

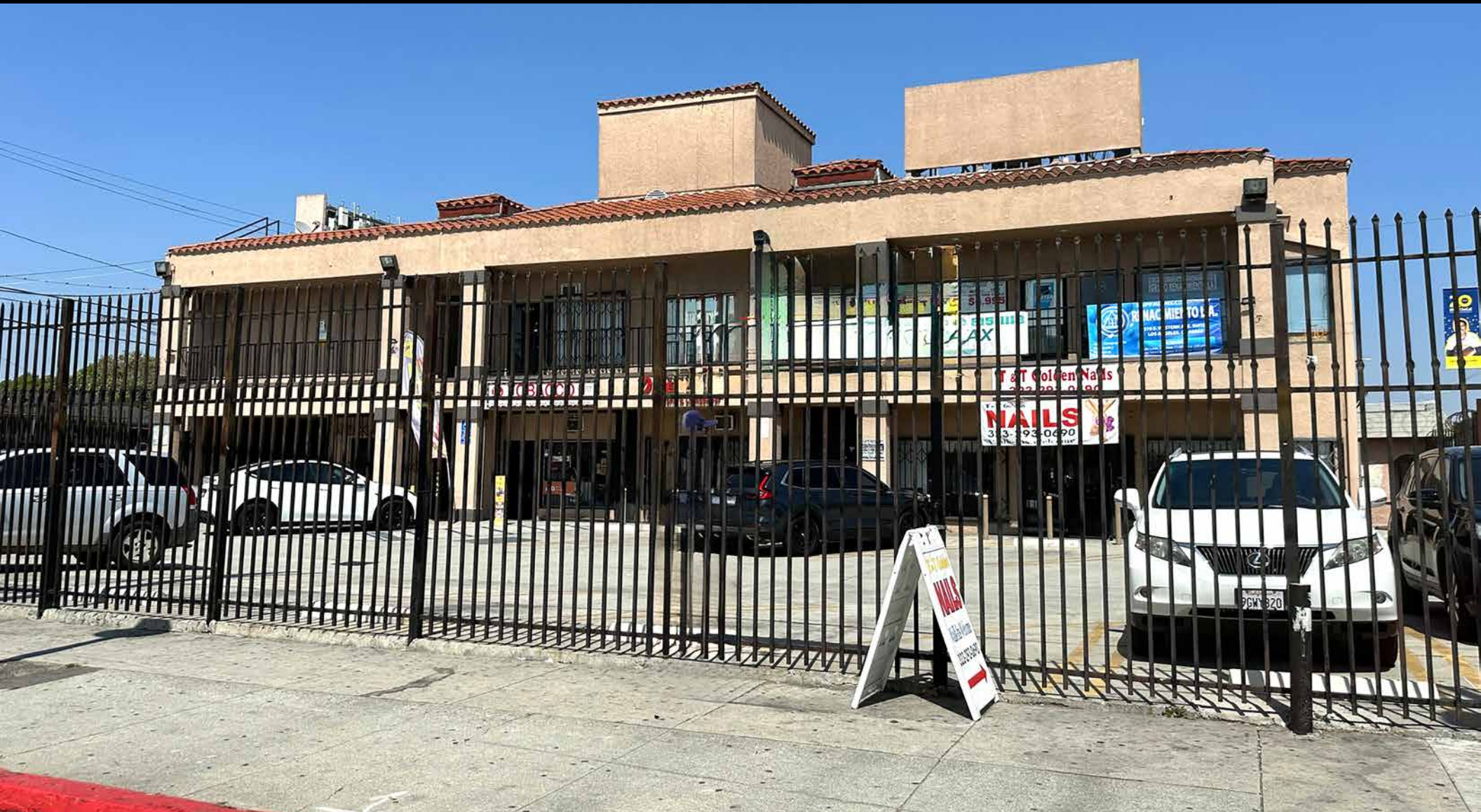
COMMERCIAL INVESTMENT PURCHASE OPPORTUNITY

Actual \$128,468 Net Annual Income — 4.35% Cap Rate

6,430± SF 2-Story Building on 9,400± SF of Land

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

Offering Memorandum



4376 S WESTERN AVENUE, LOS ANGELES, CA 90062

4376 S WESTERN AVENUE
LOS ANGELES, CA 90062

Property Details

Building Area:	6,430± SF
Land Area:	9,400± SF
Stories:	2
Total Units:	10 (7 Occupied; 3 Vacant)
Year Built:	1991
Parking:	18 Shared Surface Spaces
Zoning:	LA C2-2D-CPIO
Assessor's Parcel Number:	5021-024-040
TOC (Transit Oriented Communities):	Tier 3
Designated Qualified Opportunity Zone:	Yes

