

COMMERCIAL INVESTMENT OPPORTUNITY



±7,280 SF Building on ±11,129 SF of Land

1882-1890 W WASHINGTON BLVD, LOS ANGELES, CA 90061

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDUM

**1882-1890 W WASHINGTON BLVD
LOS ANGELES, CA 90007**

Property Details

Building Size:	±7,280 SF
Land Size:	±11,129 SF
Land Use:	Store Building
Stories:	1
Zone:	LA CM
Year Built:	1909/1950
Construction:	Masonry
Building Height:	12'
Parking:	±10 Vehicles
APN:	5075-028-008
Frontage:	105.91' on Normandie Ave 104.5' on Washington Blvd
Traffic Count:	36,581 Vehicles Per Day (2026)

**ASKING PRICE: \$2,100,000
(\$288.46 PER SF BUILDING VALUE)**

Property Highlights

- Prime commercial investment opportunity
- 5 units
- 100% occupied with one unit occupied by owner
- \$103,636 net annual income | 4.94% cap rate
- Includes rear parking lot for ±10 vehicles
- Signalized location at the southeast corner of Washington Blvd and Normandie Ave
- 36,581 vehicles per day traffic count
- Located directly across from Angelus Rosedale Cemetery
- 1½ miles west of Downtown Los Angeles
- 3 blocks north of the Santa Monica (I-10) Freeway and 8 blocks east of Western Avenue

PROPERTY PHOTO



FINANCIAL INFORMATION

RENT ROLL & INCOME

Address Tenant	Unit SF	Rent Per Month	Rent Per Year
1882 CGK Weho Inc	1,750	\$3,296.00	\$39,552.00
1884 Humbert-Taco	1,400	\$2,800.00	\$33,600.00
1886 Owner Occupied	1,400	\$2,000.00	\$24,000.00
1888 Wonk Construction	1,050	\$1,750.00	\$21,000.00
1890 Dae Bak Sign	1,840	\$3,250.00	\$39,000.00
Total	7,440	\$13,096.00	\$157,152.00
Less Vacancy Reserve (3%)		\$392.88	\$4,714.56
Total		\$12,703.12	\$152,437.44

