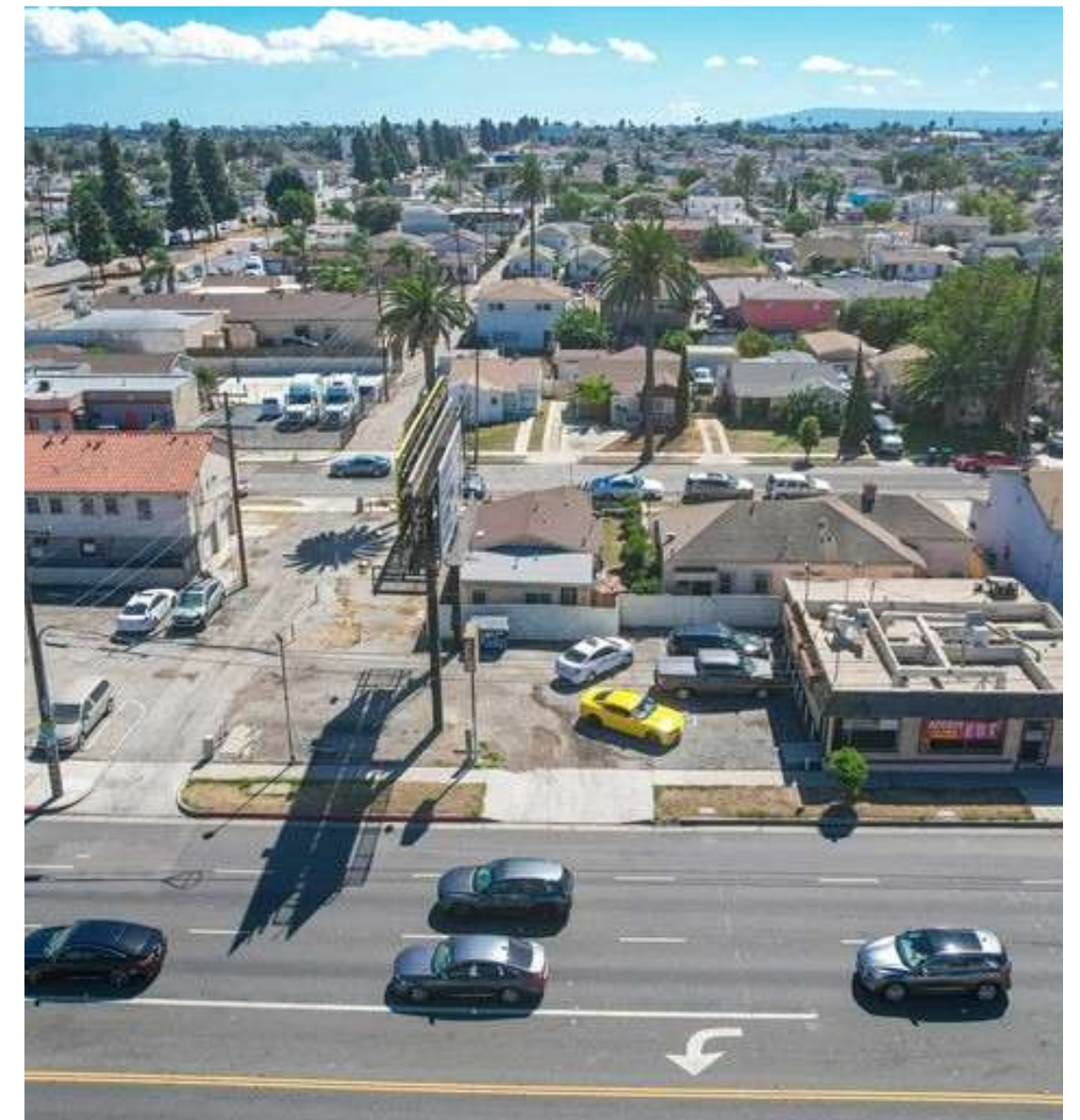
