

FOR SALE 3 UNITS (EXCELLENT ECHO PARK LOCATION)

OFFERING MEMORANDUM

Prepared by:

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1037-1039 1/2 Waterloo Street
Los Angeles, CA 90026

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Exclusively Marketed by:



Michael Mehdizadeh

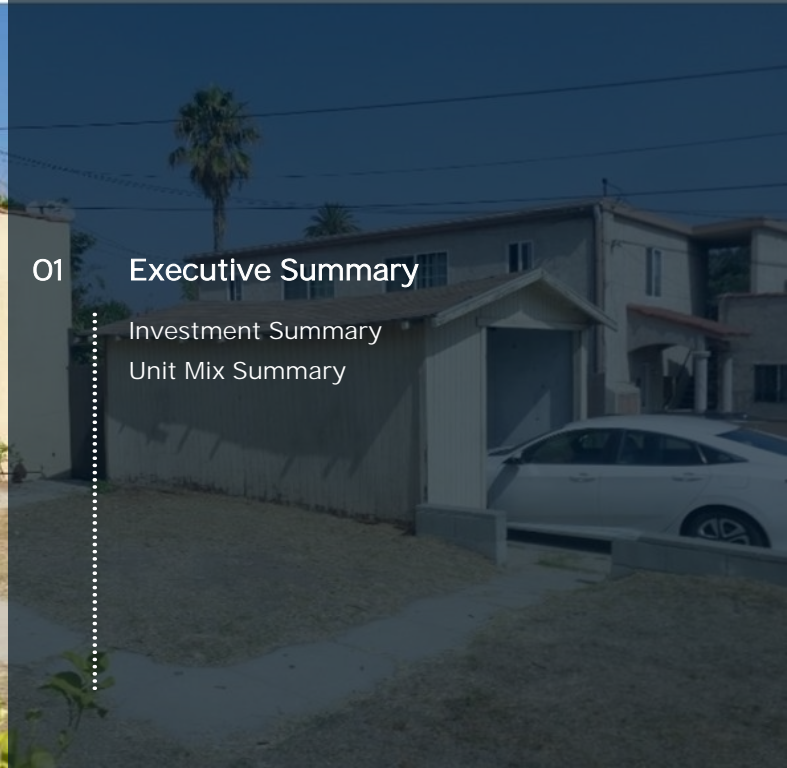
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01 Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	1037-1039 1/2 Waterloo Street Los Angeles CA 90026
COUNTY	Los Angeles
MARKET	Los Angeles
BUILDING SF	2,104 SF
LAND SF	7,773 SF
NUMBER OF UNITS	3
YEAR BUILT	1921/1923
APN	5402-019-013
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$955,000
PRICE PSF	\$453.90
PRICE PER UNIT	\$318,333

