor. Local business. Global Corporation. No matter who you are, the quality remains the same.

The success of our organization, Berkshire Hathaway California Properties Commercial, lies in its exceptional adaptability. We seamlessly blend a strong national presence with the flexibility of a regional market leader. Each of our affiliate offices is equipped with the necessary resources and deep understanding of the local market to deliver tangible value to every client. Our team of skilled professionals and agile affiliate cater to a wide range of business categories in markets of any scale, serving established corporations, small businesses, and individual investors alike.

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- Acquisition and Disposition
- Capital Services & Investment Analysis
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- Corporate Services
- Distressed Assets
- Market Research & Analysis
- Relocation Services
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

We are a CCIM Office. Our President, Luis Carrion, holds the designation. For more than 56 years, the CCIM Designation remains the global standard for commercial real estate professionals. The CCIM Institute Pin denotes that the wearer has completed advanced coursework in financial and market analysis and demonstrated extensive experience in the commercial real estate industry. CCIM Designees are recognized as leading experts in commercial real estate.

When you work with Berkshire Hathaway C.P. Commercial your property will be handled with a high level of Expertise, Credibility, Networking, Marketability, and Access to Advanced Tools and Resources.



Property OVERVIEW



PROPERTY DESCRIPTION

Rare opportunity to acquire 6 adjacent parcels in Los Angeles. The property is zoned LAM2 and houses a 7,824 sf industrial building on one parcel and a 2 bedroom, 1 bathroom, 912 sf home built in 1912 on another. The total square footage of the 6 parcels is 42,127 sf with most of it being used currently for storage. The home has a month to month tenant. The following are some of the uses for LAM2; contractor equipment rental, open storage of materials and equipment, official police garage/impound, indoor swap meet, wireless telecommunication facility, used automobile and trailer sales, automotive repair, automotive spray painting, brewery, canvas cloth or textile manufacturing, die casting, lubricating oil canning and packaging, roll forming of metal, furniture manufacturing, building materials salvage yard, whole sale lumber yards, concrete and cement product manufacturing, automobile dismantling yard, and storage display, sales of second hand furniture and appliances, and crematory which is among the many uses. Please check with the city to confirm.

PROPERTY HIGHLIGHTS

- Portfolio Sale
- 6 Adjacent Parcels
- 7,824 sf Industrial Building
- 912 sf SFR
- 42,127 Total sf Lot
- Many Approved Uses

Property Highlights

LOCATION HIGHLIGHTS AND DESCRIPTION

This Portfolio is a 6 parcel 42,127 sf lot of industrial land zoned LAM2. There are 2 buildings. One is a 7,824 sf industrial concrete building. The other is a 912 sf single family residence, 2 bedroom, 1 bathroom, built in 1912. The rest of the parcels are vacant land, currently used for storage. The property is surrounded by legal fencing, which facilitates many of the uses mentioned on page 5.

This is a great opportunity to acquire almost an acre of adjacent industrial land in Los Angeles.

- Easy access to the 110, 10 and 5 freeways.
- Located 20 Minutes from the port of Long Beach
- Located 8 Minutes from Downtown Los Angeles
- Located 10 Minutes from Union Station
- 5 Minute walk to Vernon Station



Property Highlights

INVESTMENT HIGHLIGHTS

6 Parcel Industrial Portfolio

- 1st time on market in over 35 years.
- 6 parcels which include 2 SFR parcels, 3 land parcels, and 1 industrial building parcel.
- Zoned LAM2
- 42,127 sf Lot of Industrial Land
- Completely fenced properties
- 2 Buildings; 1 Industrial, 1 SFR
- Great Owner-User Opportunity
- Great Investor Opportunity with a Pro-Forma CAP Rate of 6.1% for the 7,824 sf Industrial Building.



**Great Owner-User or
Investment Opportunity**

**PROFORMA
CAP RATE
6.1%**



The Vernon Advantage

The Vernon Advantage

In Vernon, we recognize that time is money. Our processes are designed to ensure your competitive advantage. As your partner, we are committed to transitioning your business from a concept into reality in unprecedented time.