Property Highlights

- Commercial investment purchase opportunity
- 2-story shopping center
- 4 ground floor retail stores and 6 second floor offices
- \$128,468 actual net annual income | 4.35% actual cap rate
- Heavy traffic location at the intersection of 2 major thoroughfares
- Northeast corner of Western Avenue and Vernon Avenue
- 116' frontage on Western Avenue; 94' on Vernon Avenue
- 1-1/3 miles west of the Harbor (110) Freeway and 2-1/4 miles south of the Santa Monica (I-10) Freeway

Asking Price: \$2,950,000
(\$458.79 Per SF Building)

Buyer to verify any and all information with the City and its licensed third-party experts

Rent Roll

Actual Income & Expense

INCOME

Total Monthly Income:	\$14,699.00
Gross Annual Income:	\$176,388.00

ANNUAL EXPENSES

Property Tax	\$37,500.00
Insurance	5,500.00
Utilities/Water	1,800.00
Repairs & Maintenance	0
Gas	0
Trash	3,120.00
Total Annual Expenses:	<u>\$47,920.00</u>
Actual Net Annual Operating Income:	\$128,468.00
Actual Cap Rate:	4.35%

Pro Forma Income Projection

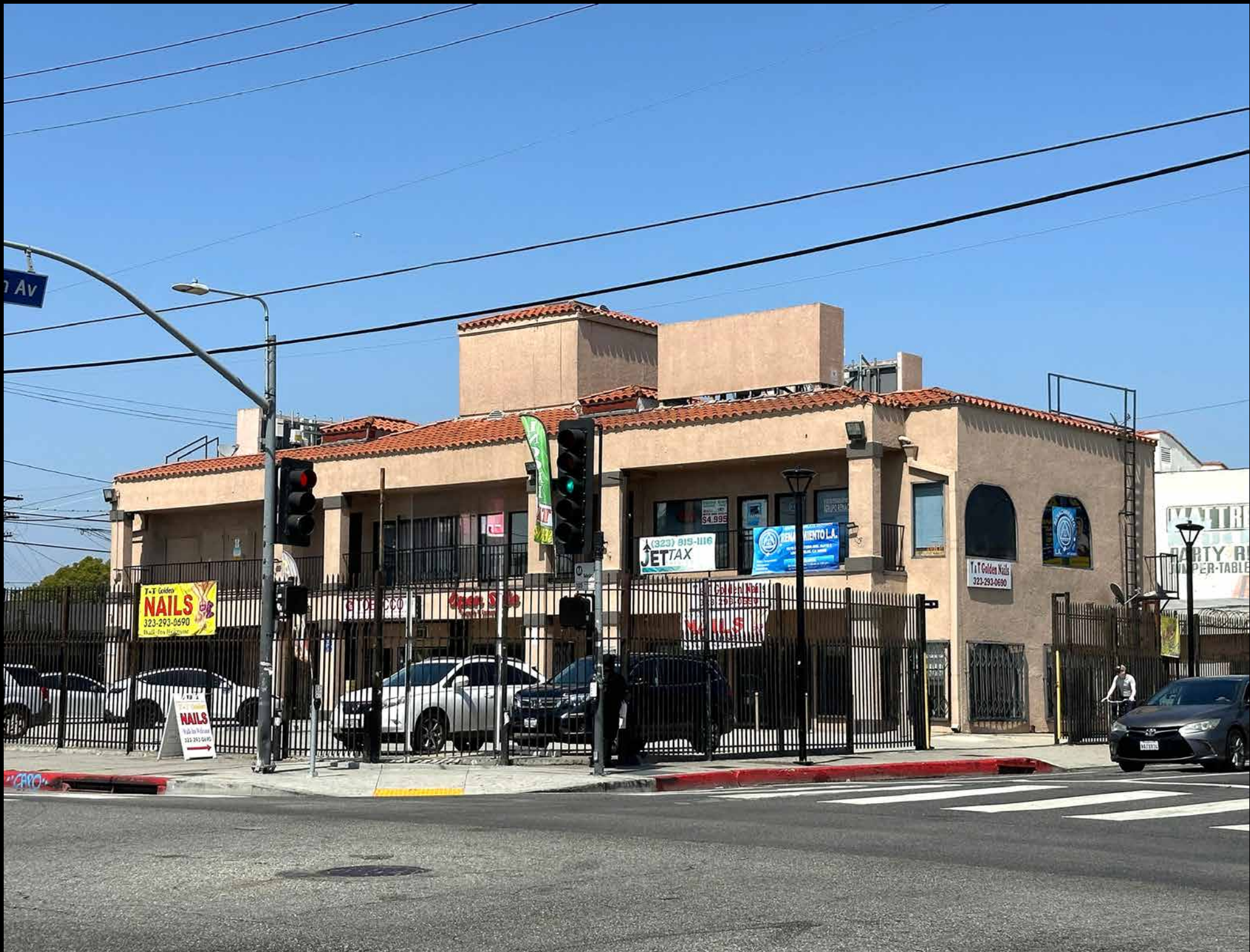
INCOME

Total Monthly Income:	\$16,999.00
Gross Annual Income:	\$203,988.00

ANNUAL EXPENSES

Property Tax	\$37,500.00
Insurance	5,500.00
Utilities/Water	1,800.00
Repairs & Maintenance	0
Gas	0
Trash	3,120.00
Vacancy Factor (3%)	\$5,291.64
Total Annual Expenses:	<u>\$53,211.64</u>
Pro Forma Net Annual Operating Income:	\$150,776.36
Pro Forma Cap Rate:	5.11%