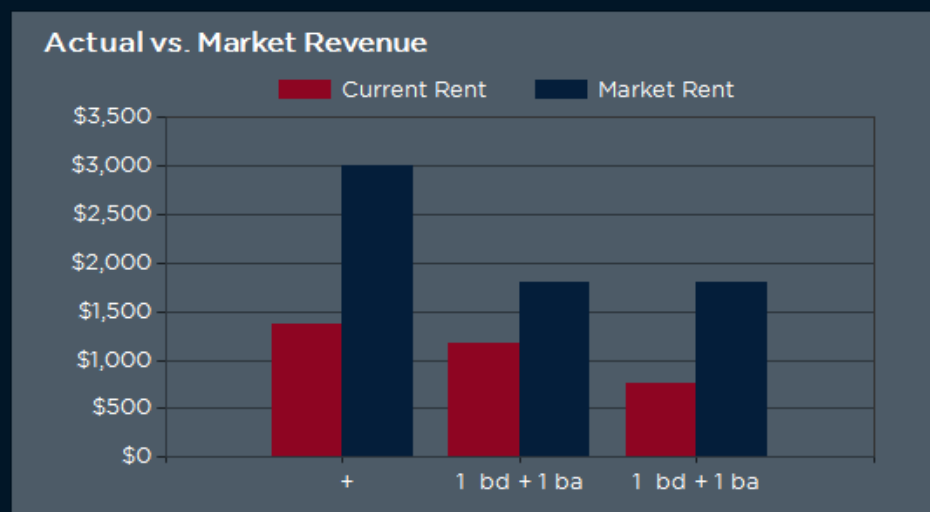
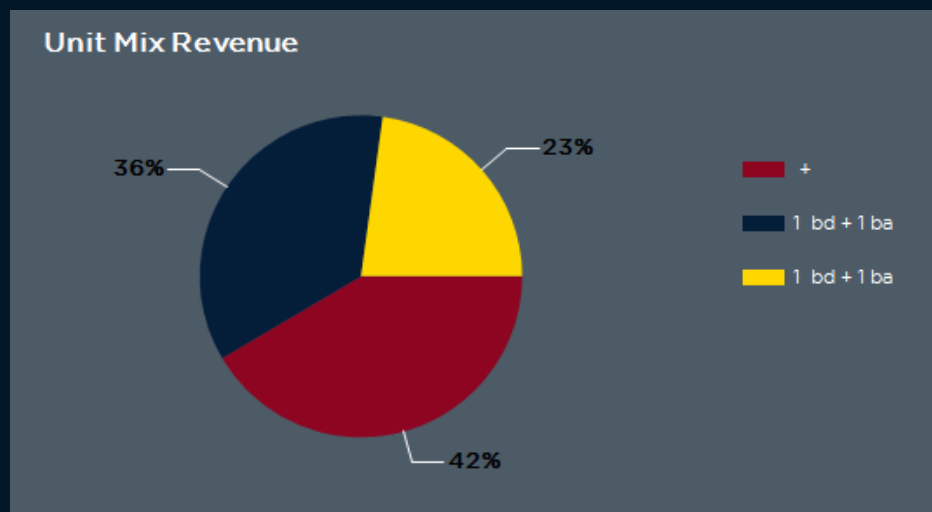
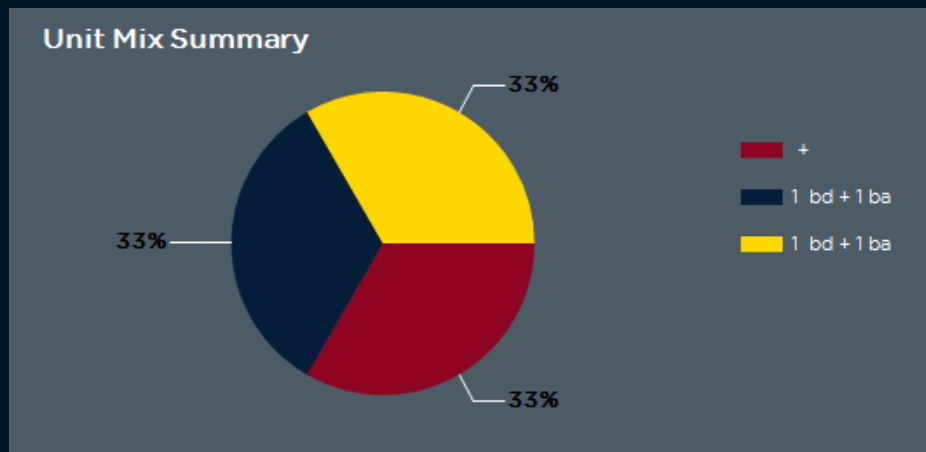
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	54,475	541,749	1,127,089
2024 Median HH Income	\$82,430	\$61,380	\$64,703
2024 Average HH Income	\$120,523	\$96,629	\$100,595

- Unlock the potential of this prime 3-unit property, perfectly positioned for development in a vibrant area just moments away from downtown Los Angeles. Situated near the bustling Sunset Boulevard shopping and dining district, this property offers a unique opportunity for investors seeking a lucrative return on investment. Elevate your investment portfolio with this strategically located property that promises not only a solid return on investment but also the promise of future growth and development opportunities.



- Below market Rents-"Cash for Keys" Possible- Contact Agent
Property Offered in its "As-Is, Where-Is" Condition: Buyer to rely on their own investigation and due diligence
DO NOT DISTURB TENANTS