Vernon can benefit your business

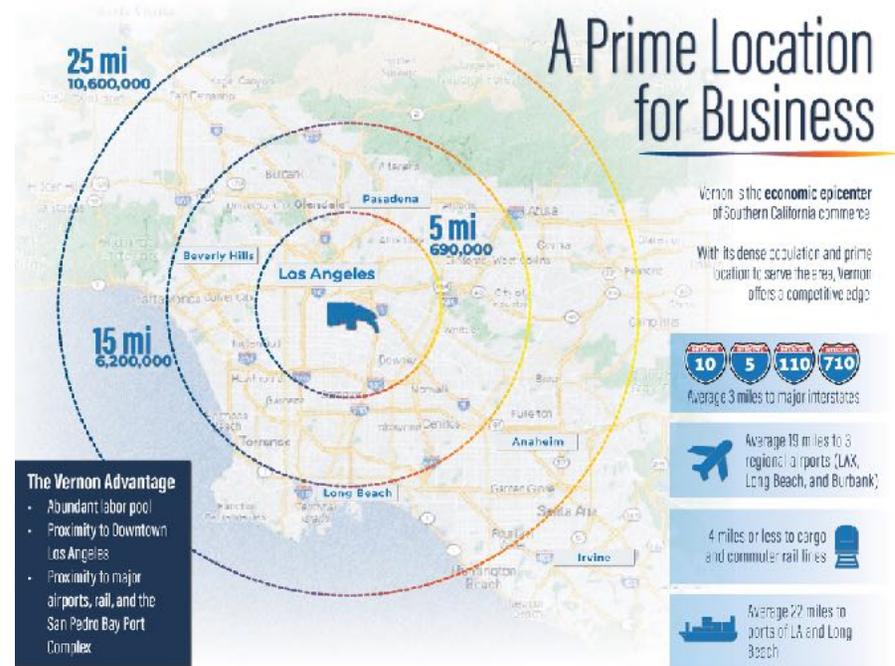
- ✓ Unparalleled time-to-market startup
- ✓ Commercial uses are "by right" in Vernon, minimizing your costs and startup timeline
- ✓ Streamlined CEQA processing time, resulting in an average savings of \$100k - \$200k when compared to surrounding jurisdictions
- ✓ Enhanced customer care, offering full Certificate of Occupancy within 8 weeks
- ✓ Plan review for prospective development sites
- ✓ Low cost business license and permitting fees
- ✓ In-house health department with expedient, personalized guidance and permitting
- ✓ City-owned utility with a full suite of reliable low-cost utilities (electric, gas, water, fiber)

We continue to be one of the lowest cost cities in the nation that supports all types of business operations

An added advantage of having almost 2,000 diverse businesses in the same community are opportunities to source materials and services from other local businesses -- such as supplying each other with resources -- like packaging for example, which benefits everyone by cutting supply-chain risks, reduced truck emissions, time, shipping/transport costs and at preferential pricing.

Check out how Vernon can benefit your business and learn about the rebates and incentives available through our [Utility](#) and [Public Works](#) Departments.

Vernon is a very business friendly city.



A Varied Landscape

5.2
Square Miles

55,000
Daytime Population

1,800
Businesses

Vernon is an untapped market for retail. Certain amenities like restaurants, health and wellness retail, and big-box businesses are absent in the city whose daytime population swells to 55,000 diverse and skilled workers. Much of this workforce (around 54%) commutes from less than 10 miles away. The main cities that contribute to Vernon's workforce are:

- ✓ Los Angeles (46%)
- ✓ Huntington Park (27%)

The remainder of workers mainly travel from South Gate, East LA, Long Beach, Florence-Graham, Downey, Maywood, Compton and Lynwood.

Vernon's neighboring cities of Commerce, Huntington Park, Maywood, Bell, and the unincorporated LA areas of the Downtown Arts District, Boyle Heights, and East LA are home to just over 450,000 people. Access to these consumers and workforce, coupled with the city's adjacency to the Arts District (less than a mile north on Santa Fe Ave.), are reasons to consider developing in Vernon. A detailed demographic breakdown of these combined areas is provided.

