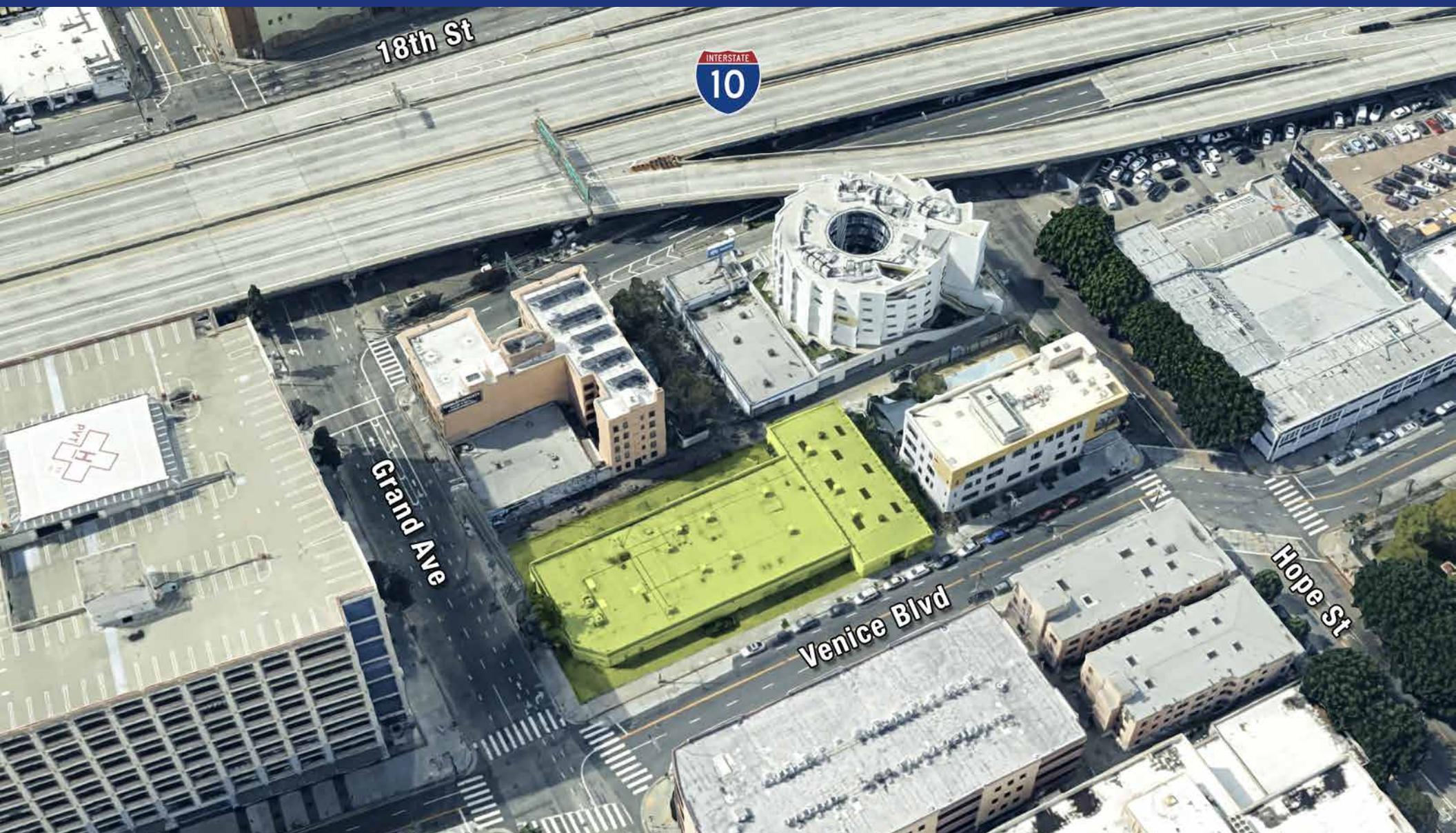


DTLA INDUSTRIAL PROPERTY FOR SALE OR LEASE

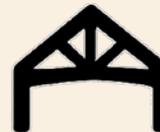


±20,000 SF of Buildings on ±26,100 SF of Land

1607 S Grand Ave & 320 Venice Blvd, Los Angeles, CA 90015

| | |
|-------------------------|------------------------------|
| Total Building Area | ±20,000 SF |
| Total Land Area | ±26,100 SF |
| Power | 400A/120-240V/3Ph 4W |
| Parking | ±20 Surface Spaces |
| Zone | [HB3-G1-5] [CX3-FA] [CPIO-O] |
| 1607 S GRAND AVE | |
| Building Area | ±14,000 SF |
| Land Area | ±20,000 SF |
| Office Area (HVAC) | ±5,000 SF |
| Year Built | 1976 |
| Clearance Height | 12' |
| Sprinklered | Yes |
| G.L. Loading Doors: | 1 |
| Restrooms | 5 |
| APN | 5134-014-020 |
| 320 VENICE BLVD | |
| Building Area | ±6,000 SF |
| Bonus Mezzanine Area | ±1,750 SF |
| Land Area | ±6,100 SF |
| Year Built | 1923 |
| Clearance Height | 12' |
| Sprinklered | No |
| G.L. Loading Doors: | 1: 19x10 Roll Up |
| Restrooms | 2 |
| APN | 5134-014-022 |

