



OFFERING MEMORANDUM

Redevelopment Opportunity

1101 W Florence Ave, Los Angeles, CA 90044

RE/MAX

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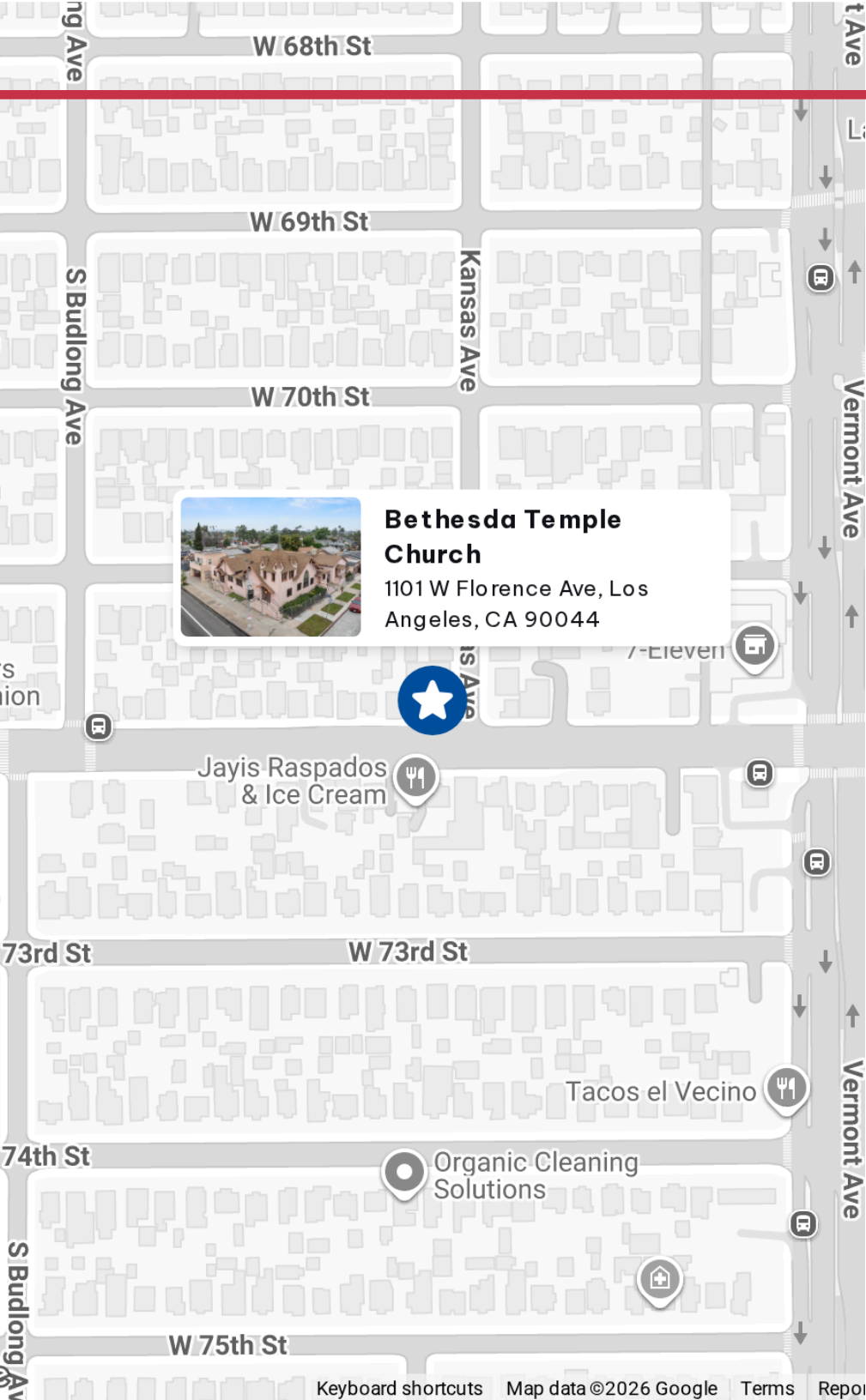
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24273 Main St, Santa Clarita, CA, 91321
<https://www.1101wflorenceave.com/>



Bethesda Temple Church

1101 W Florence Ave, Los Angeles, CA 90044

TABLE OF CONTENTS

- Intro 01
- The Asset 02
- Financials 03
- Sale Comparables 04
- Market Overview 05
- Outro 06



2

The Asset

Executive Summary for Sale

Property Overview

Photos

Area

Points of Interest

Area Photos

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1101 W Florence Ave, Los Angeles, CA 90044

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EXECUTIVE SUMMARY FOR SALE

Price
\$1,100,000

Price/SF
\$193.56

Units
1

Year Built
1912

Property Info	
Property type	Retail
Building size	5,683 SF
Lot size	7,864 SF
Zoning code	C2-1-CPIO
APN	6014-035-016
Stories	2
Number of buildings	1
Property class	C
Parking	0

Return Metrics	current	proforma
CAP	-0.07%	25.24%
GRM	--	3.58
Cash-on-Cash	-0.07%	25.23%
YoC		25.24%





— PROPERTY OVERVIEW

Description

Presenting 1101 West Florence Avenue, Los Angeles, CA, 90043-1821. This is a specialty purpose property, previously occupied as a Religious Establishment. Great opportunity as there are no occupants, leases or obligations. This is a true add-value property. The current base zone is C2 + Transit Oriented Community Tier 3 + Executive Directive Tier 1 which means you're eligible for "Fast Track" permits for multi-residential—potentially up to 33 units thanks to the 70% density bonus, or mixed-use space retail on the ground-floor and residential units top level (buyer to verify). Live-work income stacking, long-term value. Alternatively, the property can be renovated for ministries, outreach programs, nonprofit use, or educational facility. The seller is flexible with creative structuring; seller financing, joint-venture, partnerships, submit your LOI. Great location only minutes from Crypto Arena, Downtown LA, SoFi Stadium, and right in the heartbeat of LA with dozens of authentic restaurants, bars, and shops. If you're an investor, developer, or visionary ready to create something special in the heart of Los Angeles—this is your move.