Rent Roll Available Upon Request



7 Av

T & T Golden
NAILS
323-293-0690
Nails - Free Hot Tub

NAILS
Nails for Everyone
323-293-0690
→

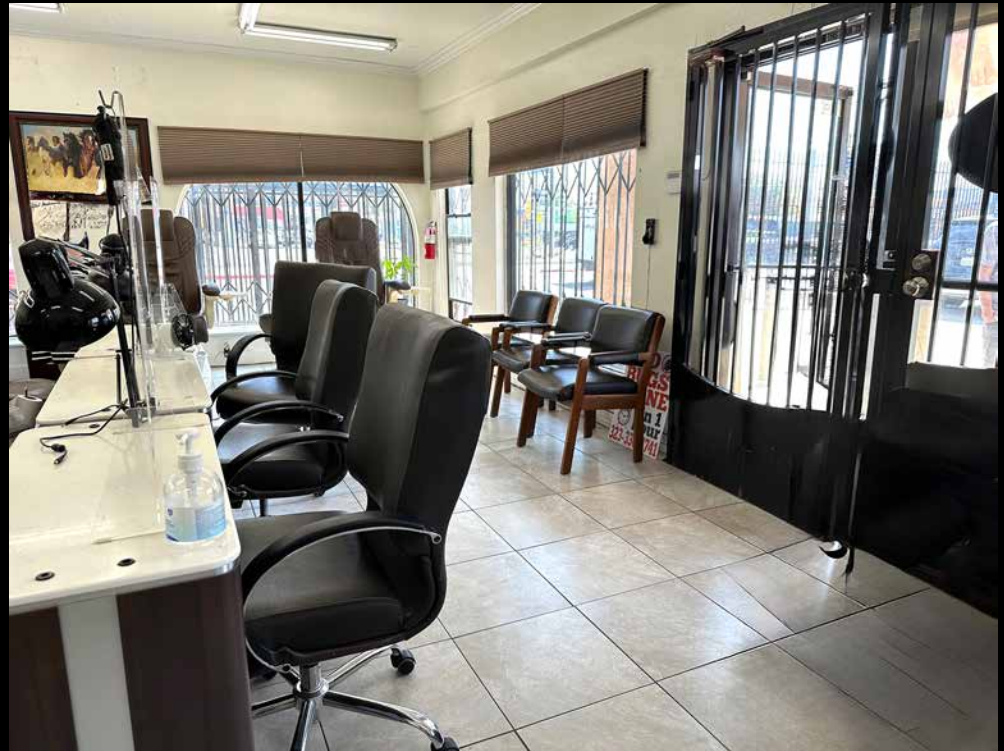
(323) 815-1116
JET TAX

RENTAL L.A.
