

COMMERCIAL OVERVIEW



12432-12446 MOORPARK STREET, STUDIO CITY

CORNER LOT / 3 SEPARATE BUILDINGS / 8 RETAIL SPACES

Per City of LA, Zoned C2 a wide variety of retail, office, commercial uses
and R4 multiple family

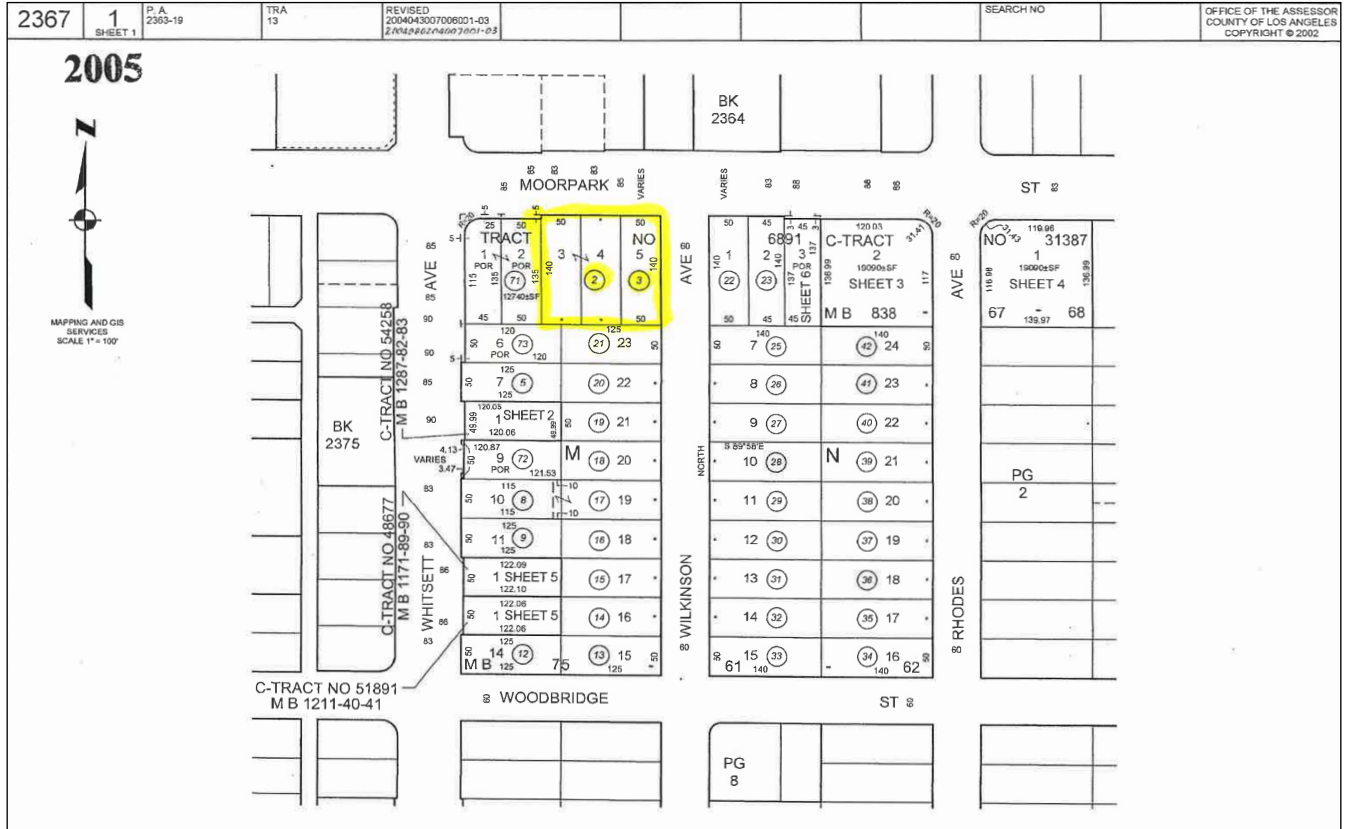
Lot size 21,009 sq. ft. / Building 9,520 sq. ft.

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RENT ROLL

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TENANT	CONTACT INFO	MOVE-IN DATE	CURRENT MO. RENT	SECURITY DEPOSIT
My Dream Smoke Shop	Armand & Betty Muradyan 12436 Moorpark St Studio City, CA 91604 818-472-7806	2014	\$2,140.00	No
V&R Cleaners	Mr. and Maria Kim 12432 Moorpark St Studio City, CA 91604 818-763-4095	1985	\$2,033.00	No
European Concept	Eli Kopfer 12444 Moorpark St Studio City, CA 91604 310-413-1200	1985	\$1,552.00	No
Dog House	Carlos Albanez 12438 & 12440 Moorpark St Studio City, CA 91604 909-904-2044	2014	\$4,280.00	No
Blue Moon Dog/ Animal Training	Jaqueline Galliard 12442 Moorpark St Studio City, CA 91604 310-415-4141	3/2020	\$3,220.00	Possibly
TB Food Inc DBA Oybar	Peter Jarjour on Lease Jeff Struass Pays 12444 & 12446 Moorpark St Studio City, CA 91304 818-472-7806 Peter Jarjour rents two spaces, Jeff Strauss is his partner and occupies 12434	1975	\$2,700.00	No
TB Food Inc DBA Oybar	Peter Jarjour 12444 & 12446 Moorpark St Studio City, CA 91304 818-472-7806 Peter Jarjour rents two spaces, Jeff Strauss is his partner and occupies 12434	1975	\$5,304.50	No
			\$21,229.50	

PROFIT & LOSS

12432-12446 MOORPARK STREET, STUDIO CITY

January 1 - September 9, 2024		January - December 2023		January - December 2022	
Income		Income		Income	
Rent Income	\$140,856.00	Rent Income	\$236,297.00	Interest	0.59
Total Income	\$140,856.00	Total Income	\$236,297.00	Rent Income	\$245,509.48
Gross Profit	\$140,856.00	Gross Profit	\$236,297.00	Total Income	\$245,510.07
Expenses		Expenses		Gross Profit	\$245,510.07
Contractors		Contractors		Expenses	
Electric work	420.00	Electric work	220.00	Contractors	
Total Contractors	\$420.00	Plumbing	4,500.00	Plumbing	941.74
Insurance		Total Contractors	\$4,720.00	Total Contractors	\$941.74
Property	14,716.00	Insurance		Insurance	
Total Insurance	\$14,716.00	Property	15,126.64	Property	14,135.74
Repairs & Maintenance		Total Insurance	\$15,126.64	Total Insurance	\$14,135.74
Janitorial	840.00	Repairs & Maintenance		Repairs & Maintenance	
Property Repairs	471.96	Cleaning	2,220.00	Cleaning	1,390.00
Total Repairs & Maintenance	\$1,311.96	Property Repairs	5,846.18	Total Repairs & Maintenance	\$1,390.00
Utilities		Total Repairs & Maintenance	\$8,066.18	Utilities	6,454.29
LADWP	5,355.75	LADWP	9,746.29	Total Expenses	\$22,921.77
Total Utilities	\$5,355.75	Total Utilities	9,746.29	Net Operating Income	\$222,588.30
Total Expenses	\$21,803.71	Total Expenses	\$37,659.11		
Net Operating Income	\$119,052.29	Net Operating Income	\$198,637.89		