Property highlights

- Prime location with proximity to Crypto Arena, Downtown LA, and SoFi Stadium offering excellent accessibility and vibrant surroundings.
- Flexible zoning options with C2 + Transit Oriented Community Tier 3 allowing potential for up to 33 residential units or mixed-use developments.
- No existing occupants or lease obligations, providing a clean slate for redevelopment or conversion.
- Seller open to creative financing solutions including seller financing and joint ventures, making it attractive for investors.
- Versatile property use suitable for various purposes such as religious establishments, educational facilities, or nonprofit organizations.

— PROPERTY PHOTO



— PROPERTY PHOTO



— PROPERTY PHOTO



— PROPERTY PHOTO



— PROPERTY PHOTO



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— PROPERTY PHOTO



— AREA

Area Description

1101 W Florence Ave is located in South Los Angeles, an area known for its diverse culture and history. This neighborhood is primarily residential, characterized by single-family homes and apartment buildings. The surrounding area offers a mix of commercial and retail establishments, including local eateries, convenience stores, and service-oriented businesses along major thoroughfares. The community is in proximity to several schools, parks, and recreational facilities, making it suitable for families. Public transit is accessible, providing connections to wider Los Angeles. The neighborhood is undergoing gradual revitalization efforts, contributing to its evolving urban landscape.

Area Highlights

- **Recreational Opportunities:** Several parks and recreational facilities are accessible in the area, such as the Augustus F. Hawkins Nature Park, offering green spaces for outdoor activities, family gatherings, and leisure walks.
- **Central Location:** 1101 W Florence Ave is situated in a prime location with convenient access to major roadways like the I-110 freeway, making commuting to downtown Los Angeles and other key areas in the city seamless and efficient.
- **Cultural Diversity:** The neighborhood around W Florence Ave is rich in cultural diversity and offers a variety of dining options, community events, and cultural experiences that reflect the vibrant tapestry of Los Angeles.
- **Proximity to Public Transport:** The area is well-served by public transportation, with multiple bus lines and metro stations nearby, providing residents with easy access to the extensive Los Angeles public transit network.
- **Shopping and Amenities:** A number of shopping centers, grocery stores, and essential amenities are located close by, including the popular South Los Angeles Farmers Market, providing residents with convenient options for shopping and dining.