**1607 S GRAND AVE & 320 VENICE BLVD
LOS ANGELES, CA 90015**



**BOW TRUSS
CEILING**



SKYLIGHTS



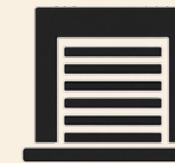
**OFFICE
SPACE**



MEZZANINE



PARKING



**LOADING
DOORS**



SPRINKLERS



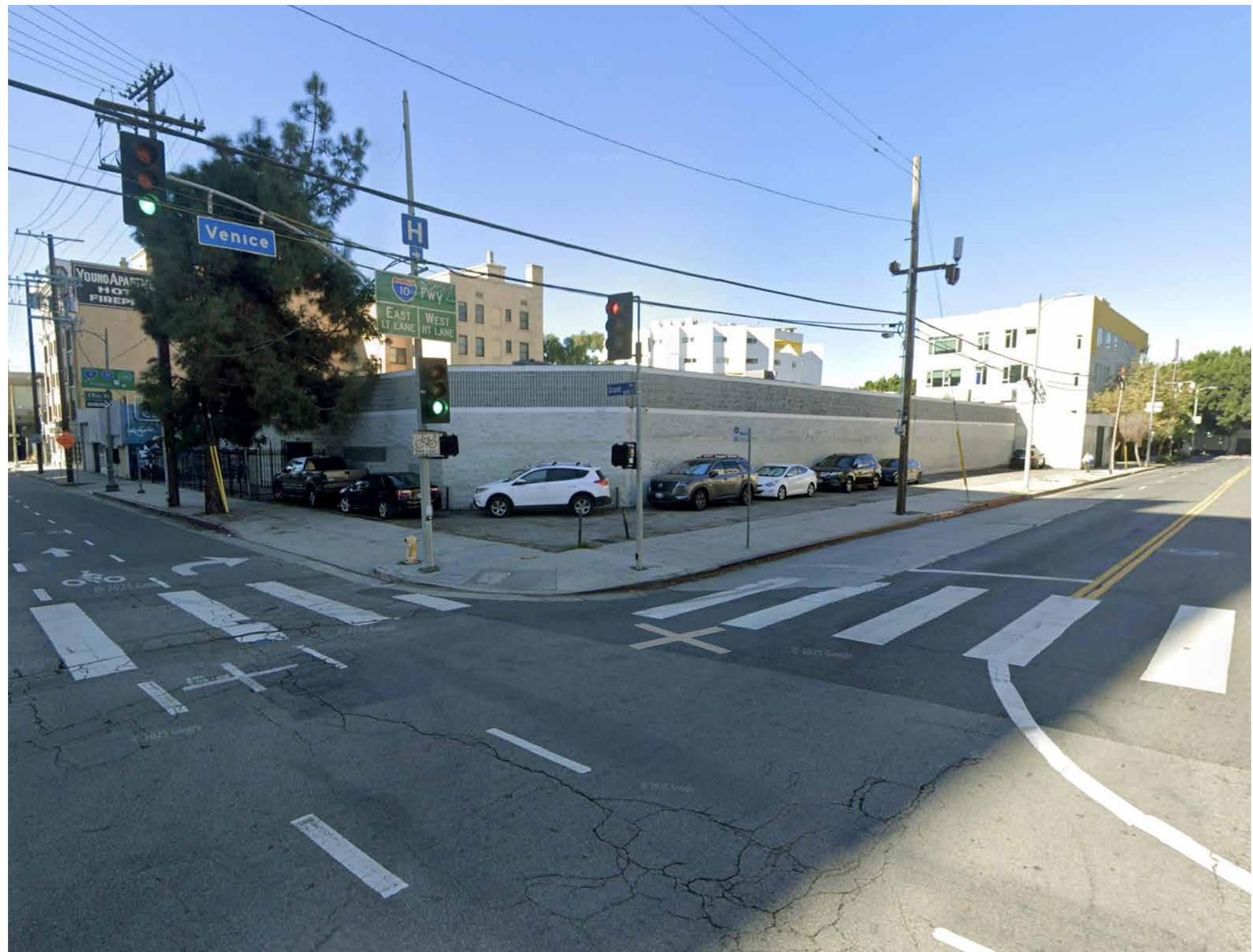
**OPPORTUNITY
ZONE**

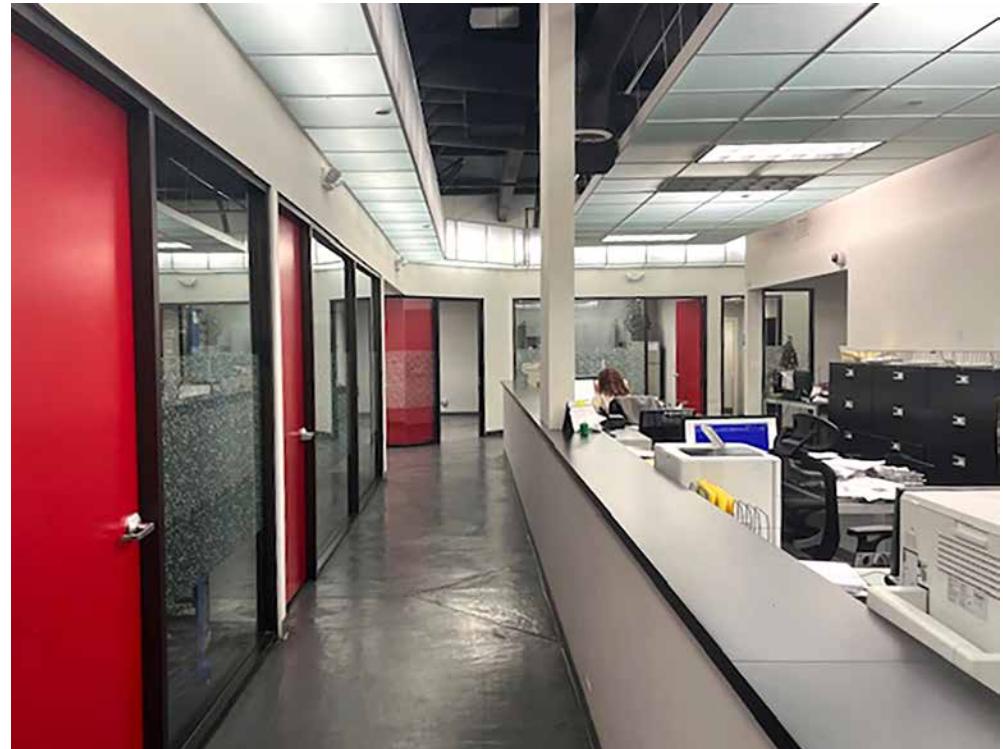
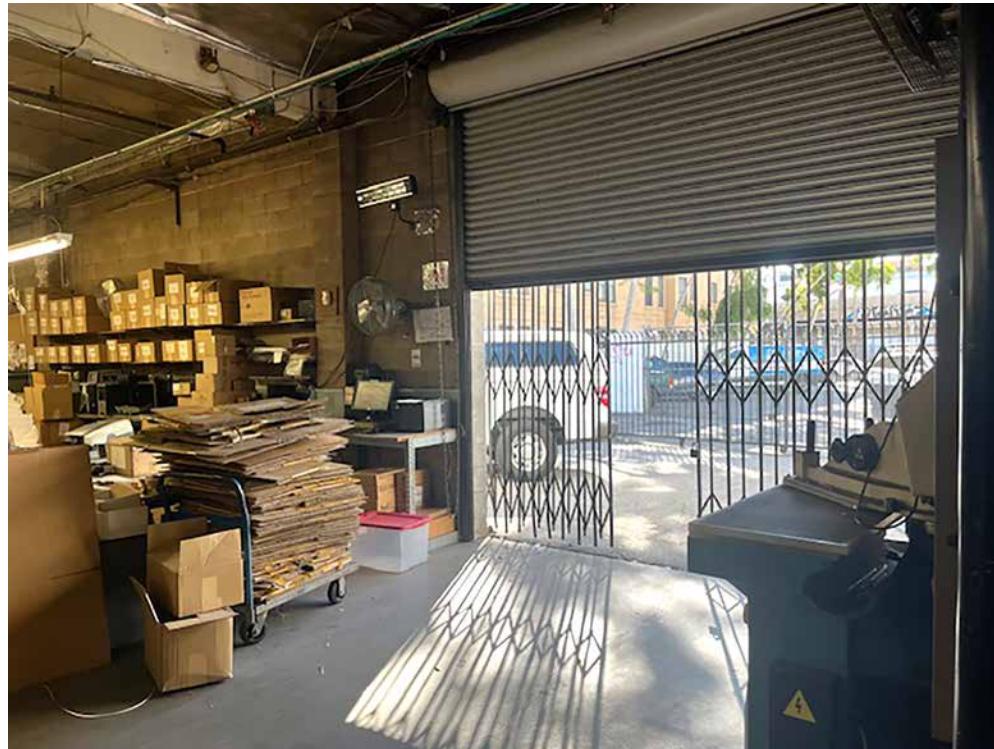
Property Highlights