323-293-0690

T & T Golden Nails
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Golden Nails
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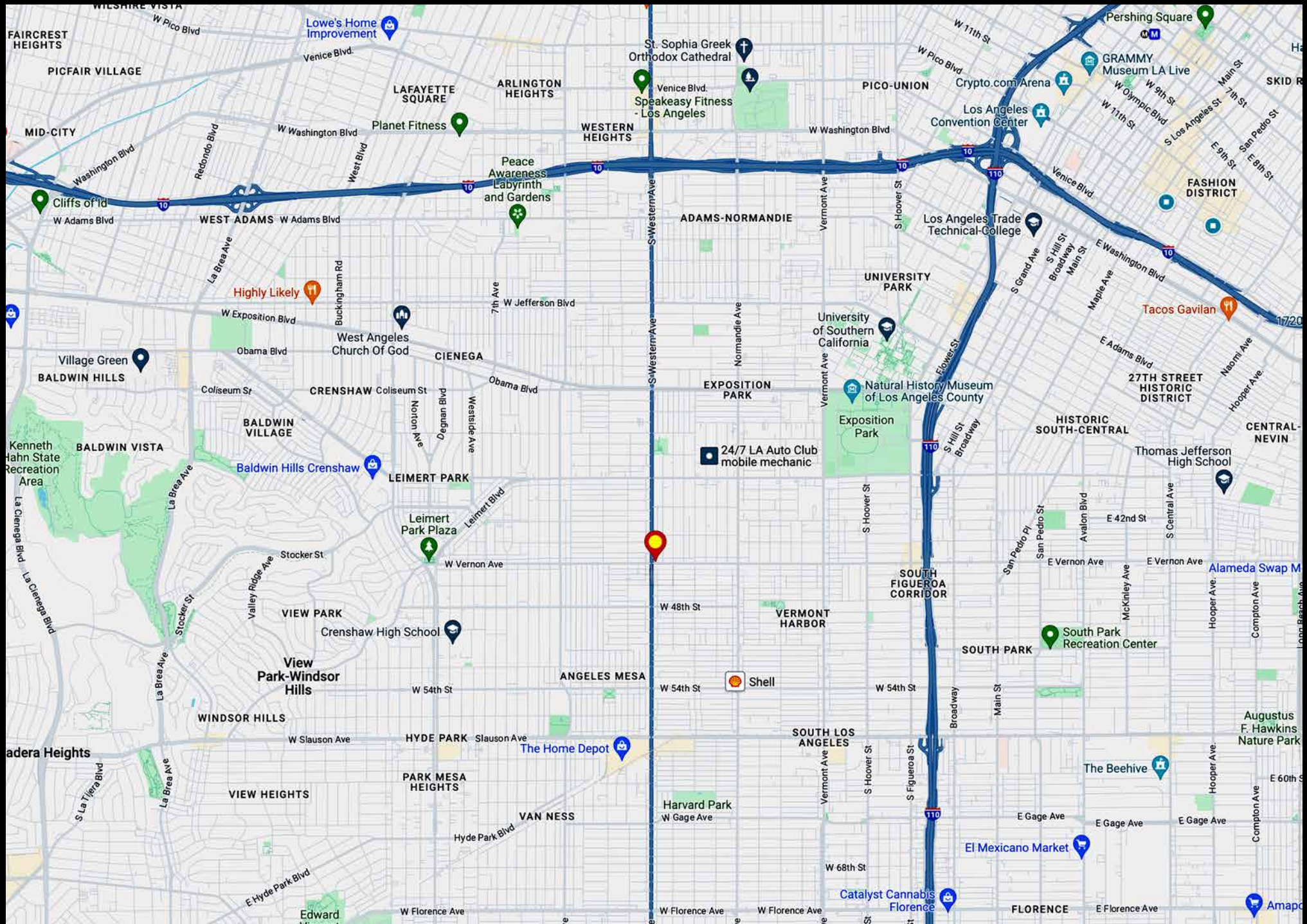
Aerial Photo