- ✓ Latino/Hispanic 68% (311,424)
- ✓ White 29% (129,760)
- ✓ Native American 1% (6,488)
- ✓ Black/African American 1% (3,244)
- ✓ Asian 1% (3,244)

Vernon is part of the Gateway Cities. If you'd like more information on consumer expenditures, demographics and labor statistics, visit [GatewayCCG.org](#) or scan here.





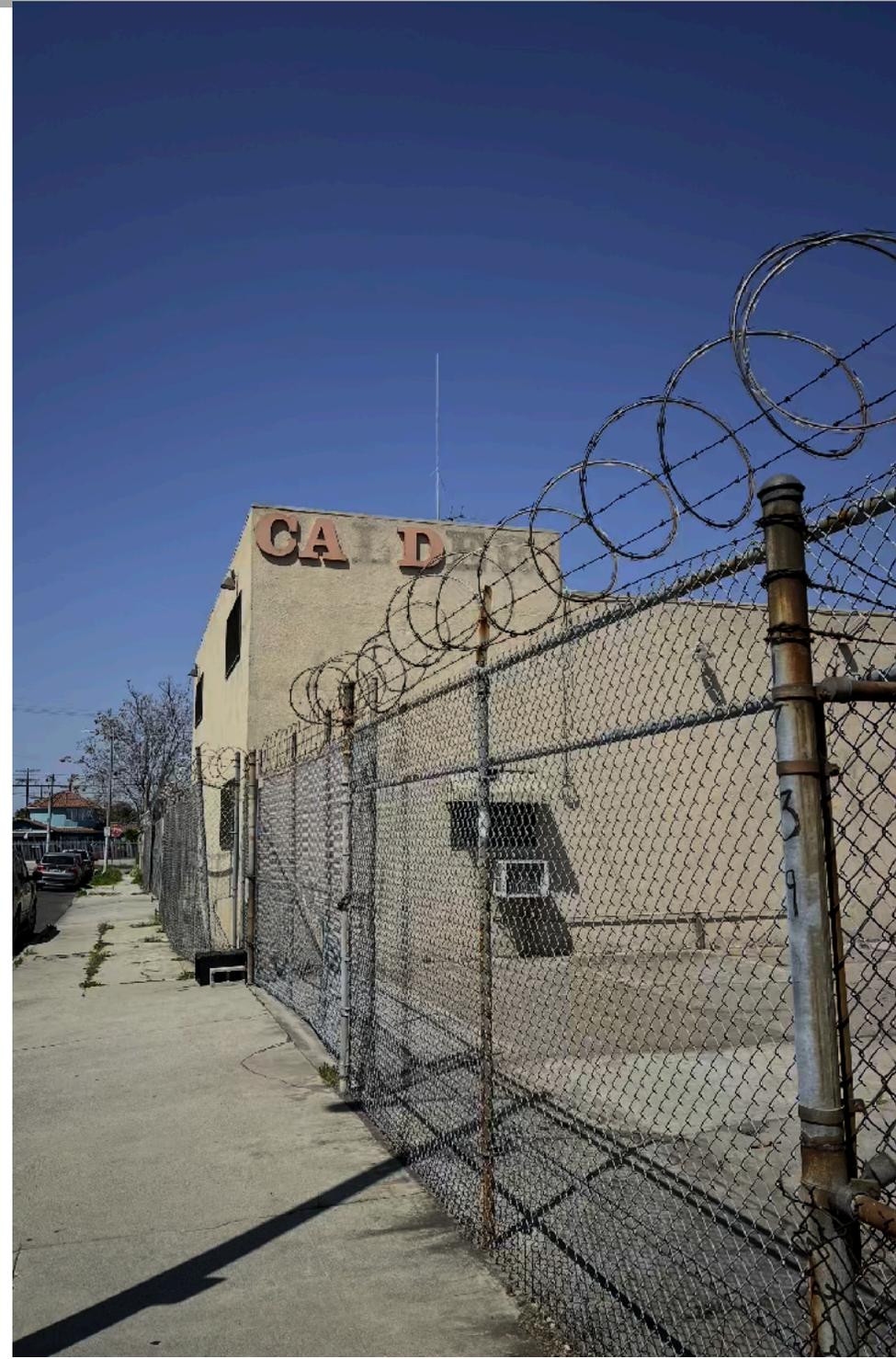