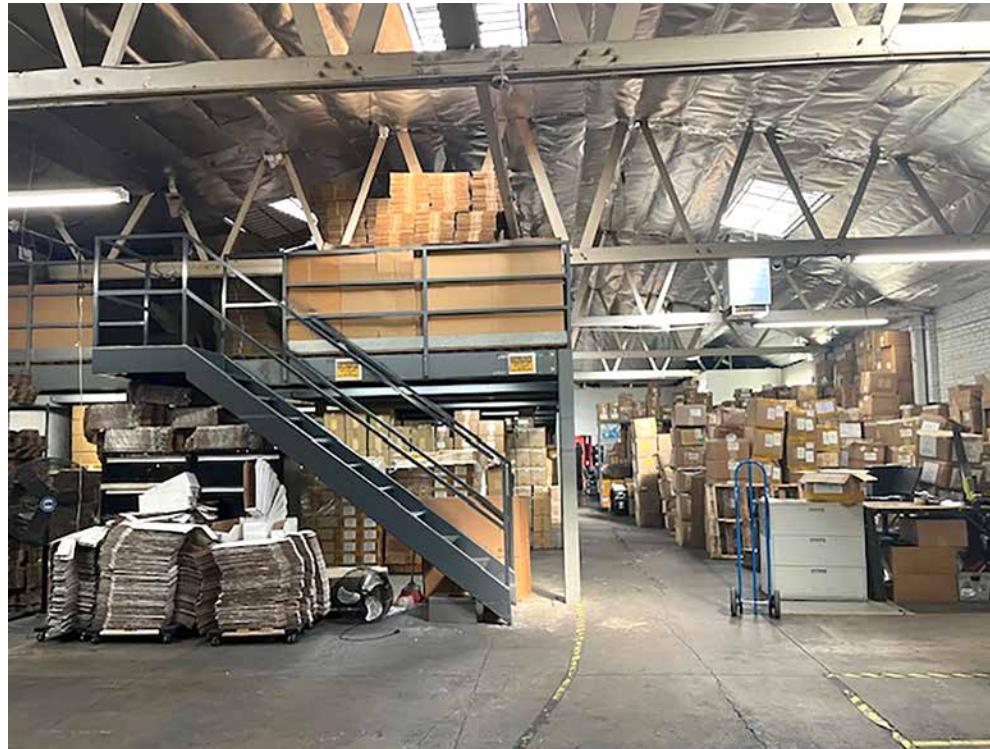
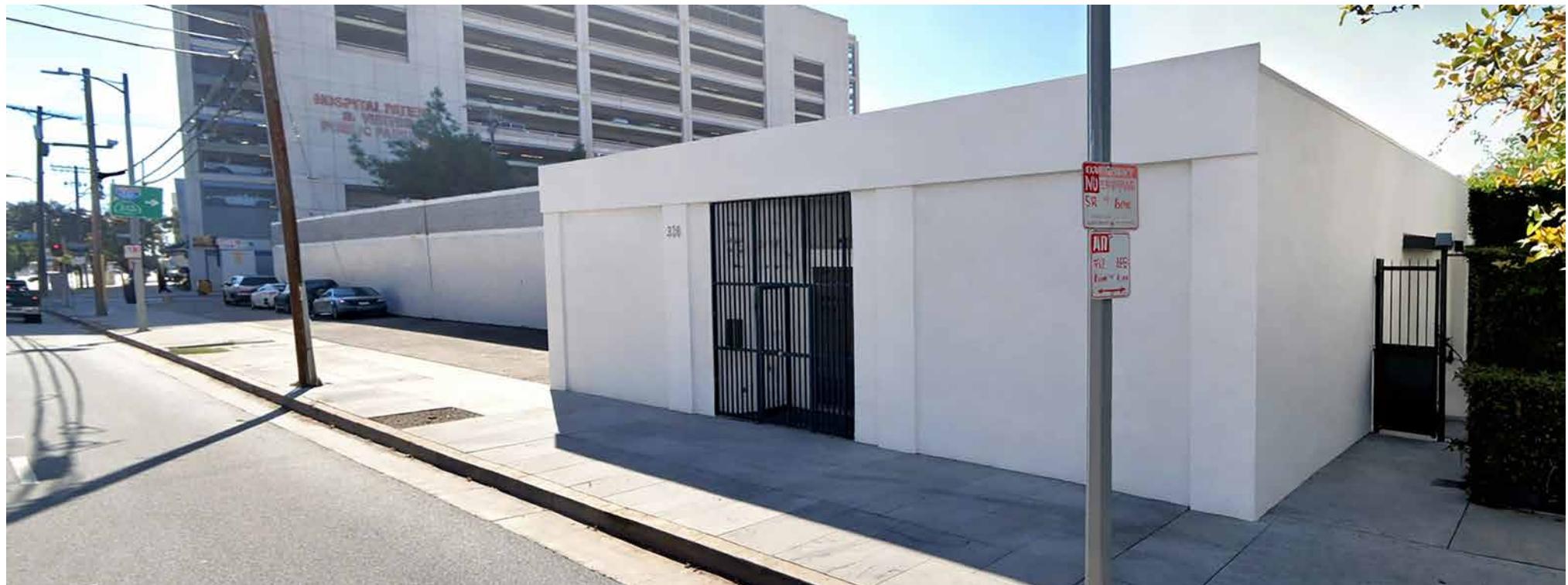
- Industrial facility with 2 adjacent buildings
- Ideal purchase opportunity for owner-user
- Prime DTLA location one block north of I-10 Freeway
- Southwest corner of Grand Ave & Venice Blvd
- Abundant on-site parking along perimeter of building
- Located in a Designated Qualified Opportunity Zone (tax benefits)
- *Buildings must be sold and leased together*