Walk score
Somewhat Walkable

70



Bike score
Bikeable

67



Transit score
Good Transit

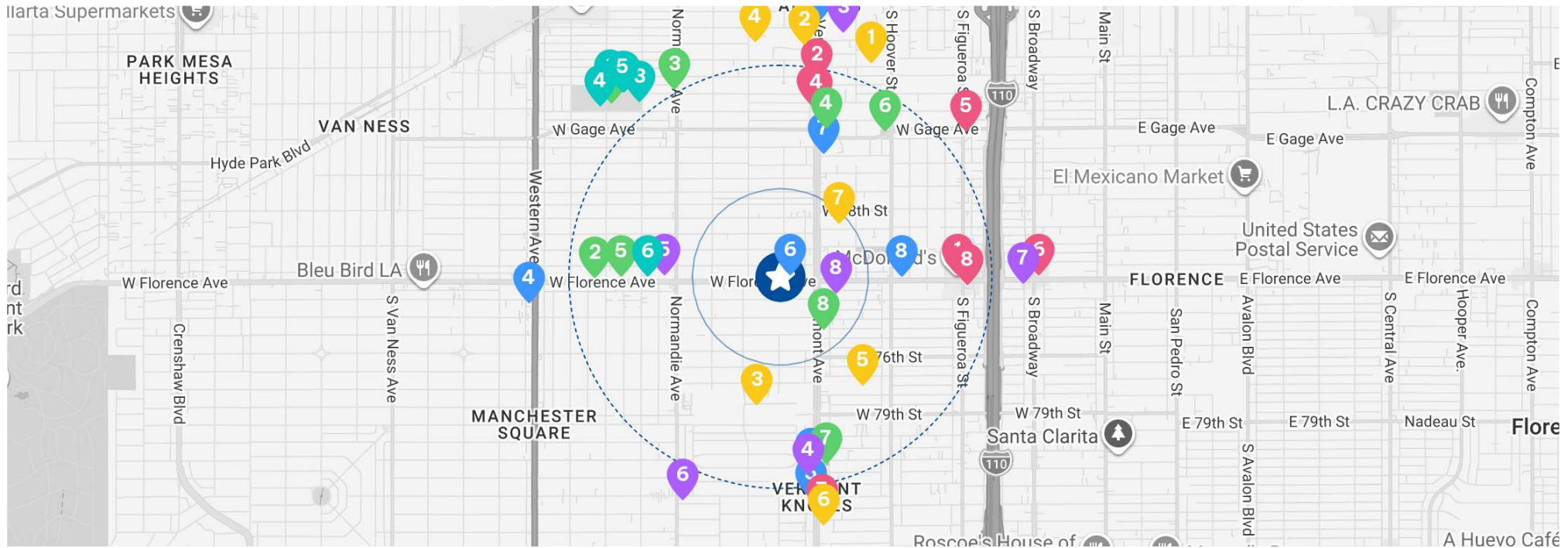
59

9 nearby routes: 9 bus, 0 rail, 0 other

Walk Score®

POINTS OF INTEREST

— 5min walk --- 10min walk



HEALTH CLUBS/GYMS

- 1 Amor Kids Dentistry - Den...
- 2 Dr. Miriam Romero, DMD
- 3 Vermont Dental
- 4 Kevin Thomas MD
- 5 Premier Healthcare Med...
- 6 Dr. Henry S. Awariefe, MD
- 7 Dr Ashkan Soleymani
- 8 MAITEENY PUMPUANG

RESTAURANTS

- 1 McDonald's
- 2 Paseo San Miguel
- 3 La Chancla Night Market

- 4 Cevixela (Los originales)
- 5 The Family
- 6 Jack in the Box
- 7 Wingstop
- 8 Little Caesars Pizza

ENTERTAINMENT

- 1 Harvard Park
- 2 Milagros Banquet Hall
- 3 Mayra's Banquet Hall
- 4 Vermont Gage Pocket Park
- 5 El Chaflan JR Night Club
- 6 Hoover-Gage Mini Park
- 7 Vermont Miracle Park

- 8 Green Haus kitchen studio

SHOPPING

- 1 Ross Dress for Less
- 2 Five Below
- 3 dd's DISCOUNTS
- 4 Smart & Final
- 5 AutoZone Auto Parts
- 6 Catalyst Cannabis Dispen...
- 7 Catalyst Cannabis Dispen...
- 8 El Super

EDUCATION

- 1 Augustus Hawkins High...
- 2 John Muir Middle School

- 3 Frederick K.C. Price III Chris...
- 4 Budlong Avenue Elementary...
- 5 Loren Miller Elementary...
- 6 Seed LA School
- 7 Gerald A. Lawson Academy

SPORTS

- 1 Jackie Tatum / Harvard Pool
- 2 Jackie Tatum Skate Plaza
- 3 Jackie Tatum Tennis Courts
- 4 Harvard RC Azteca Baseball...
- 5 Harvard Skate Park
- 6 Jus poindin LA club house

— AREA PHOTO



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— AREA PHOTO







3

Financials

Unit Mix Summary

Rent Roll

Income and Expenses Analysis

Income and Expense Chart

Operating Projections

Assumptions

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UNIT MIX SUMMARY

Retail								
# of units	unit type	avg SF	current	per SF	annually	proforma	per SF	annually
AVERAGES		--	\$0	--	\$0	\$25,573	--	\$306,876
1 unit		--	\$0	--	\$0	\$25,573	--	\$306,876

RENT ROLL

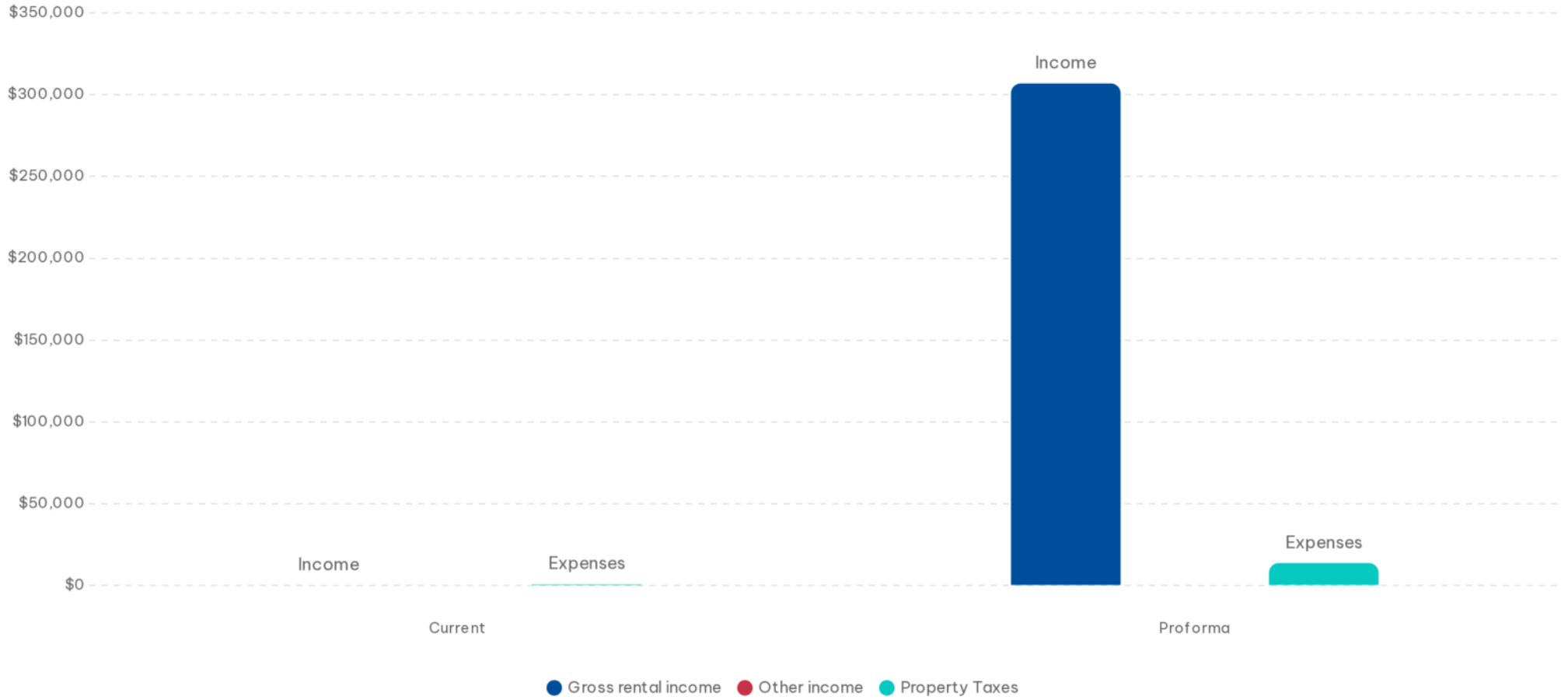
Retail								
unit	unit type	SF	current	per SF	annually	proforma	per SF	annually
Vacant	retail	--	* \$0	--	\$0	\$25,573	--	\$306,876
AVERAGES		5,683	\$0	\$0.00	\$0	\$25,573	\$4.50	\$306,876
1 unit		5,683	\$0	\$0.00	\$0	\$25,573	\$4.50	\$306,876