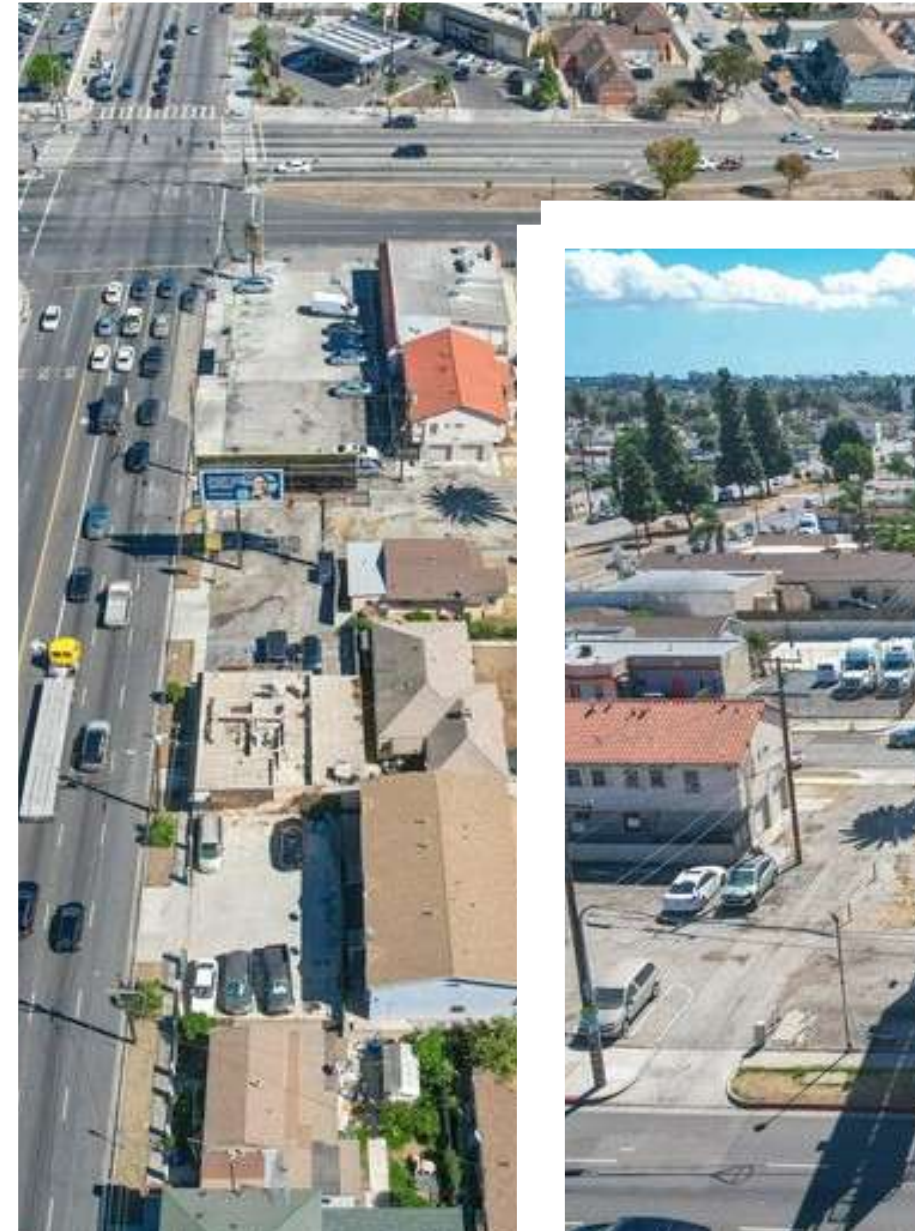