PROPERTY SUMMARY

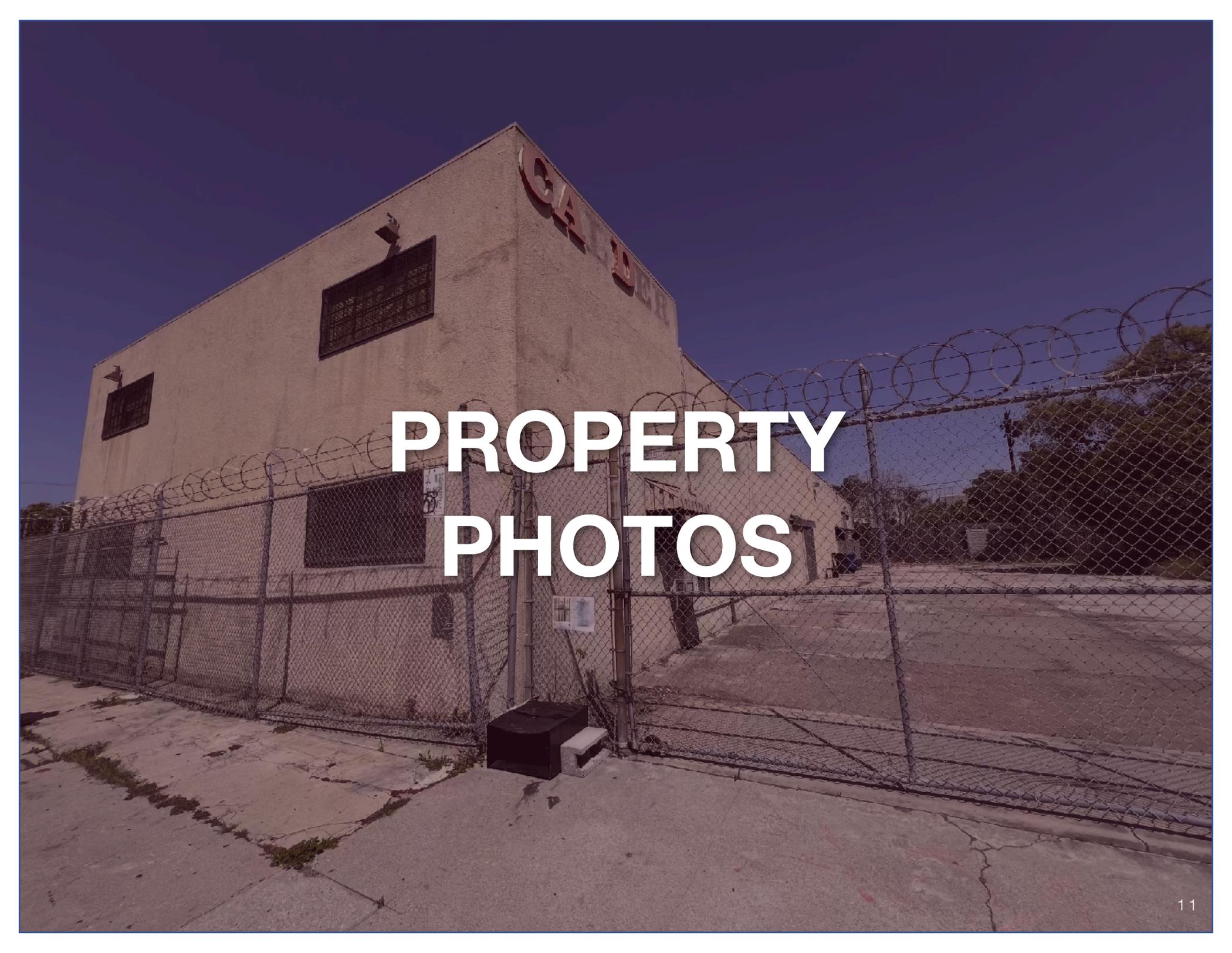
PROPERTY SUMMARY

Address	1727 E 42nd St. Los Angeles, CA
Price	\$4,900,000
Building Size	IND. 7824 sf SFR. 912 sf
Lot Size	± 42,127 sf
Year Built	1960
Buildings	2
Zoning	LAM2
APN	1) 5116-026-026 2) 5116-026-025 3) 5116-026-024 4) 5116-026-027 5) 5116-026-021 6) 5116-026-020