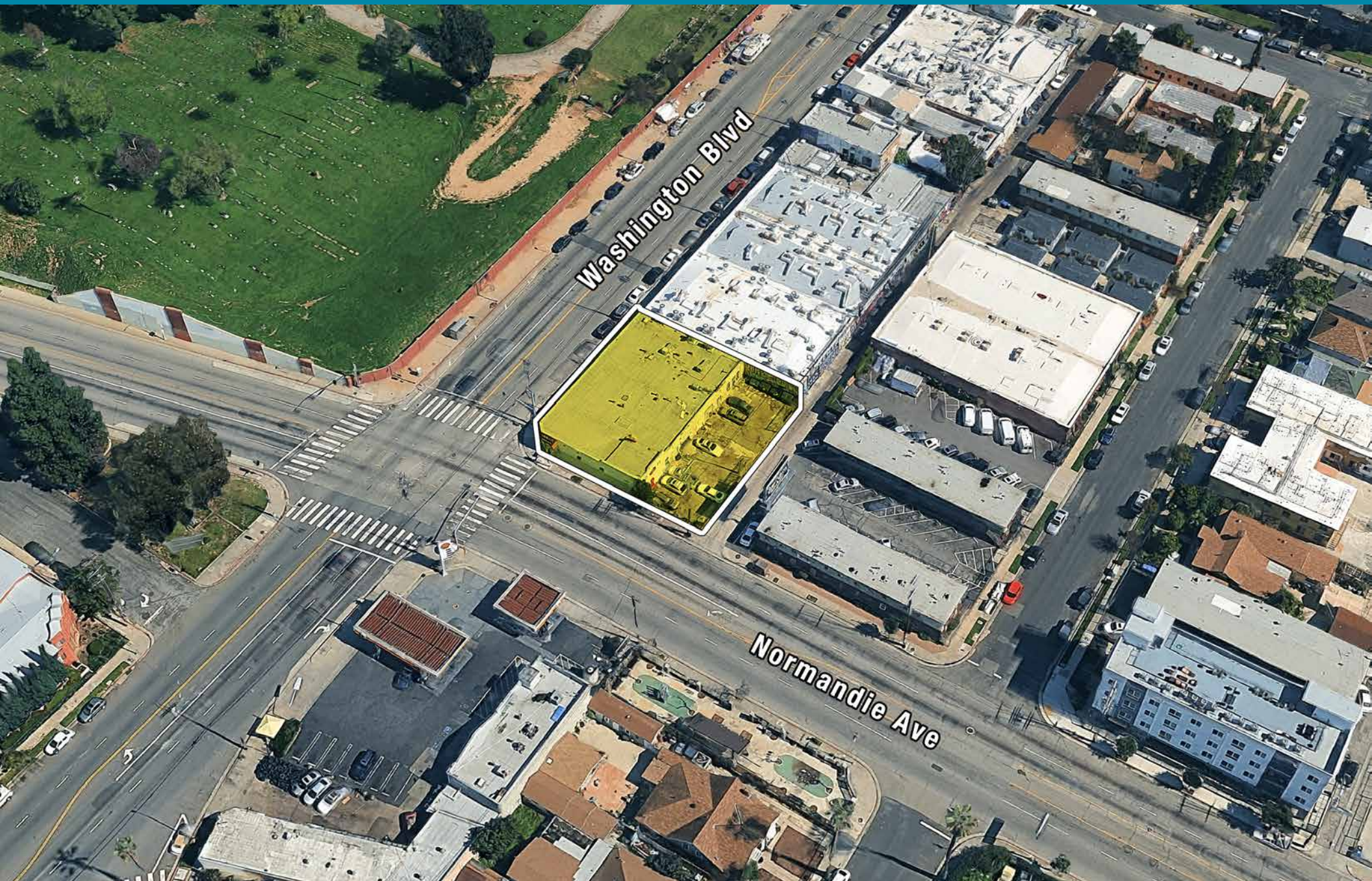
EXPENSES

	Per Month	Per Year
Property Tax*	\$2,187.50	\$26,250.00
Insurance	\$1,168.83	\$14,025.96
Maintenance	\$541.67	\$6,500.04
Electric & Water	\$168.75	\$2,025.00
Total Expenses:	\$4,066.75	\$48,801.00
 Actual Net Operating Income:	 \$8,636.37	 \$103,636.44