Asking Price: \$5,200,000 (\$260 per SF)

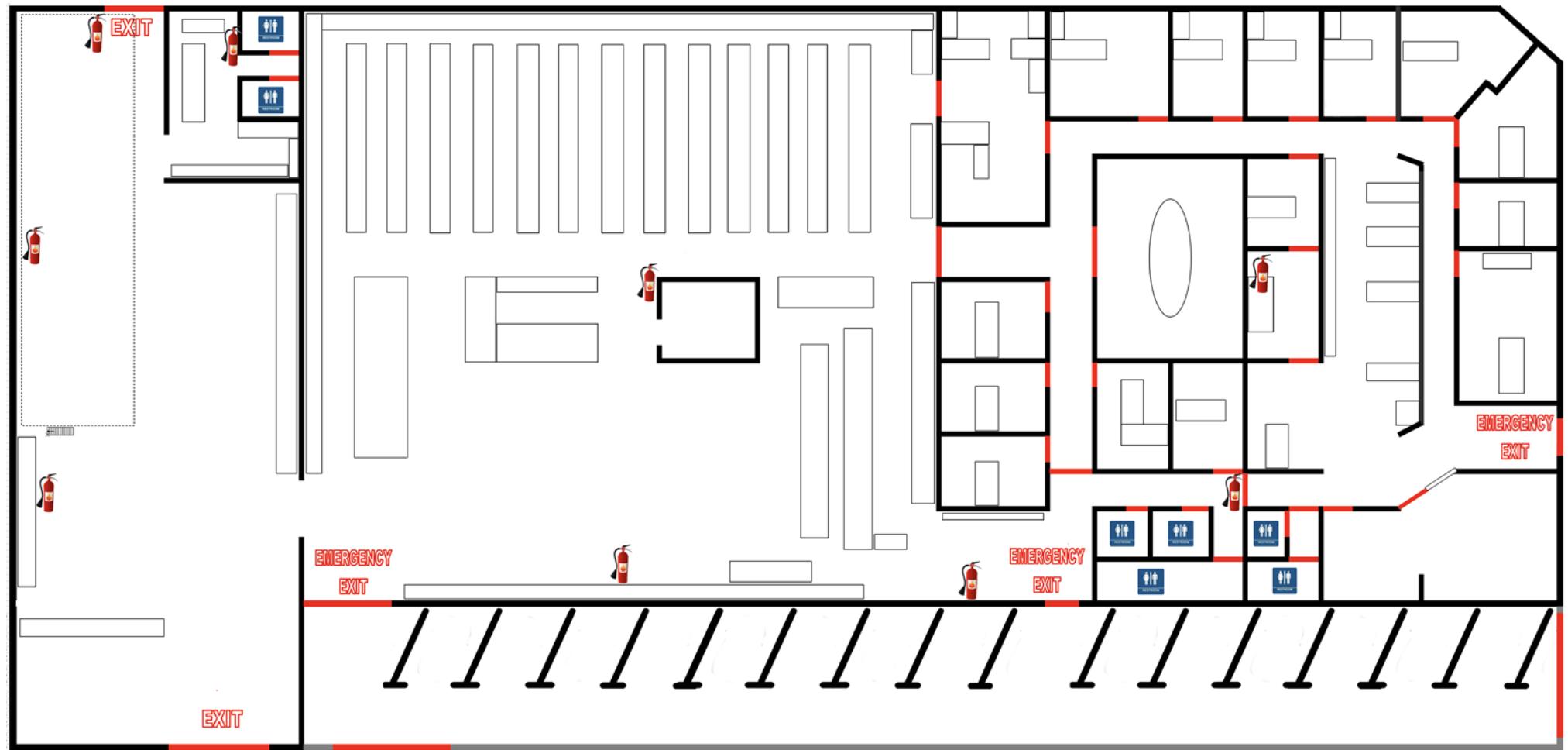
Lease: \$25,000 Per Month (\$1.25 Per SF MG)