*Zoning to be verified by buyer

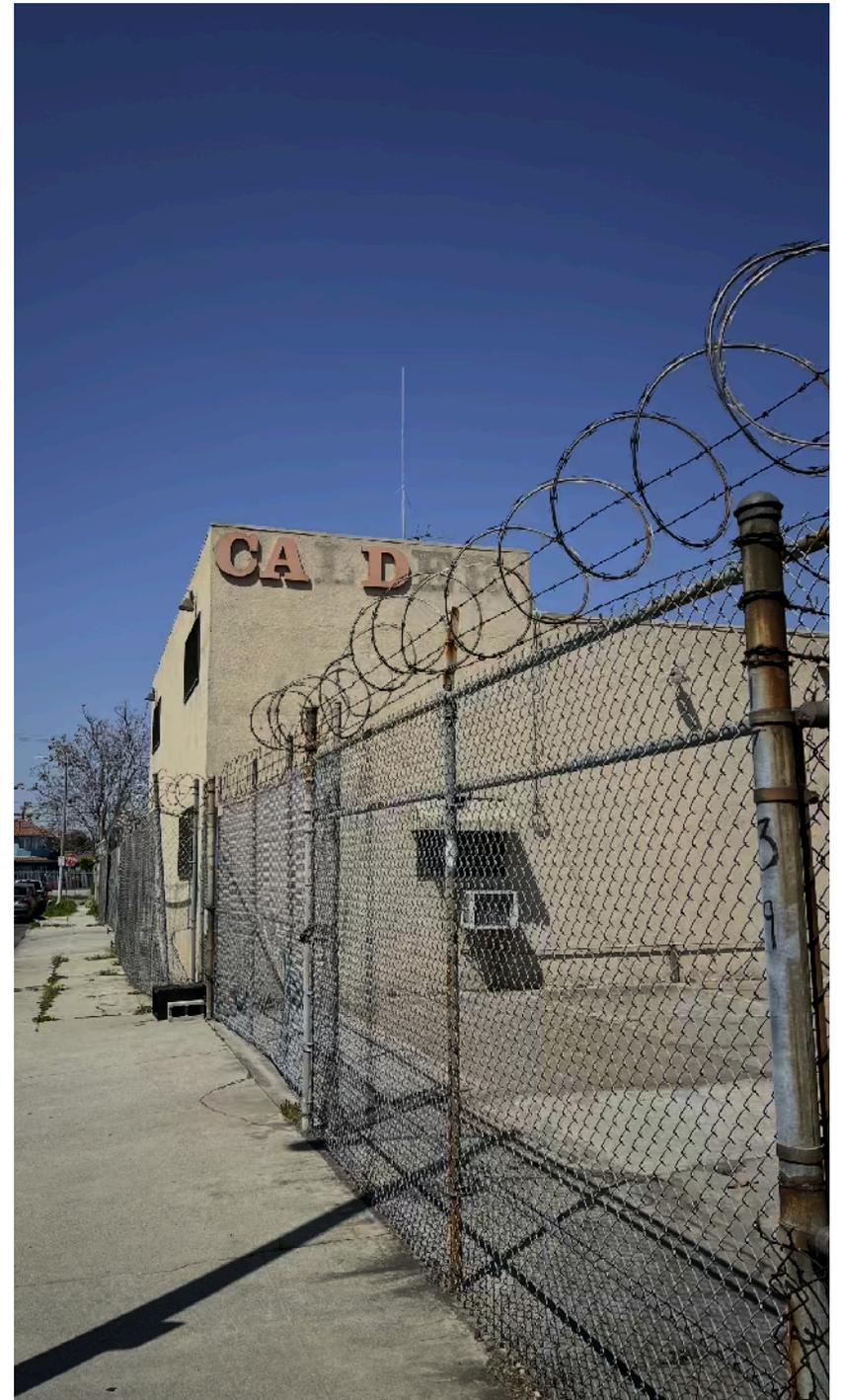
39.86	40	"	"	"	"	"
150.8 ②6 253	②5 252	②4 251	②7 250	249	②1 248	②0 247
1	2	3	4		5	6
38.84	40	"	"	"	"	"





**PROPERTY
PHOTOS**

PROPERTY PHOTOS



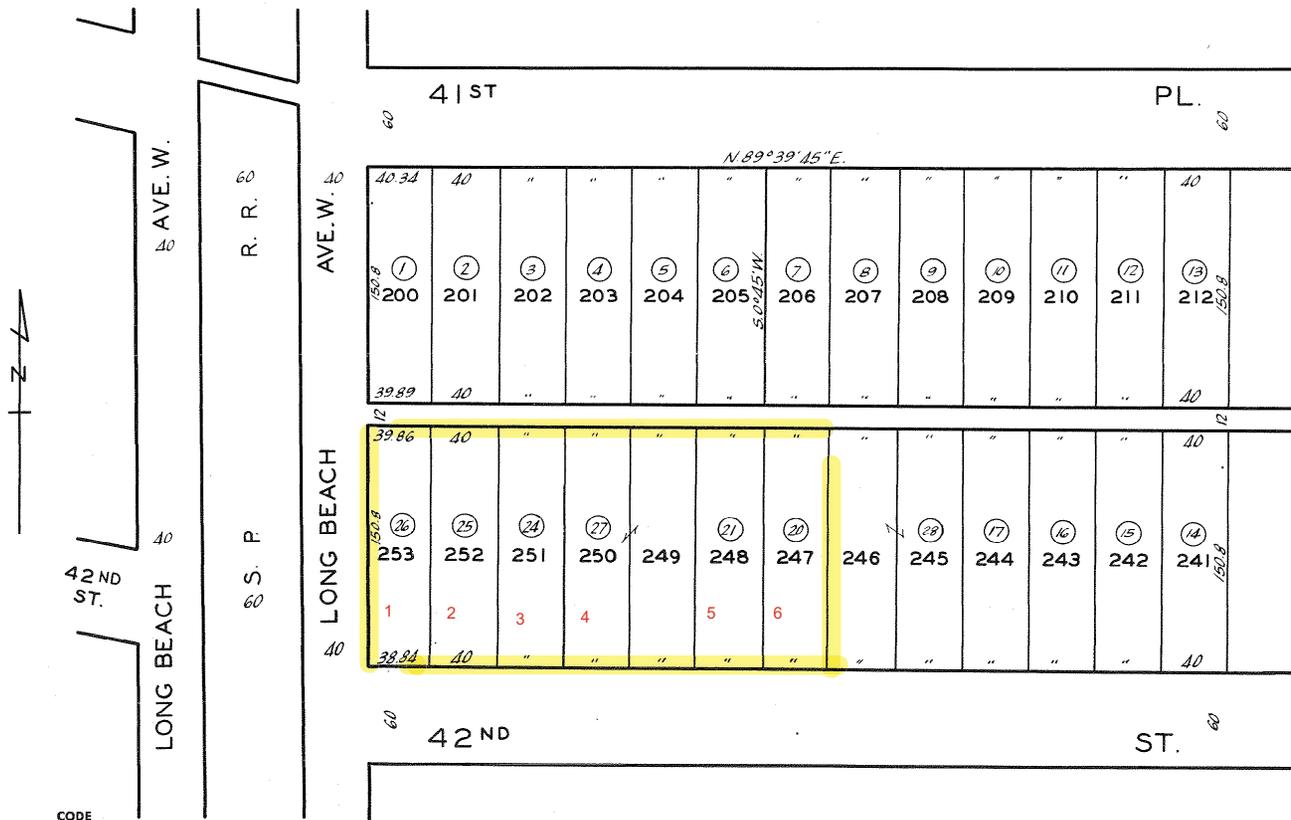
PROPERTY PHOTOS



PROPERTY PHOTOS

5116 | 26 | 1996
SCALE 1" = 60'

