

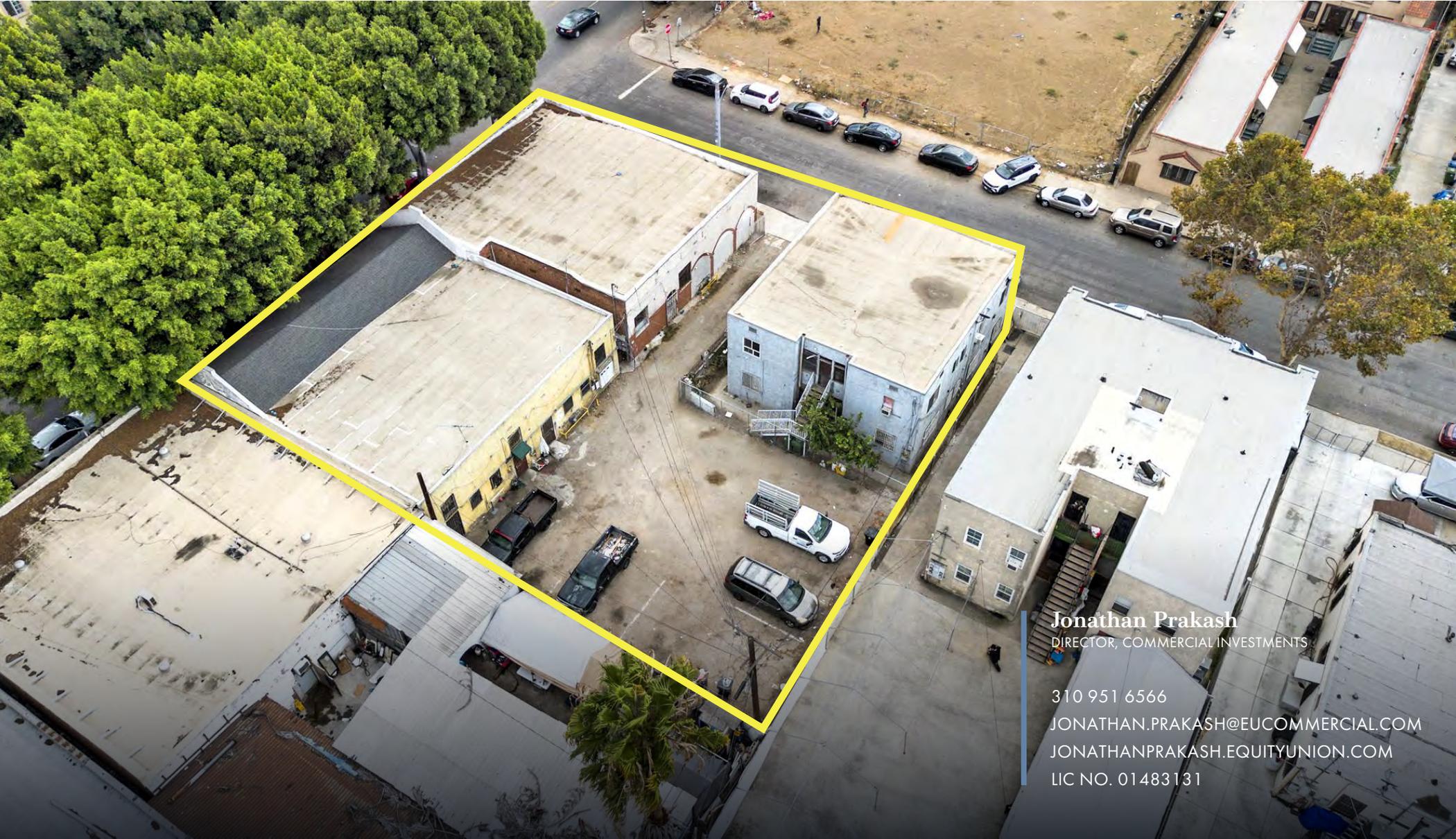


EQUITY
UNION
COMMERCIAL

OFFERING MEMORANDUM

309 W 50th Street & 4917 S Broadway Street

Los Angeles, CA 90037



Jonathan Prakash
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LIC NO. 01483131



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LISTED BY

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THE PROPERTY



EXECUTIVE SUMMARY

Jonathan Prakash of Equity Union Commercial is pleased to present a rare Mixed-Use portfolio opportunity spanning 309 W 50th Street, 4719–4723 S Broadway Street, and 4925–4929 Broadway Street.

This offering includes a 3,596 SF quadruplex with four 1-bedroom/1-bath units, a 3,284 SF retail building with three storefronts, as well as a 3,186 SF retail building with four storefronts.

Two units in the quadruplex will be delivered vacant and rent-ready, creating an ideal opportunity for owner-users seeking on-site living and/or the ability to operate out of the retail spaces. All retail occupants are on month-to-month leases, providing exceptional flexibility for investors looking to reposition or re-tenant.

PROPERTY TYPE MULTIFAMILY

UNITS
11

BUILDING SIZE
10,066 SF

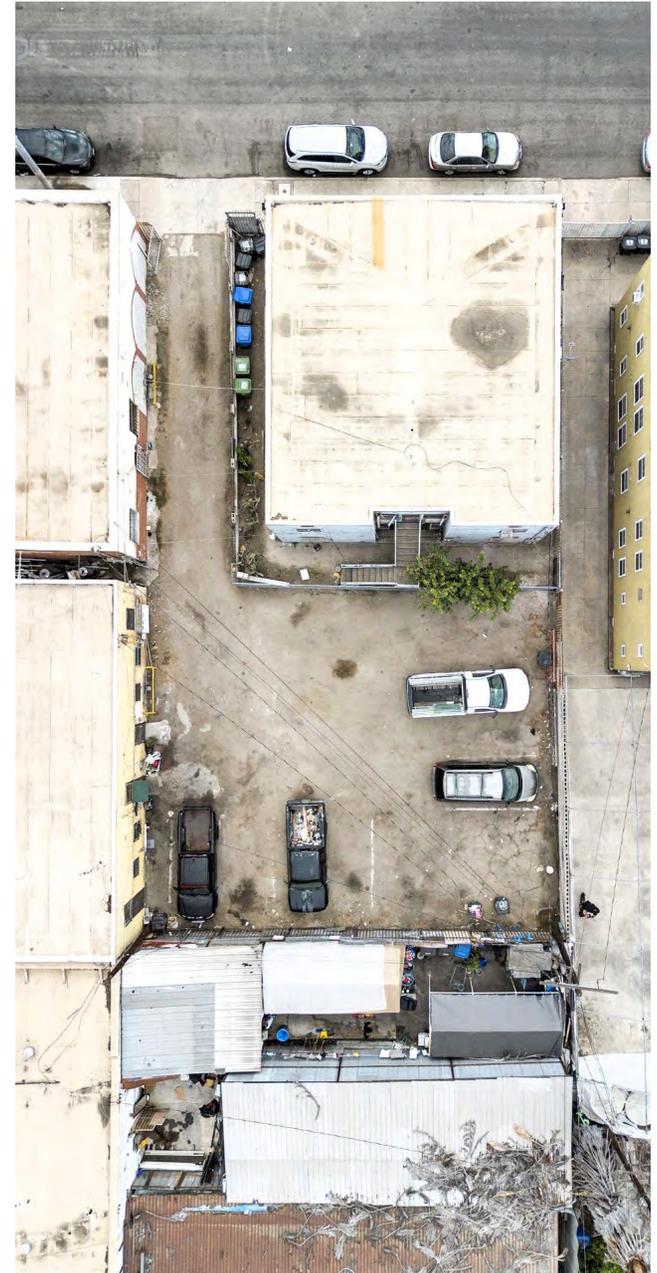
LOT SIZE
13,740

BUILT
1923 & 1948

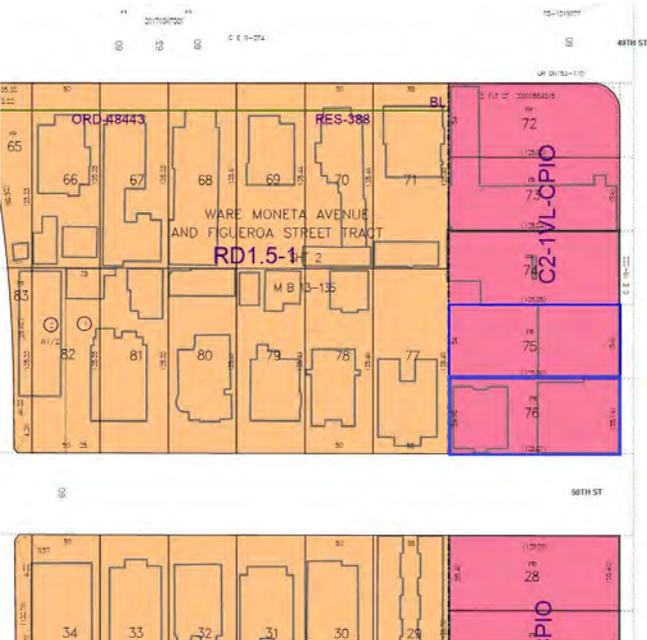
PRICE
\$1,600,000

PROPERTY HIGHLIGHTS

- Owner User/Development Opportunity on Corner Lot
- Quadruplex and 7 Retail Spaces
- Development Potential: 13,740 SF of Land on Zoned C2 on a Corner Lot
- Owner-User Ready: Two Residential Units Delivered Vacant and Rent Ready
- Flexible Tenancy: Retail tenants on Month-to-Month Leases
- Income While You Plan: Maintain Cash Flow During Entitlement or Redevelopment







PROPERTY LOCATION

Situated in South Los Angeles, 309 W 50th Street & 4917 Broadway occupy a high-visibility corner in a dense, transit-accessible urban corridor just south of Downtown Los Angeles. The properties benefit from frontage along both 50th Street and Broadway, placing them in a well-trafficked area surrounded by a mix of residential, retail, and community-serving uses.

The location offers immediate proximity to major north-south thoroughfares such as Broadway, Main Street, and the 110 Freeway, facilitating direct access to Downtown LA, the USC/Exposition Park district, and the expanding South LA submarkets. Public transportation is readily accessible, with multiple Metro bus lines and nearby light rail access, enhancing the appeal for both residential tenants and commercial tenants seeking strong foot traffic.

This section of South Los Angeles has seen an increase in attention from both local investors and city-led revitalization efforts, with numerous multifamily and mixed-use projects proposed or underway within a two-mile radius. The combination of stable tenant demand, central positioning, and ongoing public and private investment supports the area's long-term growth trajectory.

These dual-parcel assets are ideally positioned to benefit from continued investment in Los Angeles' southside corridor, with built-in demand drivers and a location that balances neighborhood character with urban accessibility.



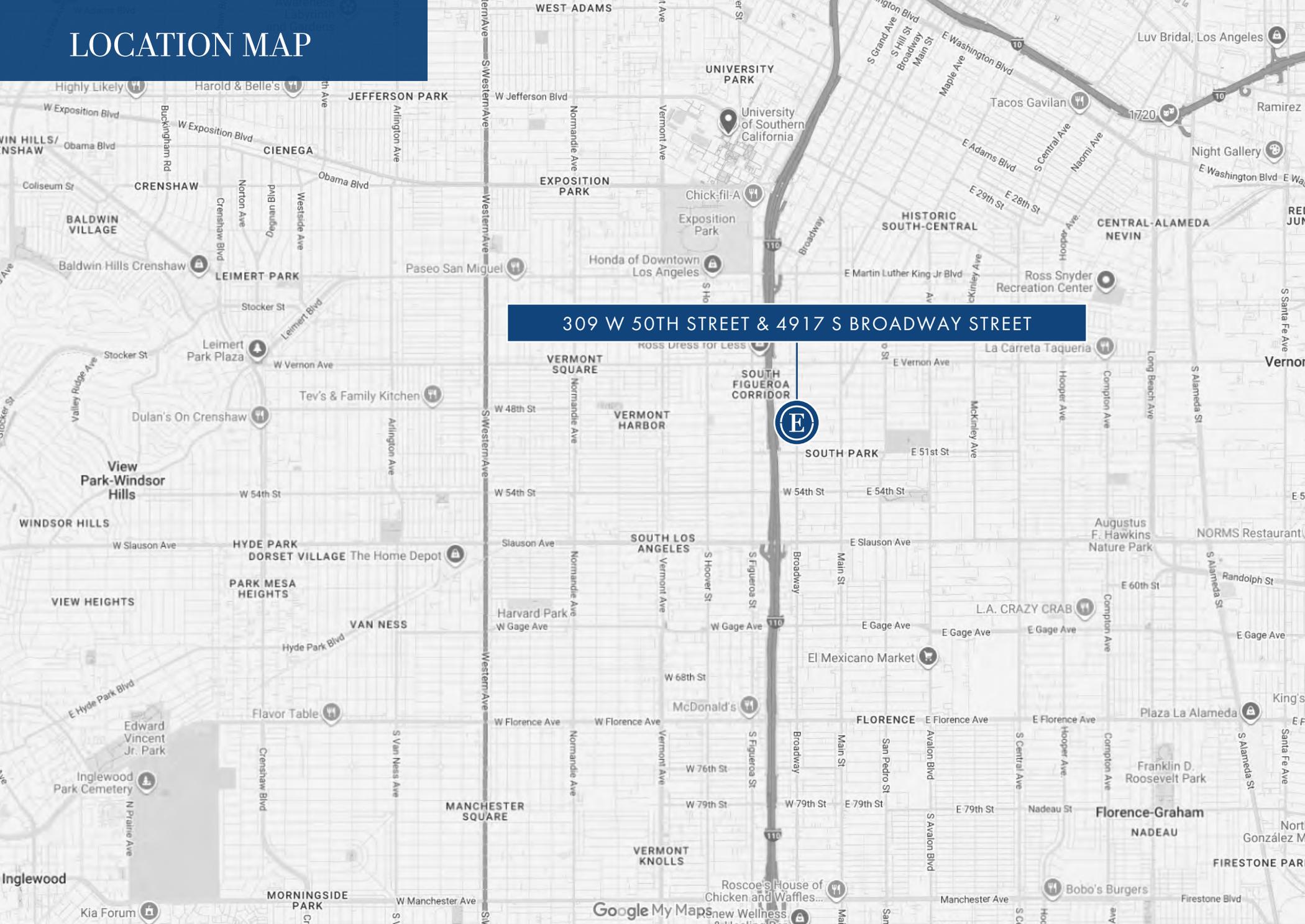
AERIAL MAP



309 W 50TH STREET & 4917 S BROADWAY STREET



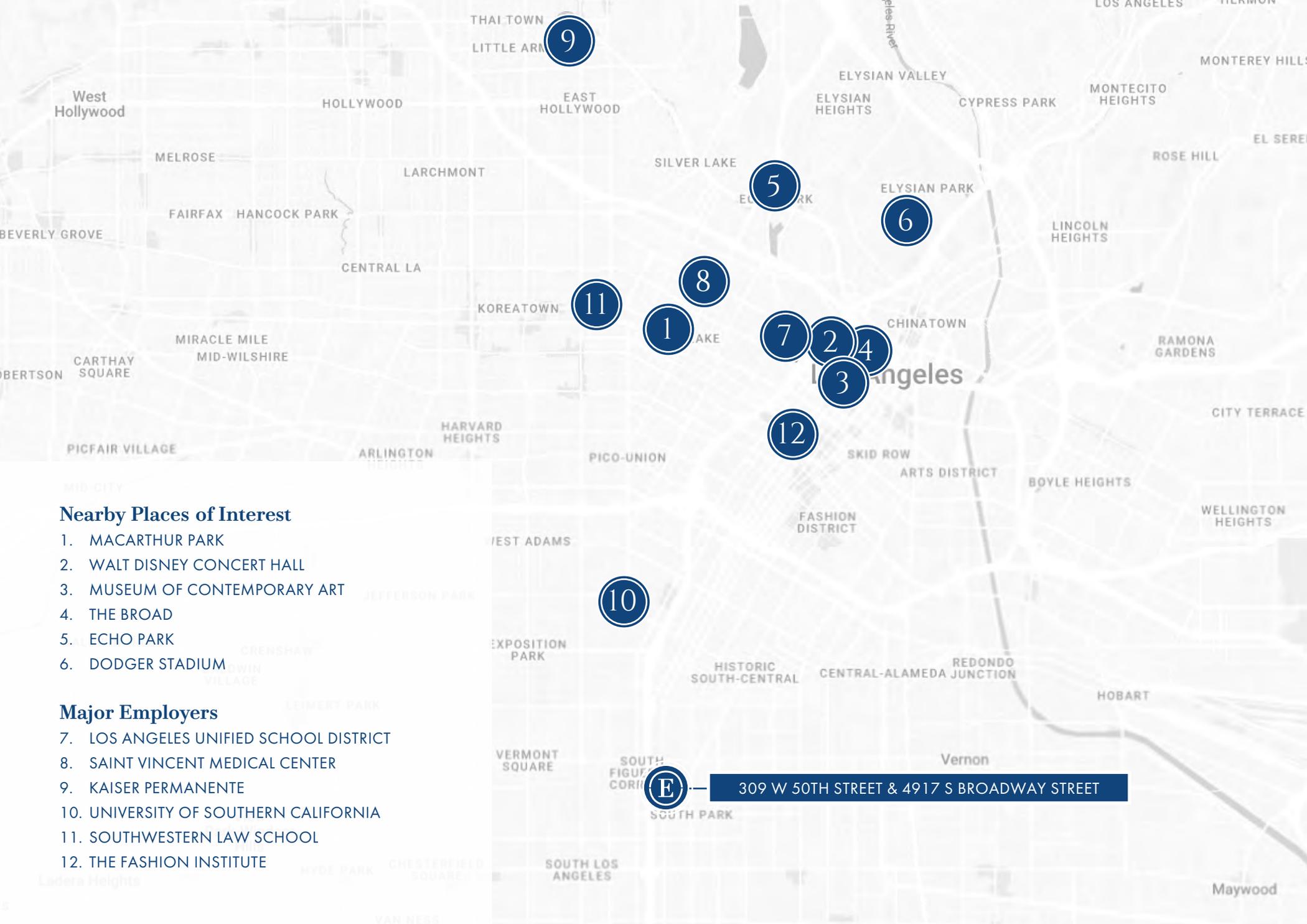
LOCATION MAP



309 W 50TH STREET & 4917 S BROADWAY STREET



Google My Maps



Nearby Places of Interest

- 1. MACARTHUR PARK
- 2. WALT DISNEY CONCERT HALL
- 3. MUSEUM OF CONTEMPORARY ART
- 4. THE BROAD
- 5. ECHO PARK
- 6. DODGER STADIUM

Major Employers

- 7. LOS ANGELES UNIFIED SCHOOL DISTRICT
- 8. SAINT VINCENT MEDICAL CENTER
- 9. KAISER PERMANENTE
- 10. UNIVERSITY OF SOUTHERN CALIFORNIA
- 11. SOUTHWESTERN LAW SCHOOL
- 12. THE FASHION INSTITUTE

E — 309 W 50TH STREET & 4917 S BROADWAY STREET

NEARBY DEVELOPMENTS



THE GRANDVIEW APARTMENTS

714-760 S Grand View St

An \$84 million project replacing 18 duplexes with a six-story building featuring 100 studio, one-, and two-bedroom units. Approximately half are designated as permanent supportive housing. Amenities include two courtyards and rooftop decks.