Note: Currently vacant units are marked with * in the current rent column.

INCOME AND EXPENSES ANALYSIS

Retail									
Income	Current	Per unit	PSF	Year 1	Per unit	PSF	Proforma	Per unit	PSF
Retail Rental Revenue	\$0	\$0	\$0.00	\$306,876	\$306,876	\$54.00	\$306,876	\$306,876	\$54.00
Vacancy - 5.00% (C) 5.10% (P)	\$0	\$0	\$0.00	\$15,651	\$15,651	\$2.75	\$15,651	\$15,651	\$2.75
Effective Retail Rental Revenue	\$0	\$0	\$0.00	\$291,225	\$291,225	\$51.24	\$291,225	\$291,225	\$51.24
Gross Operating Income	\$0	\$0	\$0.00	\$291,225	\$291,225	\$51.24	\$291,225	\$291,225	\$51.24
Expenses									
Property Taxes	\$721	\$721	\$0.13	\$13,750	\$13,750	\$2.42	\$13,750	\$13,750	\$2.42
Total expenses	\$721	\$721	\$0.13	\$13,750	\$13,750	\$2.42	\$13,750	\$13,750	\$2.42
NET OPERATING INCOME	-\$721	-\$721	-\$0.13	\$277,475	\$277,475	\$48.83	\$277,475	\$277,475	\$48.83

INCOME AND EXPENSE CHART



— OPERATING PROJECTIONS

	Current	Proforma Y1
Gross Rental Revenue	\$0	\$307,017
Total Rental Loss	\$0	\$15,658
Effective Rental Revenue	\$0	\$291,359
Gross Operating Income	\$0	\$291,359
Taxes	\$721	\$13,750
Total Operating Expenses	\$721	\$13,750
Net Operating Income	\$721	\$277,609
Cash Flow before Debt Service	\$721	\$277,609

— ASSUMPTIONS

Income assumptions	Occupancy	Rent growth	OI growth
Year 1	94.9%	0.1%	4%

Property tax assumptions	
Effective tax rate	1.25%
Reassess on sale	yes
Property tax growth rate	1%

Acquisition & sale	
Hold term	--
Total cash to close	\$1.1M
Acquisition date	Apr 1, 2026