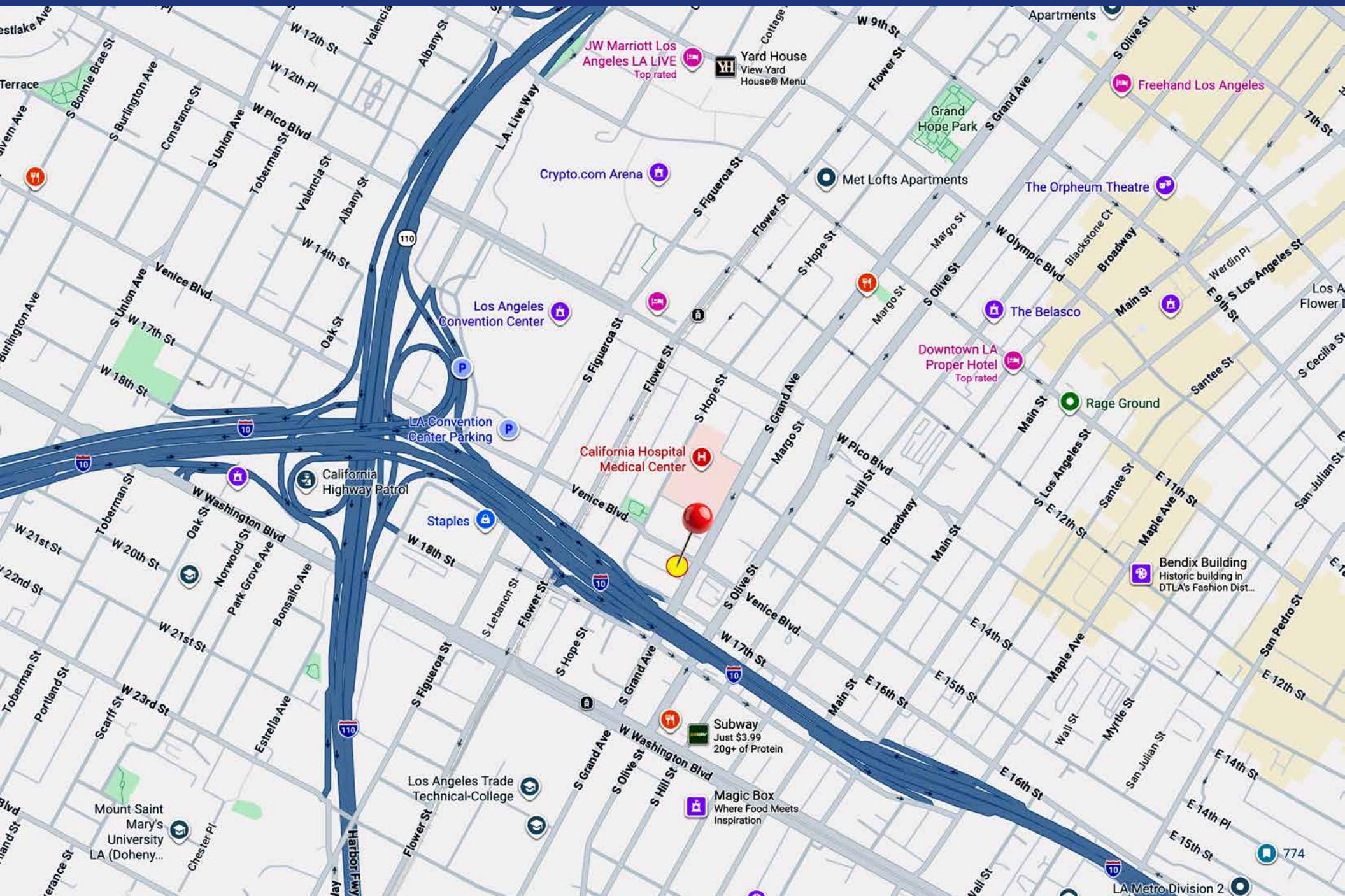
SITE PLAN



PLAT MAP



AREA MAP



DTLA DEMOGRAPHICS

A PLACE TO WORK

288,000+ JOBS

\$95,000
Average Household Income



61%
30 - 54 Years Old

57% Postsecondary Education



65%
Currently work 3-5 days in DTLA



79%
Expect to be in the office at least half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion
retail sales per year

745 Retail+F&B Businesses per Square Mile



171
Food/Beverage Businesses per Square Mile

93
Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average Household Income



26% All new residential in the City of LA since 2010



24% Less Income Spent on Housing + Transportation than LA Average



61%
25 - 54 Years Old



67%
Postsecondary Education

41% Population Growth 2010 - 2022

90%
Residential Occupancy



46%
Walk/Bike/Transit or Work from Home

SBA PURCHASE PROPOSAL

PROPOSED SBA 504 LOAN STRUCTURE
1607 S Grand Ave & 320 Venice Blvd, Los Angeles, CA 90015
\$5.2MM Total Project Cost



Business Finance Capital

| | |
|---------------------------|--------------------|
| BUILDING ACQUISITION | \$5,200,000 |
| TENANT IMPROVEMENTS | \$0 |