# OFFERING MEMORANDUM

1021-1026 W Century Blvd.  
Los Angeles, CA 90044-3101

Jisun Park / Kevin Kim / Kelly Kim





# 01 investment Summary

This offering presents a rare opportunity to acquire a multi-income mixed-use property featuring a fully operating Fish & Chips business, two detached residential homes, a large parking lot, and billboard income —all on one site.

Located along a major high-traffic corridor surrounded by national retailers such as YMCA, 7-Eleven, and Pizza Hut, the property benefits from excellent exposure and accessibility.

Zoned LCC2-R320U (Los Angeles County), it provides flexibility for commercial, residential, or mixed-use redevelopment, creating strong potential for long-term appreciation while maintaining stable current cash flow.





## 02 property profile

**Property Address:** 1021 W 101st St & 1026 W Century Blvd,  
Los Angeles, CA 90044-3101

**Building & Lot Size:** 1026 W Century Blvd ( 1,829sf / 6,794sf)  
1021 W 101<sup>st</sup> St (901sf / 6,788sf)

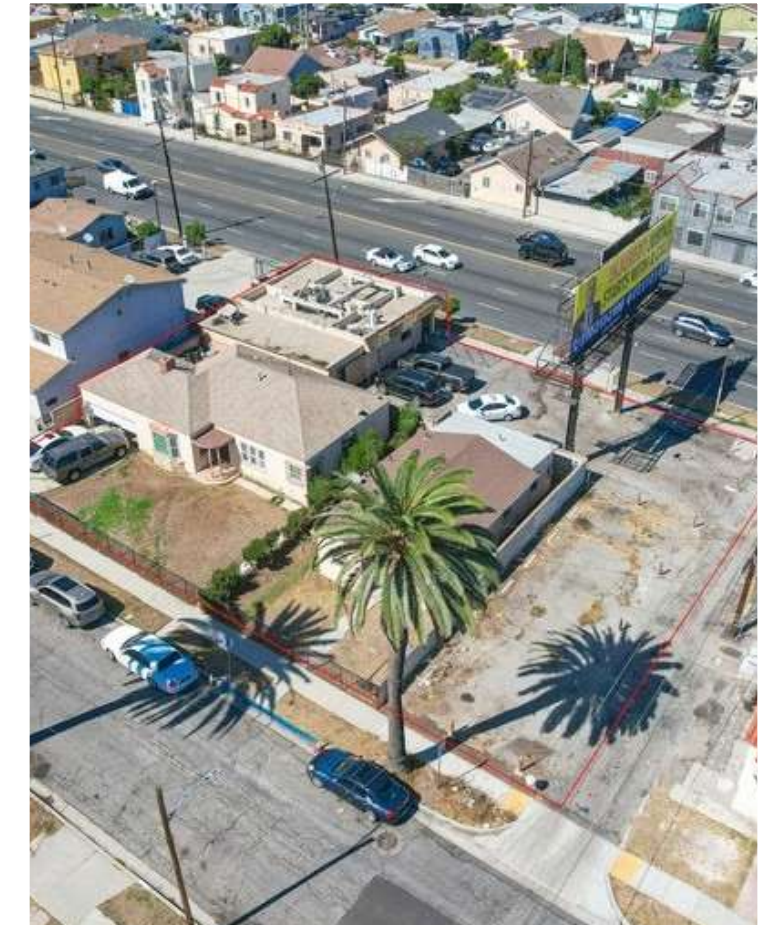
**Parcel:** 6060-028-017/ 6060-028-016

**Year Built:** 1939 / 1921

**Use:** Retail & Residential / Residential

**parking:** Yes

**Zoning:** LCC2-R320U







## 01 **Redidential Properties**

2 Single Home Properties:

1. 3beds & 1 Bath ( 901sf)
2. 2beds & 1 Bath (1,140sf)

## 02 **Business Property**

Owner used retail shop - Fish & Chips

## 03 **Billboard Rental Income**

Existing lease provides passive income with strong renewal potential due to prime traffic exposure.

**03** triple income  
opportunity

## 04 Investment Highlights

- **Exceptional Multi-Income Asset**

Rare investment opportunity featuring *three distinct income streams* - retail, residential, and billboard.

- **Prime Location & Visibility**

Located along highly trafficked Vermont Avenue, offering maximum exposure, easy accessibility, and steady foot traffic.

- **Stable, Established Tenant**

Ground-floor Fish & Chips restaurant with long-term operating history and dependable rent payments.

- **Diverse Revenue Mix**

Additional income from upper rental units and billboard lease enhances overall yield and portfolio stability.

- **Future Redevelopment Potential**

Favorable zoning and strong market fundamentals support long-term appreciation and possible value-add opportunities.





# Investment rationale 05

## Target Buyers:

- 1031 Exchange investors seeking **steady cash flow with minimal management.**
- Long-Term holders focused on **diversified income and capital appreciation.**
- **Owner-users** interested in operating their business while collecting rental income from other units.

## Why This Property:

- **Triple Income Stream:** Retail + Residential + Billboard - a rare multi-purpose configuration that ensures stable returns.
- **Visible Corner Presence:** Prime Vermont Avenue frontage ensures consistent exposure and business continuity.
- **Long-Term Tenant Stability:** Restaurant tenant with strong local following and proven track record.
- **Zoning Flexibility & Growth:** Potential to enhance or redevelop for future value-add upside.



# U6 Summary metrics (Annual Basis)

Residential Income-Actual      **\$ 37,200**

Billboard Income      **\$ 16,800**

Fish & Chips (Retail)      **\$ 0**

Total Annual Gross Income  
Current      **\$ 54,000**

Projected Residential & Retail  
Income (Pro Forma)      **\$133,200 + Retail  
Rent (TBD)**

Unit 1 (\$20,400) +Unit 2 (\$16,800): both occupied

\$1,400/month (Existing Lease)

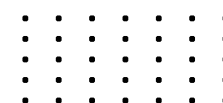
Owner occupied by Landlord - No current rental income.

Residential +Billboard

Based on market rents once retail  
is leased to tenant

Asking Price

**\$1,200,000**



## Operating Expense

Expense Category	Residential	Retail	Total
Property Tax	\$ 2,600	\$ 6,000	\$ 8,600
Insurance		\$ 360	\$ 360
Utilities		\$ 580	\$ 580
<b>Total Annual Operating Expenses</b>			

## Financial Summary

Metric	Current (Actual)	Pro Forma (Stabilized)
Gross Income	\$ 54,000	\$133,200 +Retail Rent (TBD)
Operating Expenses	\$ 9,540	\$ 9,540
Net Operating Income (NOI)	\$ 44,460	\$123,660 +Retail NOI (TBD)



# 08 neighborhood amenity map





# 09 area overview

The property is conveniently located **along Century Boulevard, near the Vermont Avenue intersection**, in a high-visibility commercial corridor of South Los Angeles. The location benefits from strong vehicle and pedestrian traffic, providing excellent exposure for retail and billboard uses.

Surrounded by established neighborhoods such as **Vermont Vista and Vermont Square**, the area offers a dense residential base and consistent local demand for retail and housing. Century Boulevard serves as a major east-west route connecting Downtown Los Angeles, Inglewood, and the South Bay.

The property enjoys easy access to I-110 and I-105 freeways and multiple Metro bus lines, with a Walk Score of 73, reflecting a convenient and walkable environment.

With its strategic location, strong traffic counts, and ongoing community growth, this corridor offers investors stable income potential and long-term value appreciation.





# Meet The Team

Now is the time to make your real estate aspirations a reality. With Think Unlimited by your side, you gain expert guidance, innovative solutions, and a trusted partner. Contact us today to begin a journey toward achieving your property goals.



YOUR REAL ESTATE JOURNEY  
STARTS WITH US TODAY.



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