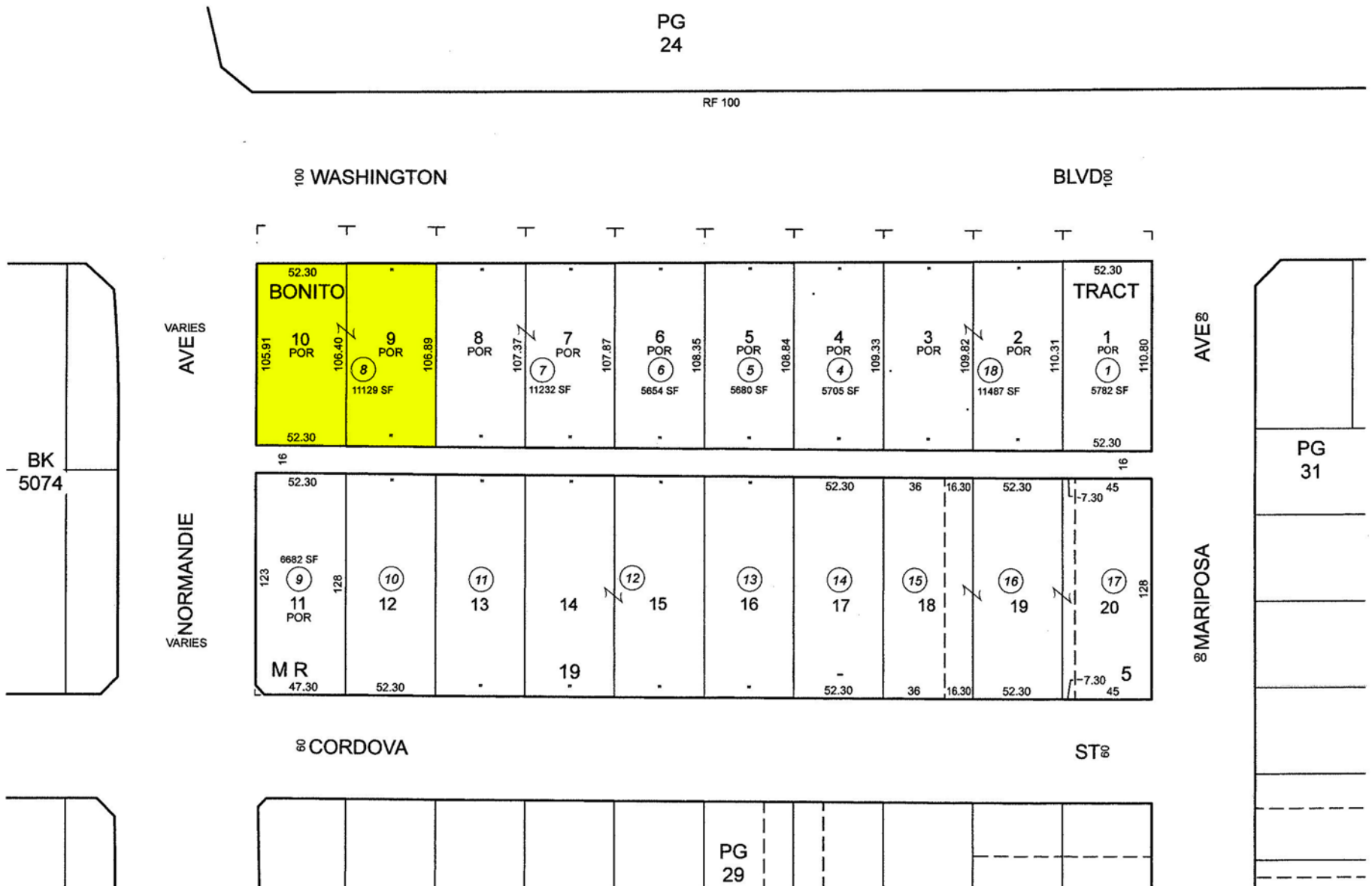
Actual Cap Rate: 4.94%

* Based on \$2,100,000 Asking Price

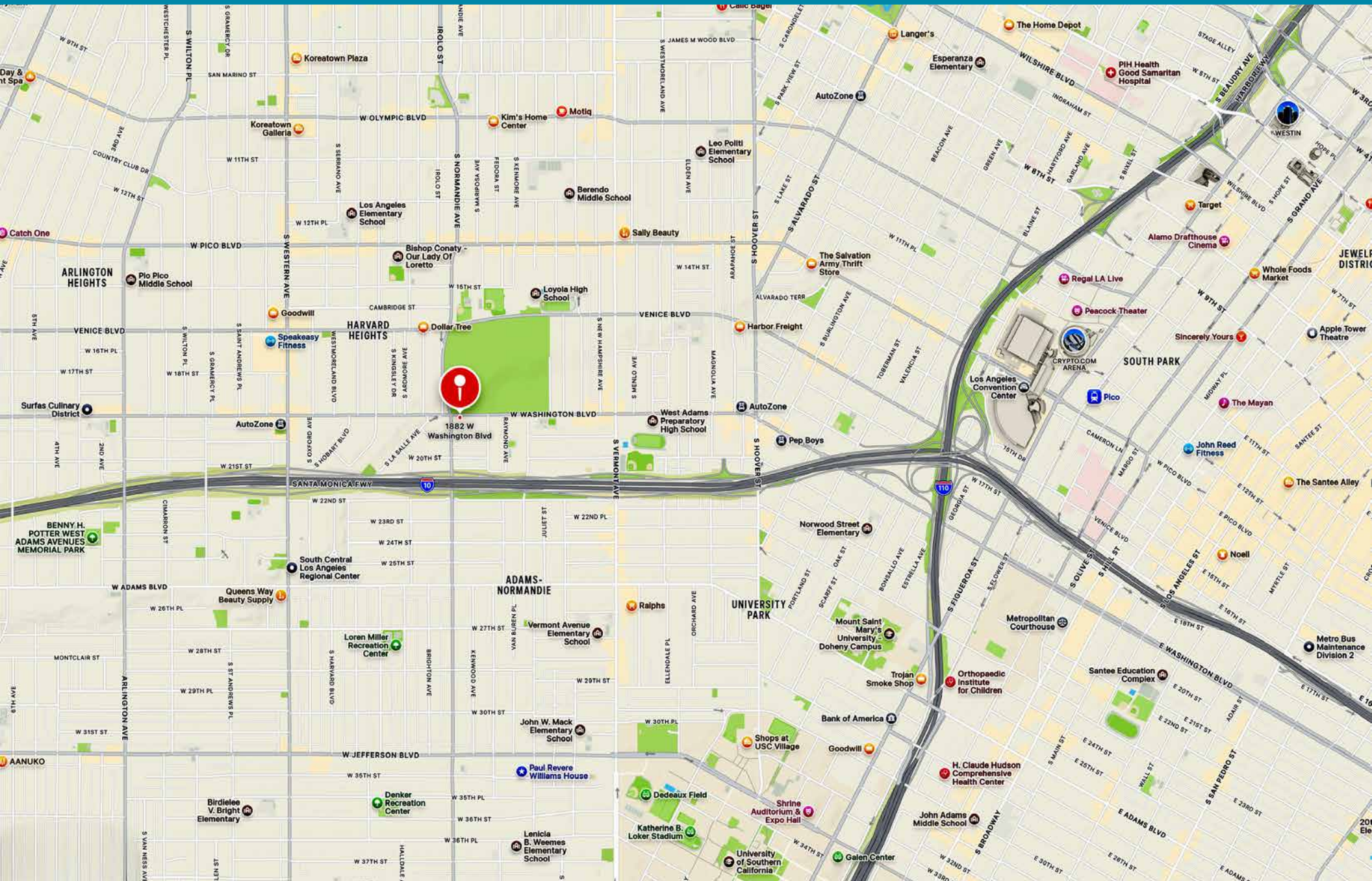
AERIAL PHOTO



PLAT MAP



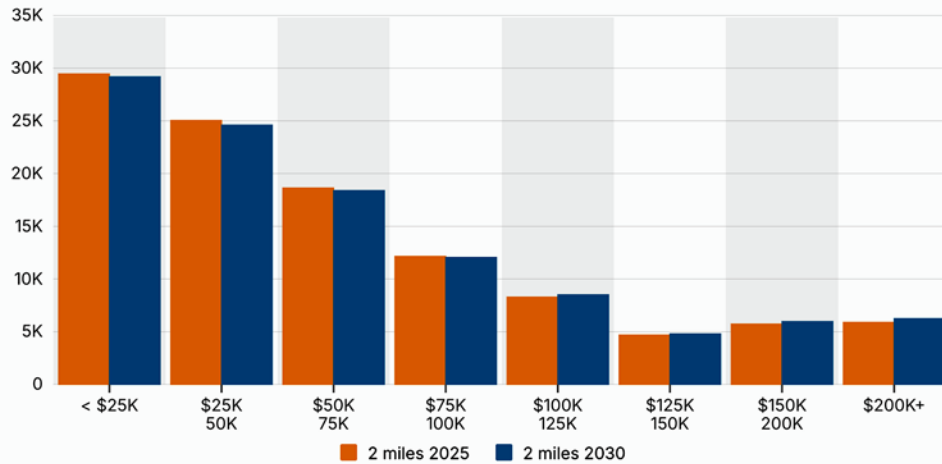
AREA MAP



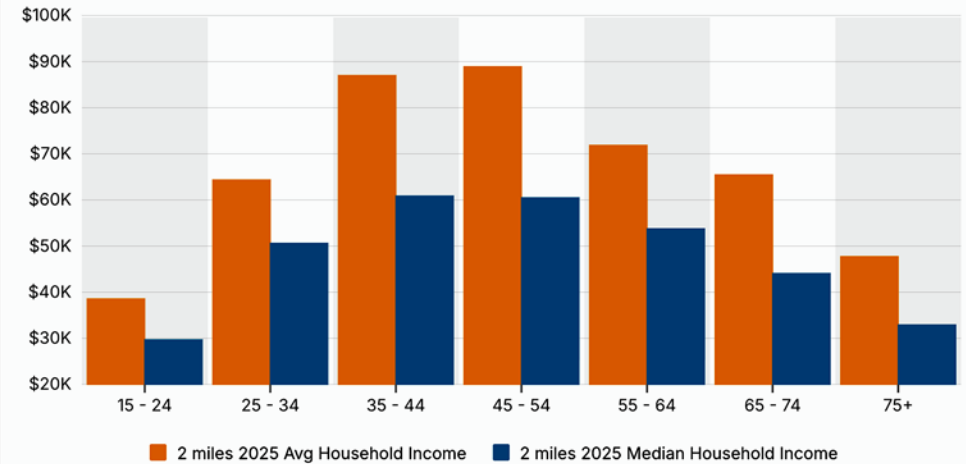
Ron Kim | Major Properties