72 |

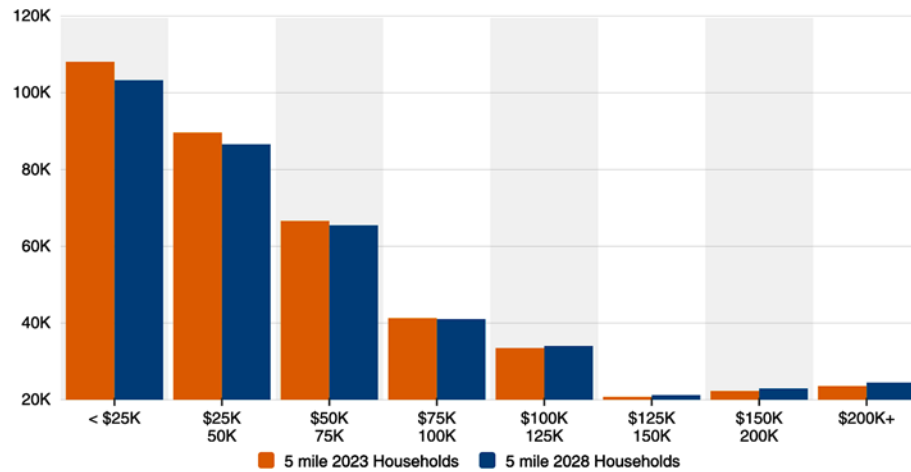


Area Map

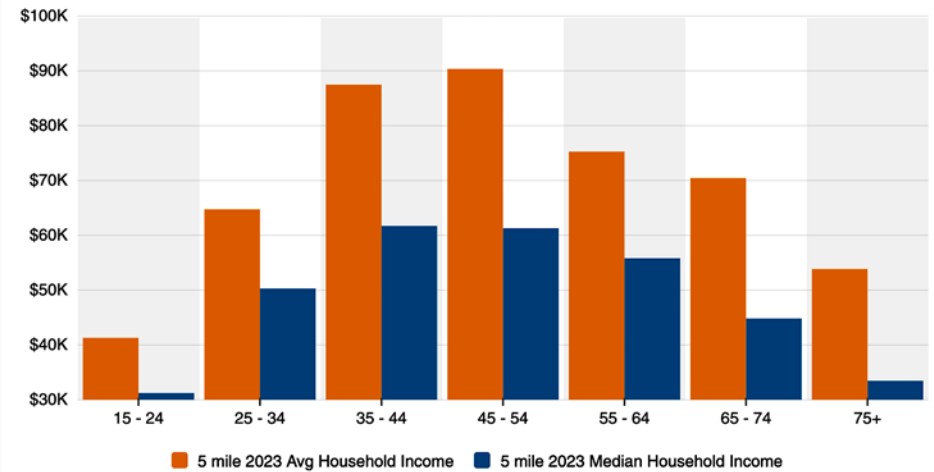


Neighborhood Demographics

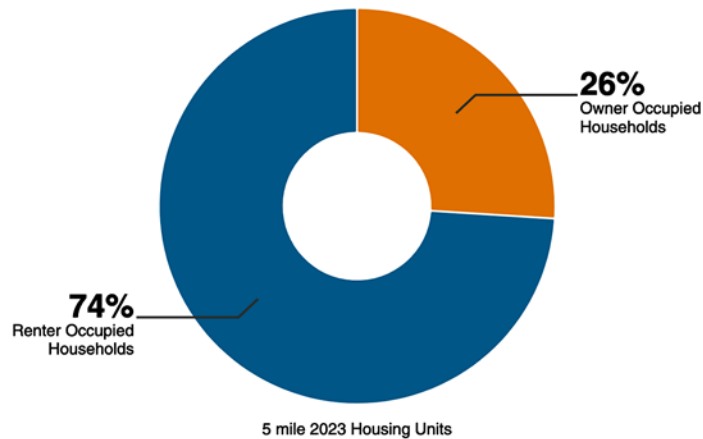
Household Income



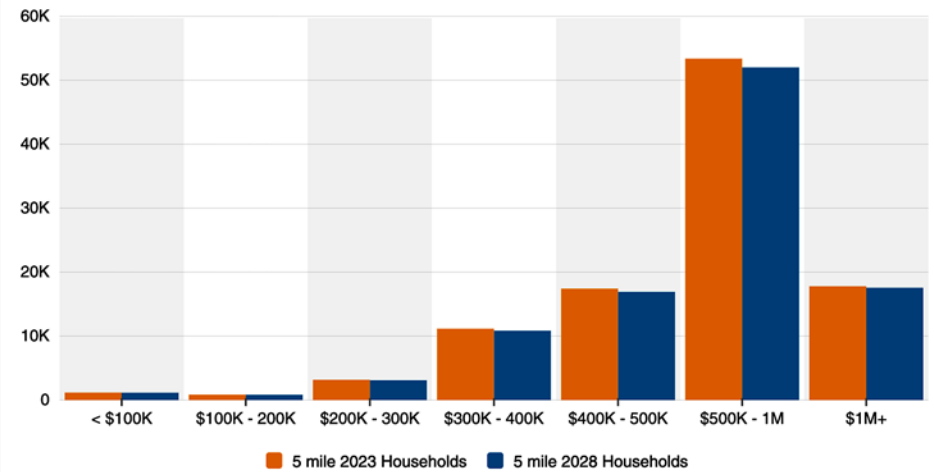
Household Income By Age



Housing Occupancy



Home Values



4376 S Western Avenue
Los Angeles, CA 90062

Commercial Investment For Sale

2-Story Building With Gated Parking

6,430± SF Building
9,400± SF of Land

Exclusively offered by



Ron Kim

Senior Associate

213.222.1209 office

213.422.4955 mobile

ron@majorproperties.com

LIC. 01891773

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