| SBA/CDC FEES | \$62,000 |
| TOTAL PROJECT COST | \$5,262,000 |

| SOURCE OF FUNDS | AMOUNT | RATES | MATURITY | COLLATERAL | MONTHLY PAYMENT | ANNUAL PAYMENT | |
|-----------------|-------------|--------------------|------------------|---------------------------|-----------------|------------------|-----------|
| BANK | 50% | \$2,600,000 | 6.10% | 25 Years 25 Yr. Amort. | 1st Deed | \$16,911 | \$202,934 |
| SBA 504 LOAN | 40% | \$2,142,000 | 5.85% Jan '26 | 25 Years Full Amort. | 2nd Deed | \$13,608 | \$163,294 |
| BORROWER | 10% | \$520,000 | | | | | |
| TOTAL | 100% | \$5,262,000 | | | \$30,519 | \$366,227 | |

RATES: Bank: Rate is estimated - will vary depending on lender.

SBA 504: Rate is **FIXED** at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.

SBA/CDC: 2.65%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.

MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

Lee Kleinman

818-438-0828 / Lee@bfcfunding.com

Note: Interest rates subject to change

FOR SALE OR LEASE

INDUSTRIAL FACILITY

±20,000 SF of Buildings on ±26,100 SF of Land

Prime DTLA Corner Location

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