AREA DEMOGRAPHICS

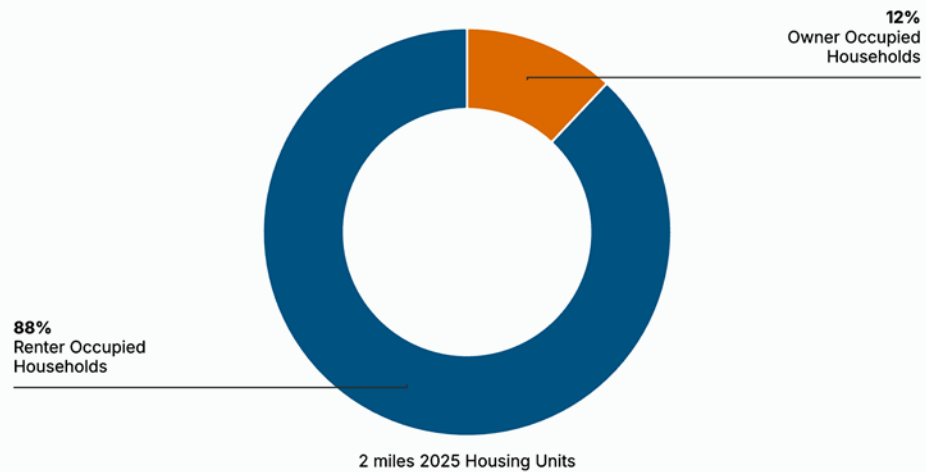
Households By Income



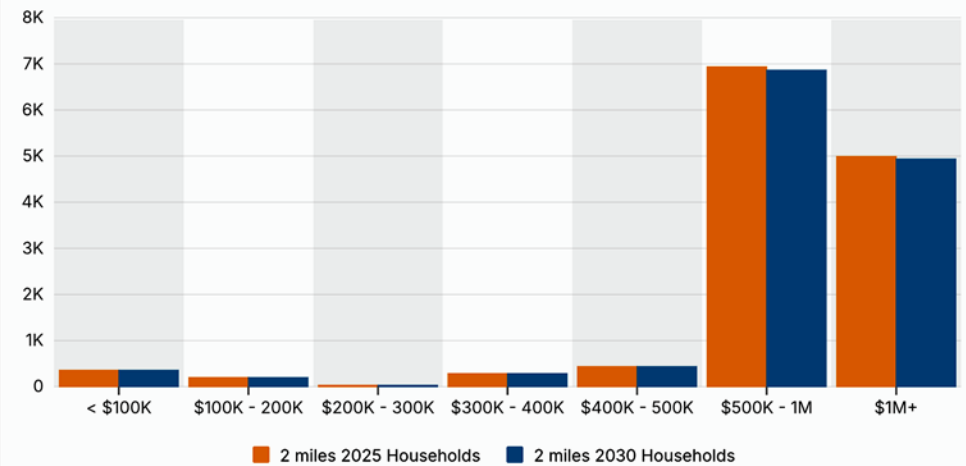
Household Income By Age



Housing Occupancy



Home Values



FOR SALE

1882-1890 W WASHINGTON BLVD, LOS ANGELES 90007

HEAVY TRAFFIC SIGNALIZED CORNER LOCATION

ACTUAL \$103,636 NOI — 4.94% CAP RATE

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

Exclusively offered by:



Ron Kim

Senior Associate

213.222.1209 office

213.422.4955 mobile

ron@majorproperties.com

LIC. 01891773

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists