

FOR SALE

SUBJECT PROPERTY

9110 S. Central Avenue Los Angeles, CA 90002

INVESTMENT OPPORTUNITY

AARON ANDERSON

OWNER

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ALMA CIBRIAN REZA

OWNER

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Alma@battalionre.com

AFFILIATED BUSINESS DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or , Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this

Memorandum or any of its contents, and no legal this Memorandum to Owner. commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Choice Acquisitions, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return

Licensed Agents have principle ownership in the property.



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CONTACT:

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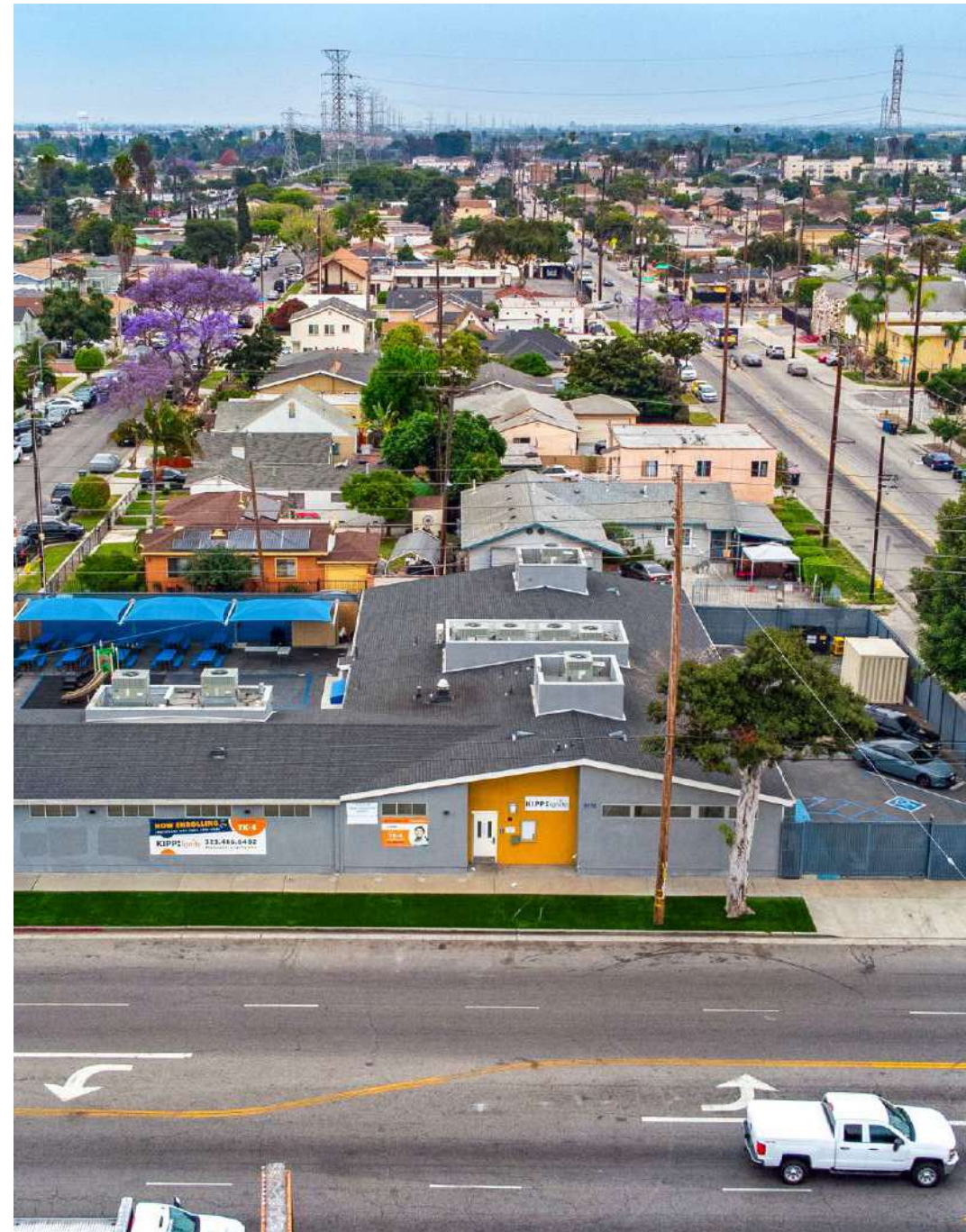
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EXECUTIVE SUMMARY





\$266,016

NOI

K-12

Occupancy Permit Capacity

Los Angeles, Ca

Location

2015

Year Built

15,810 Sq.ft

Lot Size

± 7,298

NRA

One

Stories

July 2015

Rent Commencement

2 Years

Term Remaining

NNN

Lease Type

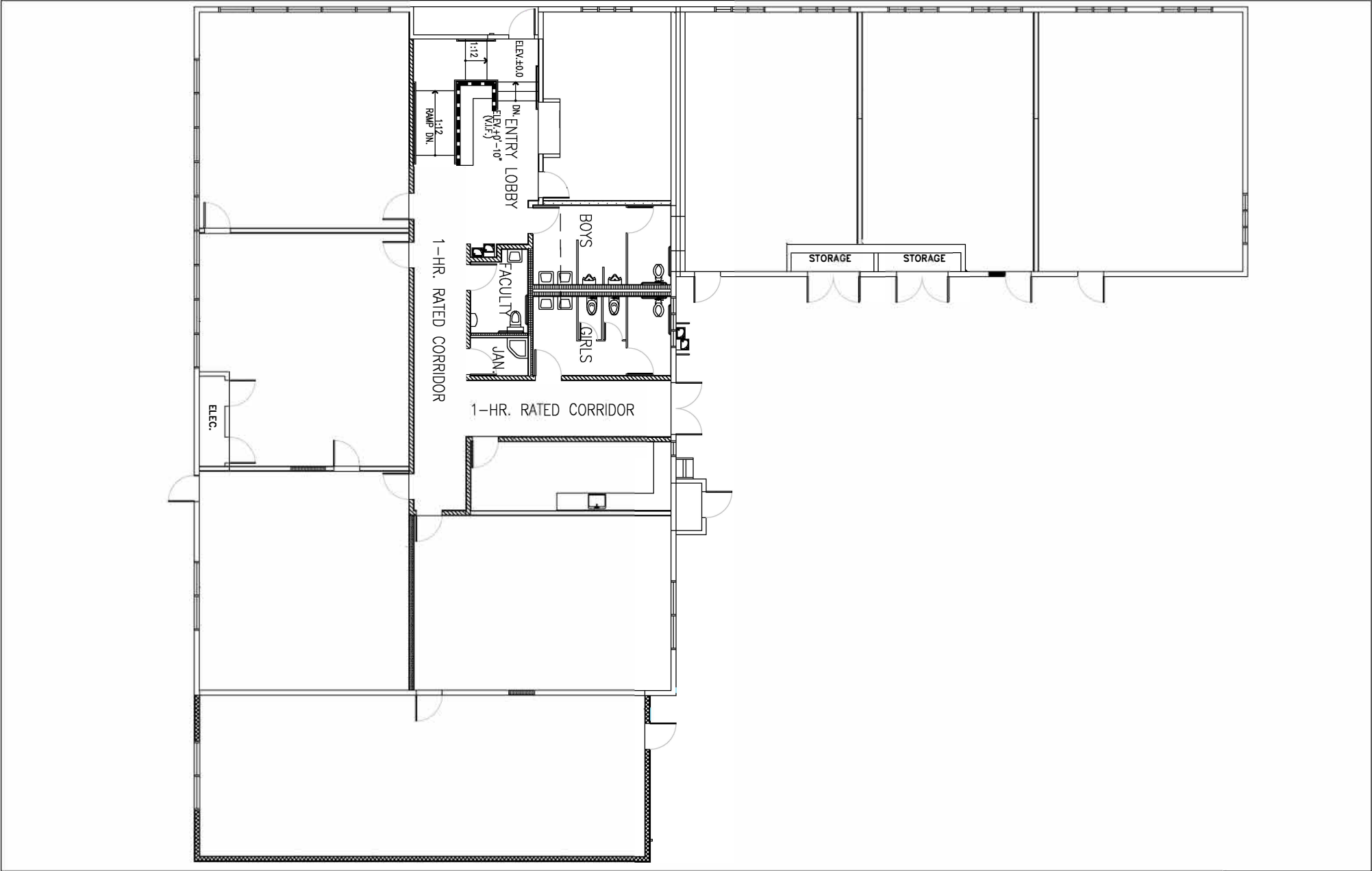


THE OFFERING

This property is well positioned in the Central Los Angeles market to accommodate a number of users. This eight classroom facility offers administrative offices along with fenced parking, kitchen, multiple restrooms, a waiting room and conference room. Central Avenue is currently leased to one of the nations largest charter school operators. This NNN lease is in the final two years of lease.

Building was retrofitted to accommodate all new building codes.

KIPP Ignite Academy is a elementary school that opened in the South Los Angeles community in August 2015. KIPP Ignite Academy is a tuition free college preparatory public K-4 charter elementary school that open in the summer of 2015 in the South Los Angeles KIPP Ignite is a part of the national KIPP network of 183 schools in 20 states and D.C. It is the intent of KIPP to relocate to a new compus by July of 2024.



CONCEPTUAL PLAN



Conceptual plan only for discussion purposes. This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all - inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. Investors must investigate the sufficiency of this conceptual plan.



PROPERTY HIGHLIGHTS

9110 S. CENTRAL AVENUE LOS ANGELES, CA 90002

ASSET AMENITIES

This 7,298 square foot educational facility was renovated in 2015. The current E1 occupancy permit allows for K 12 educational facility users. A fully fenced parking lot for staff . The lot is 15,810 square feet.

- + 8 Classrooms
This campus has 8 classrooms plus administrative offices and a prep kitchen.
- + E1 Occupancy Permit
262 Student Capacity .

Los Angeles City C2 zoned property. Central HVAC Systems, Plumbing, Electrical and ADA compliant.

+ Administrative Office

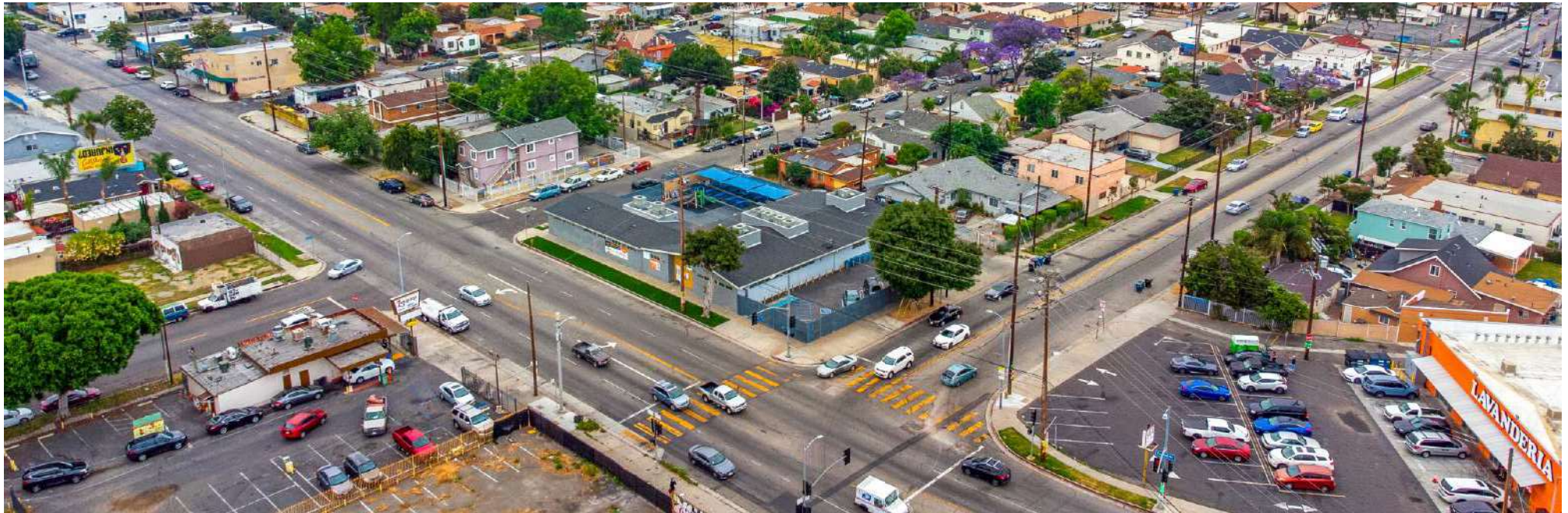
- Reception Desk

+ Restrooms .

- Girls Multiple Stalls
- Boys Multiple Stalls
- Staff / Visitor Restroom

+ 15 Parking Spaces.

- On Site Ingress / Egress
- Two separate parking lots
- Available street parking (property resides on it's own block)





INTERIOR PICTURES

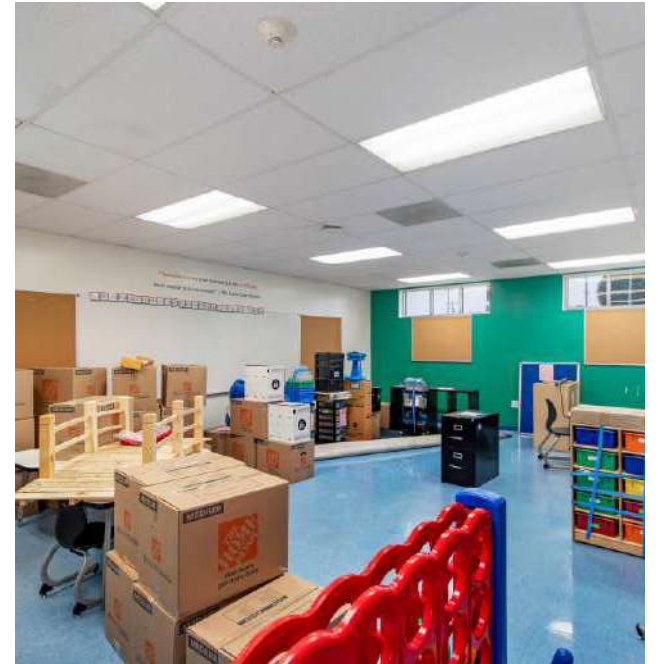
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INTERIOR PICTURES

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