4

Sale Comparables

Sale Comps Summary

Sale Comps Chart

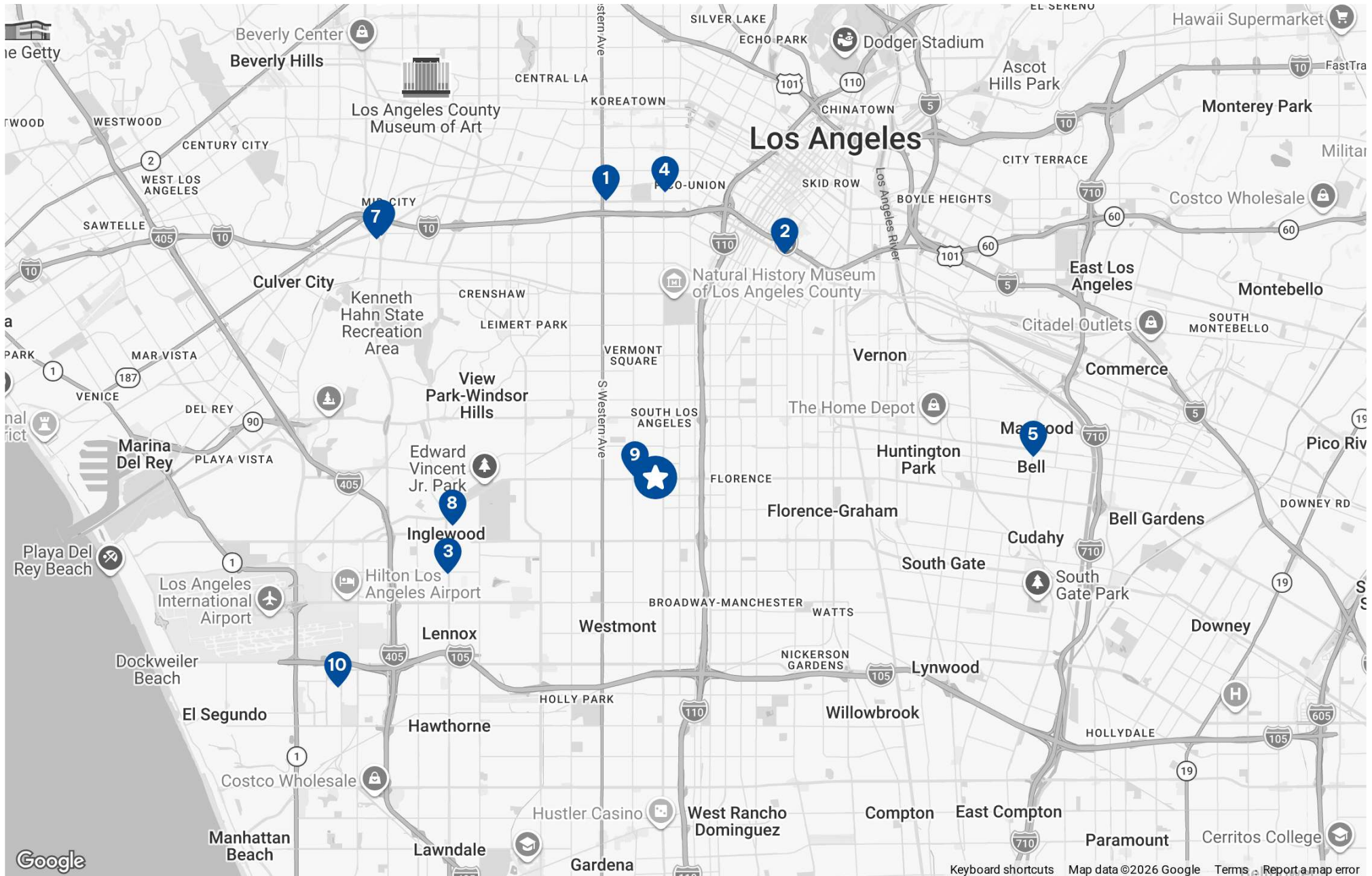
Sale Comps Detailed

Bethesda Temple Church





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SALE COMPARABLES MAP



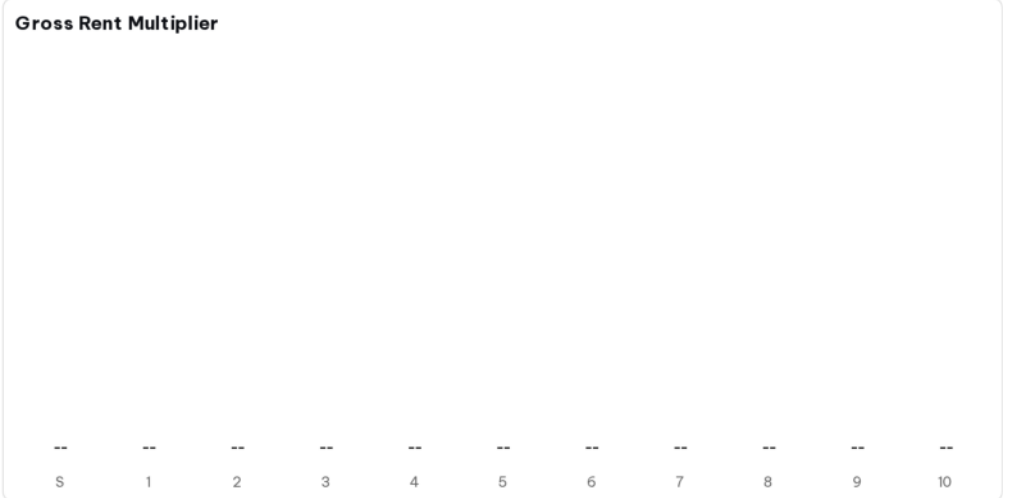
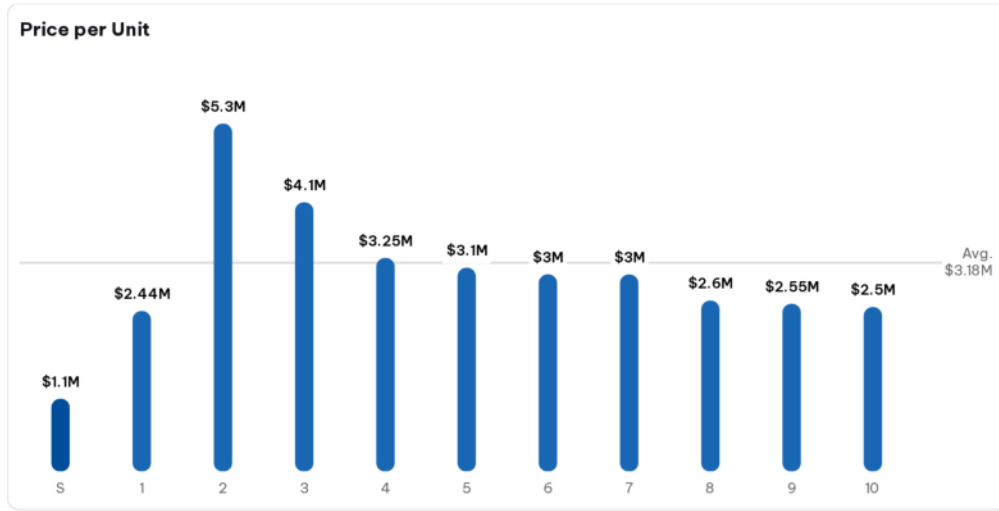
SALE COMPARABLES