GRAND VIEW TOWERS

401 S Grand View St

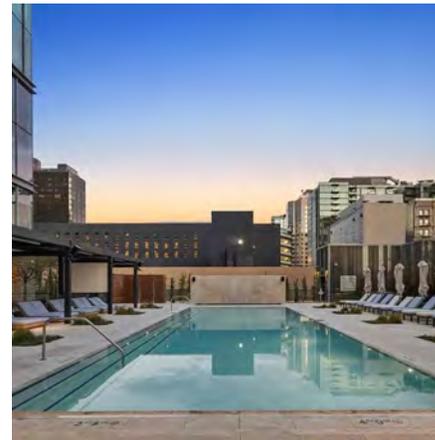
Offers 2- and 3-bedroom units with amenities such as a gym, secure access, and balconies.



OLYMPIC + HILL

1000 S Hill St

A 54-story tower under construction, expected to be completed in 2025. Features modern glass-and-steel architecture and is situated near Crypto.com Arena and L.A. Live.



FIGUEROA EIGHT

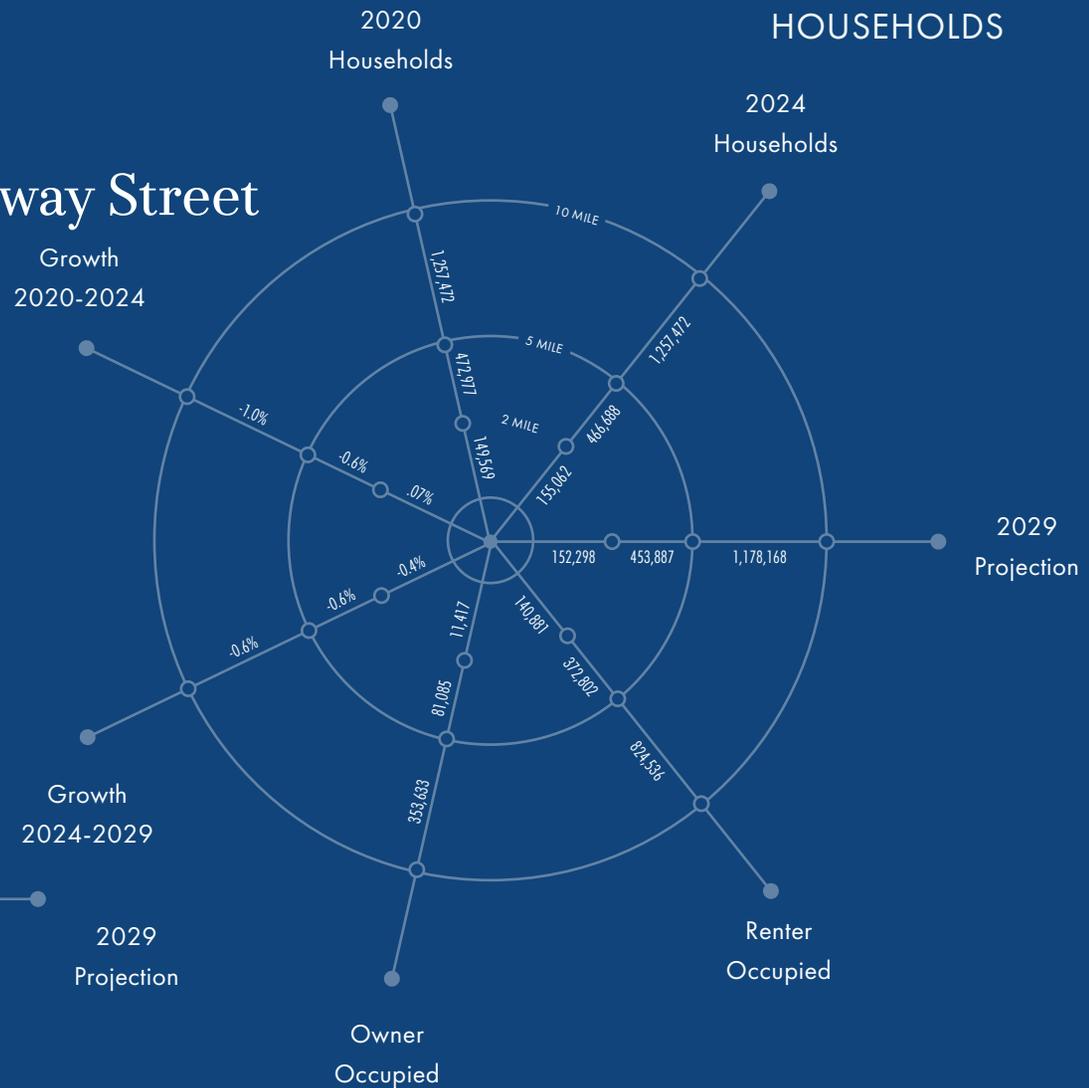
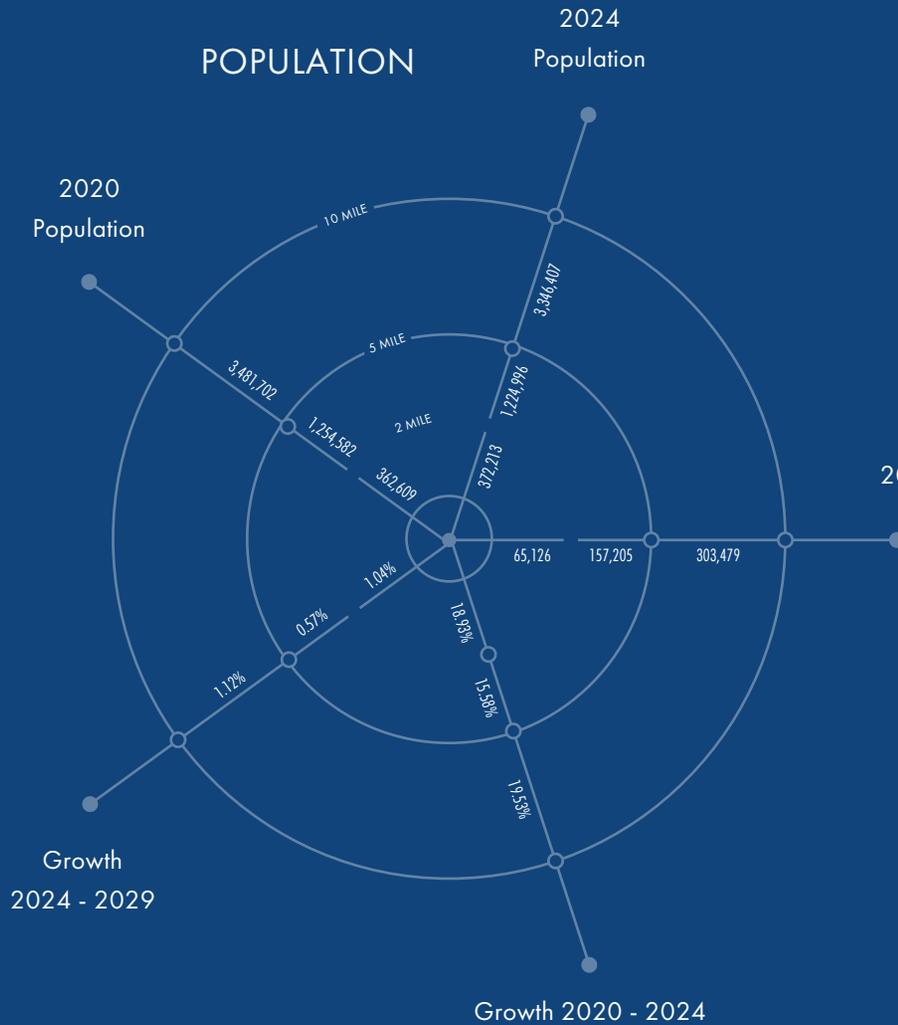
744 S Figueroa St

A 42-story tower completed in March 2024, offering contemporary apartments with upscale amenities. Located in the heart of Downtown LA.

DEMOGRAPHICS

309 W 50th Street & 4917 S Broadway Street

Los Angeles, CA 90037



INCOME	\$47,849	\$70,302
	Median Household Income (2 Mile)	Avg Household Income (2 Mile)

THE FINANCIALS



PRICING AND FINANCIALS

FINANCIAL SUMMARY

Price		\$1,600,000
Down Payment	40%	\$640,000
Number of Units		11
Cost per Legal Unit		\$145,455
Current GRM		9.67
Market GRM		7.85
Current CAP		6.57%
Market CAP		8.89%
Yr Built		1923 & 1948
Approx Lot Size	.32 Acres	13,740 SF
Approx Bldg SF		10,066 SF
Cost per Net GSF		\$158.95

PROPOSED FINANCING

New First Loan	\$960,000
Interest Rate	6.000%
Amortization	30 years
Monthly Payment	\$5,756
DCR	1.52
LTV	60%



INVESTMENT SUMMARY

ESTIMATED ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$165,420		\$203,760	
Less Vacancy Rate Reserve	(\$4,963)	3.0%	(\$6,113)	3.0%
Gross Operating Income	\$160,457		\$197,647	
Less Expenses	(\$55,385)	33.5%	(\$55,385)	27.2%
Net Operating Income	\$105,073		\$142,262	
Less Loan Payments	(\$69,068)		(\$69,068)	
Pre-Tax Cash Flow	\$36,004	5.6%	\$73,194	11.4%
Plus Principal Reduction	\$12,902		\$12,143	
Total Return Before Taxes	\$48,147	7.5%	\$85,337	13.3%

ESTIMATED ANNUALIZED EXPENSES

	Annually
Taxes	\$19,200
Insurance	\$9,059
Utilities	\$6,842
Maintenance/Repair	\$7,444
Trash	\$0
Off Site Management	5.0% \$8,271
Reserves	2.0% \$3,308
Gardening	\$1,260
TOTAL EXPENSES	\$55,385
Per Net SF	\$5.50
Per Unit	\$5,034.99





SCHEDULED INCOME

No. of Units	BD+BA	Approx SF	Current Rents		Market Rents	
			Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
4	1+1		\$1,360	\$5,440	\$1,795	\$7,180
7	Retail		\$1,192	\$8,345	\$1,400	\$9,800
	Avg. Rent/Gr SF		\$1.37		\$1.69	
Total Scheduled Rent				\$13,785		\$16,980
Parking Income Potential				\$0		\$0
Rental Increases Due				\$0		\$0
Monthly Scheduled Gross Income				\$13,785		\$16,980
Annual Scheduled Gross Income				\$165,420		\$203,760
Utilities Paid by Tenant Electricity & Gas						

RENT ROLL

309 W 50TH STREET & 4917 S BROADWAY STREET

Current				Pro Forma
Unit	Mix	Current Rent	Notes	
309	1+1	\$1,790	Delivered Vacant	\$1,795
309.5	1+1	\$928		\$1,795
311	1+1	\$1,800	Delivered Vacant	\$1,795
311.5	1+1	\$922		\$1,795
4925	Retail	\$1,198		\$1,500
4927	Retail	\$1,188		\$1,500
4929	Retail	\$1,613		\$1,700
4917	Retail	\$1,198		\$1,500
4919	Retail	\$1,198		\$1,500
4921	Retail	\$1,352		\$1,500
4923	Retail	\$598		\$600
Monthly Rent		\$13,785		\$16,980
Parking Income Potential				
Rental Increases Due				
Yearly Gross Income		\$165,420		\$203,760



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