REVISED
3-3-60
12-5-60
721219419
360215



CODE
6650

EAST JEFFERSON
STREET TRACT NO.3
M.B. 9 - 72

FOR PREV. ASSM'T. SEE: 49-46

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

- 1) 5116-026-026 | 4170 Long Beach Ave. Los Angeles, 90058 - Vacant Land
- 2) 5116-026-025 | 1707 E 42nd St. Los Angeles, 90058 - Vacant Land
- 3) 5116-026-024 | 1717 E 42nd St. Los Angeles 90058 - User Code SFR
- 4) 5116-026-027 | 1727 E 42nd St. Los Angeles 90058 - Industrial Building - 2 Parcels Included
- 5) 5116-026-021 | 1731 E 42nd St. Los Angeles 90058 - Parking Lot / Vacant Land
- 6) 5116-026-020 | 1739 E 42nd St. Los Angeles 90058 - SFR 2 Bedroom, 1 Bathroom / 912 sf



Demographics

DEMOGRAPHICS



Age

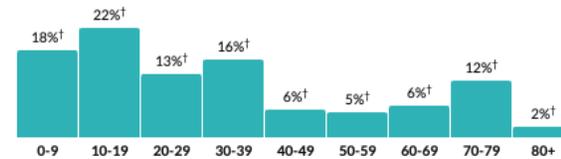
28.3

Median age

about three-quarters of the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 38.2

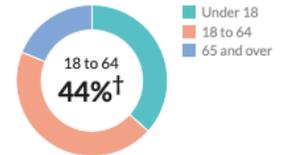
about three-quarters of the figure in California: 37.6

Population by age range



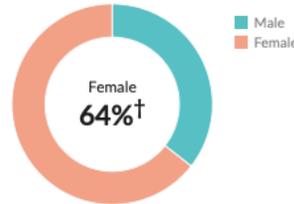
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Population by age category



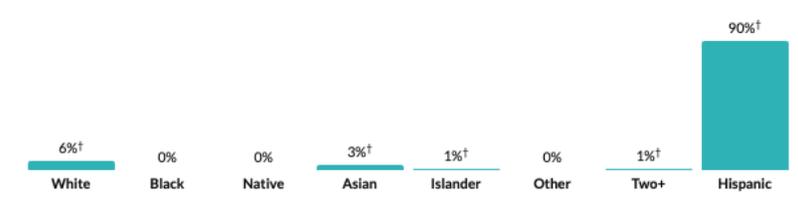
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Sex



Show data / Embed

Race & Ethnicity



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* Hispanic includes respondents of any race. Other categories are non-Hispanic.

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Income

\$18,432

Per capita income

about two-fifths of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$46,385

about two-fifths of the amount in California: \$47,977

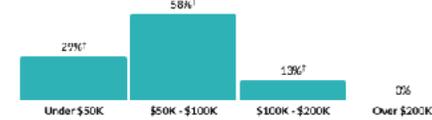
\$70,833

Median household income

about three-quarters of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$93,525

about three-quarters of the amount in California: \$94,334

Household income



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Poverty

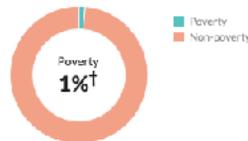
2.2%

Persons below poverty line

about one-fifth of the rate in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 12.6%

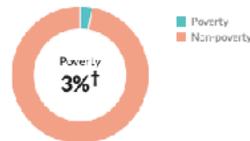
about one-fifth of the rate in California: 1.2%

Children (Under 18)



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Seniors (65 and over)



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Transportation to work

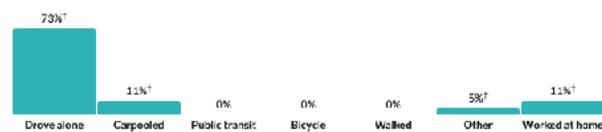
27.7 minutes

Mean travel time to work

about 90 percent of the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 29.7

a little less than the figure in California: 29

Means of transportation to work



* Universe: Workers 16 years and over

Show data / Embed

BERKSHIRE HATHAWAY

CALIFORNIA PROPERTIES



COMMERCIAL DIVISION

* Demographic data derived from - US Census Bureau (2023)



OUR TEAM

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