property	built /renovated	units	sale price /date	\$/unit	RSF	\$/SF	avg SF	CAP	GRM	
 1	2165 W Washington Blvd, Los Angeles, CA 90018, USA	1924	1	\$4.88M 10/01/2025	\$4,880,000	--	--	--	--	--
 2	701 E Washington Blvd, Los Angeles, CA 90021, USA	1925	--	\$5.3M 08/21/2025	--	--	--	--	--	--
 3	925 S La Brea Ave, Inglewood, CA 90301, USA	1937	--	\$4.1M 07/10/2025	--	--	--	--	--	--
 4	1714 S Vermont Ave, Los Angeles, CA 90006, USA	2009	--	\$3.25M 09/11/2025	--	--	--	--	--	--
 5	6250 Atlantic Ave, Bell, CA 90201, USA	2005	--	\$3.1M 07/02/2025	--	--	--	--	--	--
 6	2609 Fairfax Ave, Culver City, CA 90232, USA	1952	--	\$3M 09/17/2025	--	--	--	--	--	--
 7	5872 Smiley Dr, Culver City, CA 90232, USA	1957	--	\$3M 09/17/2025	--	--	--	--	--	--
 8	124 N Market St, Inglewood, CA 90301, USA	1920	--	\$2.6M 06/18/2025	--	--	--	--	--	--

SALE COMPARABLES

property	built /renovated	units	sale price /date	\$/unit	RSF	\$/SF	avg SF	CAP	GRM
 <p>1347 W Florence Ave, Los Angeles, CA 90044, USA</p>	2003	--	\$2.55M 07/03/2025	--	--	--	--	--	--
 <p>723 N Douglas St, El Segundo, CA 90245, USA</p>	2014	--	\$2.5M 06/23/2025	--	--	--	--	--	--
Averages	1965	1	\$3.43M	\$4,880,000	--	--	--	--	--
Subject	1912	1	\$1.1M	\$1,100,000	5,683	\$193.56	5,683	-0.07%	--

SALE COMPS CHART



SALE COMPS DETAILED



S

Bethesda Temple Church

1101 W Florence Ave, Los Angeles, CA 90044

Property Summary	Unit Type	# Units
Year Built	1912 Retail	1
Units	1	
Building SF	5,683	
Price per SF	\$193.56	
Price per Unit	\$1,100,000	
Sale Price	\$1,100,000	
Sale Date	--	
Lot size	7,864 SF	
CAP	-0.07%	
GRM	--	



1

2165 W Washington Blvd, Los Angeles, CA 90018, USA

Property Summary	Unit Type	# Units
Year Built	1924 Studio	--
Units	1	
Building SF	--	
Price per SF	--	
Price per Unit	\$4,880,000	
Sale Price	\$4,880,000	
Sale Date	10/01/2025	
Lot size	8,096 SF	
CAP	--	
GRM	--	

SALE COMPS DETAILED



2

701 E Washington Blvd, Los Angeles, CA 90021, USA

Property Summary

Year Built	1925
Units	--
Building SF	--
Price per SF	--
Price per Unit	--
Sale Price	\$5,300,000
Sale Date	08/21/2025
Lot size	5,200 SF
CAP	--
GRM	--



3

925 S La Brea Ave, Inglewood, CA 90301, USA

Property Summary

Year Built	1937
Units	--
Building SF	--
Price per SF	--
Price per Unit	--
Sale Price	\$4,100,000
Sale Date	07/10/2025
Lot size	5,656 SF
CAP	--
GRM	--

SALE COMPS DETAILED



4 1714 S Vermont Ave, Los Angeles, CA 90006, USA

Property Summary	
Year Built	2009
Units	--
Building SF	--
Price per SF	--
Price per Unit	--
Sale Price	\$3,250,000
Sale Date	09/11/2025
Lot size	5,001 SF
CAP	--
GRM	--



5 6250 Atlantic Ave, Bell, CA 90201, USA

Property Summary	
Year Built	2005
Units	--
Building SF	--
Price per SF	--
Price per Unit	--
Sale Price	\$3,100,000
Sale Date	07/02/2025
Lot size	26,931 SF
CAP	--
GRM	--

— SALE COMPS DETAILED



6

2609 Fairfax Ave, Culver City, CA 90232, USA

Property Summary

Year Built	1952
Units	--
Building SF	--
Price per SF	--
Price per Unit	--
Sale Price	\$2,999,000
Sale Date	09/17/2025
Lot size	18,376 SF
CAP	--
GRM	--



7

5872 Smiley Dr, Culver City, CA 90232, USA

Property Summary

Year Built	1957
Units	--
Building SF	--
Price per SF	--
Price per Unit	--
Sale Price	\$2,998,181
Sale Date	09/17/2025
Lot size	4,009 SF
CAP	--
GRM	--

SALE COMPS DETAILED



8

124 N Market St, Inglewood, CA 90301, USA

Property Summary

Year Built	1920
Units	--
Building SF	--
Price per SF	--
Price per Unit	--
Sale Price	\$2,599,000
Sale Date	06/18/2025
Lot size	4,627 SF
CAP	--
GRM	--



9

1347 W Florence Ave, Los Angeles, CA 90044, USA

Property Summary

Year Built	2003
Units	--
Building SF	--
Price per SF	--
Price per Unit	--
Sale Price	\$2,550,000
Sale Date	07/03/2025
Lot size	7,771 SF
CAP	--
GRM	--

— SALE COMPS DETAILED



10

723 N Douglas St, El Segundo, CA 90245, USA

Property Summary

Year Built	2014
Units	--
Building SF	--
Price per SF	--
Price per Unit	--
Sale Price	\$2,500,000
Sale Date	06/23/2025
Lot size	55,603 SF
CAP	--
GRM	--



5

Market Overview

City Overview

Demographics

Employers

Employment

Bethesda Temple Church

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Area Description

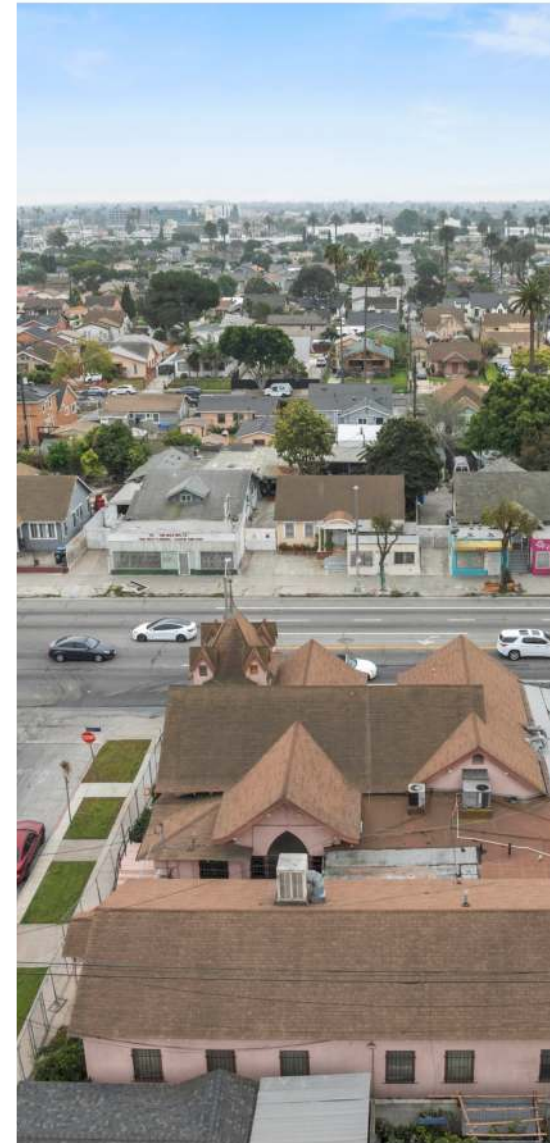
Los Angeles is a colossal metropolitan area nestled in Southern California. Known for its glitz and glamour, it attracts millions of visitors eager to experience its beaches, Hollywood fame, and vibrant cultural scene. The diverse landscape features stunning coastlines, beautiful parks, and iconic landmarks, making it an alluring destination for both residents and travelers. With its rich history and modern appeal, this region stands as a symbol of the American dream, offering unique opportunities and experiences that are hard to find elsewhere.

Recreational Delights

The Los Angeles area is a haven for outdoor enthusiasts, boasting an array of recreational activities catered to all ages. For beach lovers, Santa Monica and Venice Beach offer sandy shores perfect for sunbathing, surfing, and beach volleyball. Griffith Park is a sprawling urban oasis featuring hiking trails, horseback riding, and a beloved zoo, while the Los Angeles County Arboretum is perfect for those who admire nature and gardening. Families can enjoy Disneyland Resort in Anaheim, which offers thrilling rides and attractions. The PCH (Pacific Coast Highway) presents unparalleled scenic views, ideal for leisurely drives or cycling. Parks like Elysian Park and Lakewood Park provide tranquil retreats within the city, allowing residents to revel in picnics, sports, and community events. Each venue not only showcases Southern California's natural beauty but also cultivates a health-focused lifestyle among its inhabitants.

Culinary Scene

The culinary landscape in Los Angeles is incredibly diverse, reflecting its multicultural population. Renowned for its Mexican cuisine, neighborhoods such as Boyle Heights deliver authentic tacos and tamales, while Santa Monica's Farmer's Market emphasizes fresh, local produce. The city's Koreatown boasts a plethora of BBQ spots, where diners can indulge in grilling their favorite meats right at the table. Moreover, Downtown Los Angeles is a hub for trendy eateries, coffee shops, and food trucks offering everything from gourmet donuts to fusion dishes. In recent years, plant-based and health-focused dining has surged, with establishments like Crossroads Kitchen leading the charge. Not to be overlooked, vibrant food festivals like the LA Street Food Fest showcase the region's culinary creativity and dedication to flavors. Whether it's upscale dining or casual bites from a food truck, the culinary scene offers opportunities that will tantalize any palate.



DEMOGRAPHICS

within 3 mile radius



466,857

Total population

10%

5 year population growth projection

500

Vehicles per day on Kansas Avenue

133,619

Total households

\$23,983

Per capita income

2022 Population by age

5%

0-4 Years

18%

5-19 Years

6%

20-24 Years

29%

25-44 Years

26%

45-64 Years

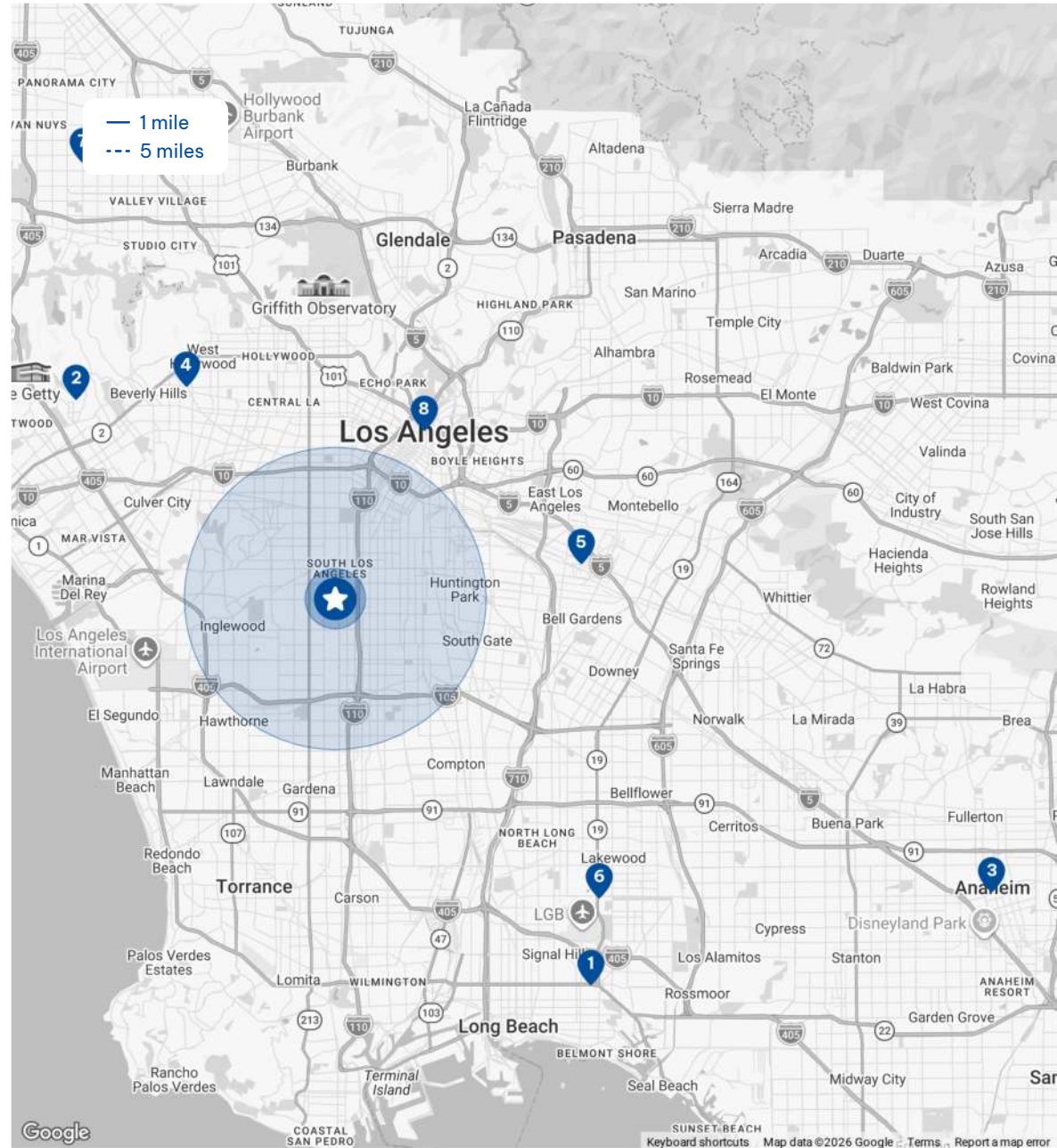
15%

65+ Years

	1 Mile	3 Miles	5 Miles
Total population	59,563	466,857	1,090,436
5 year projected total population	61,331	513,763	1,232,364
Total households	16,393	133,619	332,092
Current Median Household Income	\$57,080	\$57,995	\$61,816
5 year projected median household income	\$87,565	\$78,298	\$83,373
Current Per Capita Income	\$21,642	\$23,983	\$26,693
5 year projected per capita income	\$27,075	\$32,693	\$37,623
Median home value	\$487,308	\$572,021	\$587,454

EMPLOYERS

- 1 Kaiser Permanente Long Beach Medical Offices
- 2 University of California, Los Angeles
- 3 Walt Disney Travel Company
- 4 Cedars-Sinai Medical Center
- 5 Northrop Grumman
- 6 The Boeing Company
- 7 Los Angeles Unified School District
- 8 Los Angeles



Health Care and Social Assistance	13.46%
Retail Trade	10.59%
Manufacturing	10.01%
Professional, Scientific, and Technical Services	9.37%
Educational Services	8.91%
Accommodation and Food Services	7.9%
Construction	6.53%
Transportation and Warehousing	5.61%
Administrative and Support and Waste Management Services	5.09%
Finance and Insurance	4.38%
Information	4.02%
Public Administration	3.67%
Wholesale Trade	3.35%
Arts, Entertainment, and Recreation	3.33%
Real Estate and Rental and Leasing	2.54%
Other	1.22%

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