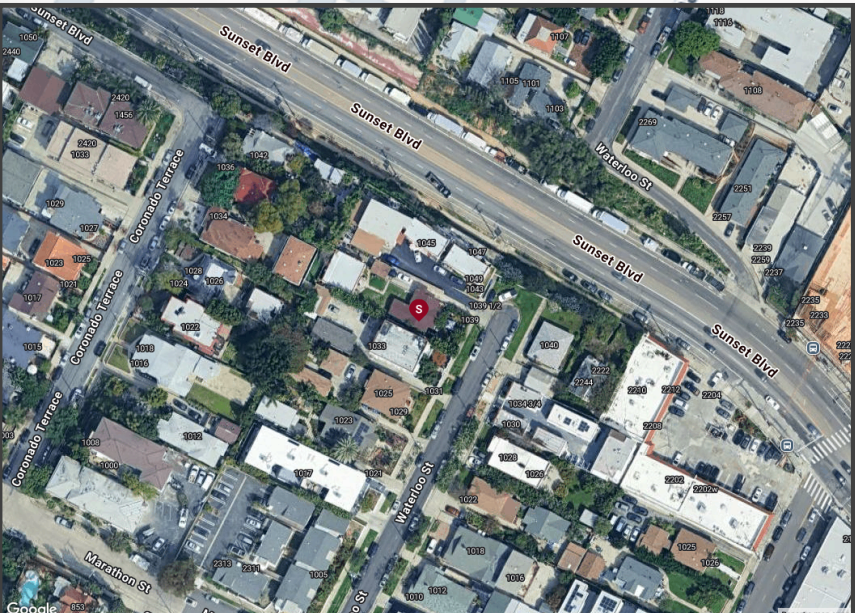
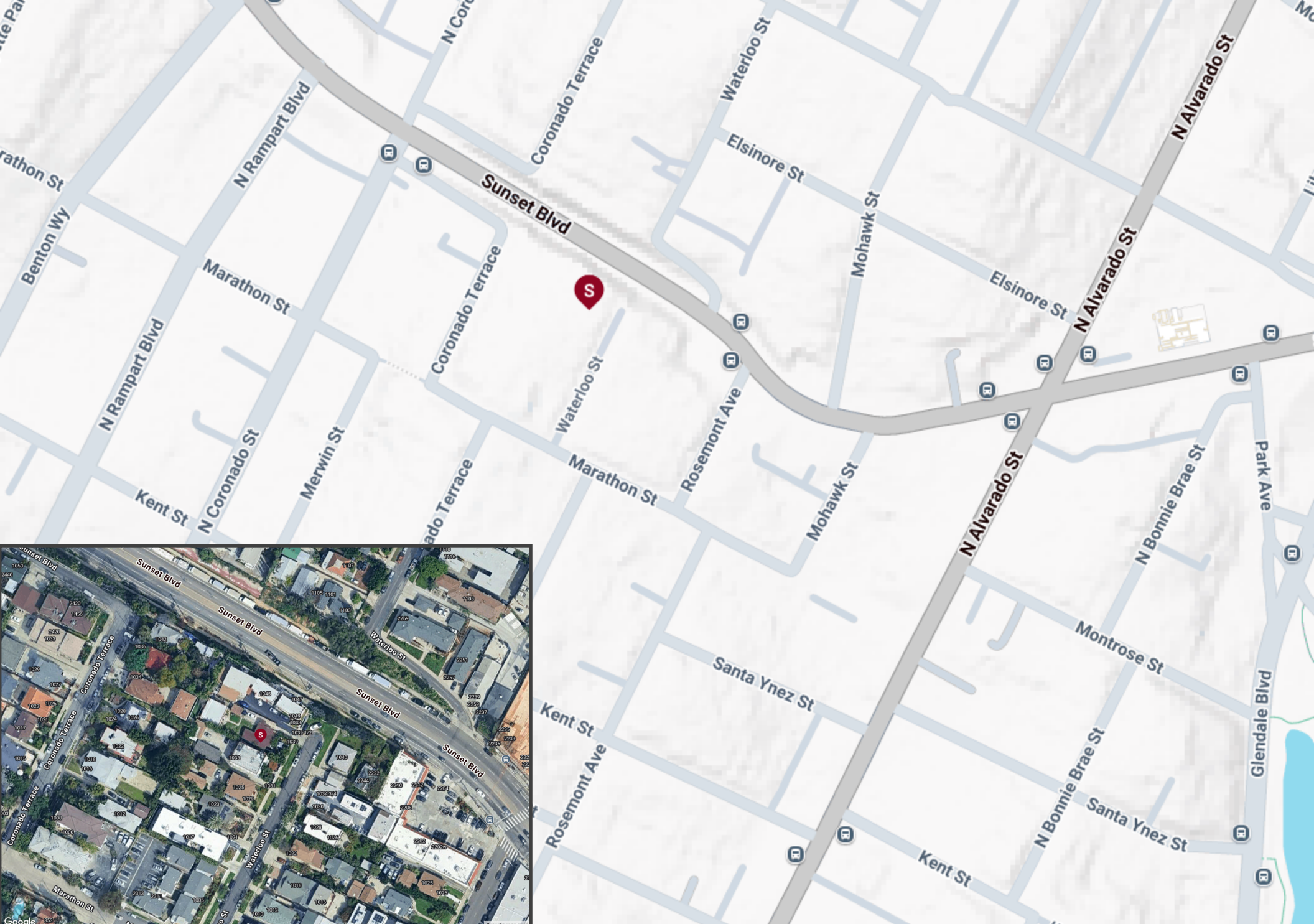
Unit Mix	# Units	Actual		Market	
		Current Rent	Monthly Income	Market Rent	Market Income
+	1	\$1,372	\$1,372	\$3,000	\$3,000
1 bd + 1 ba	1	\$1,178	\$1,178	\$1,800	\$1,800
1 bd + 1 ba	1	\$755	\$755	\$1,800	\$1,800
Totals/Averages	3	\$1,102	\$3,305	\$2,200	\$6,600

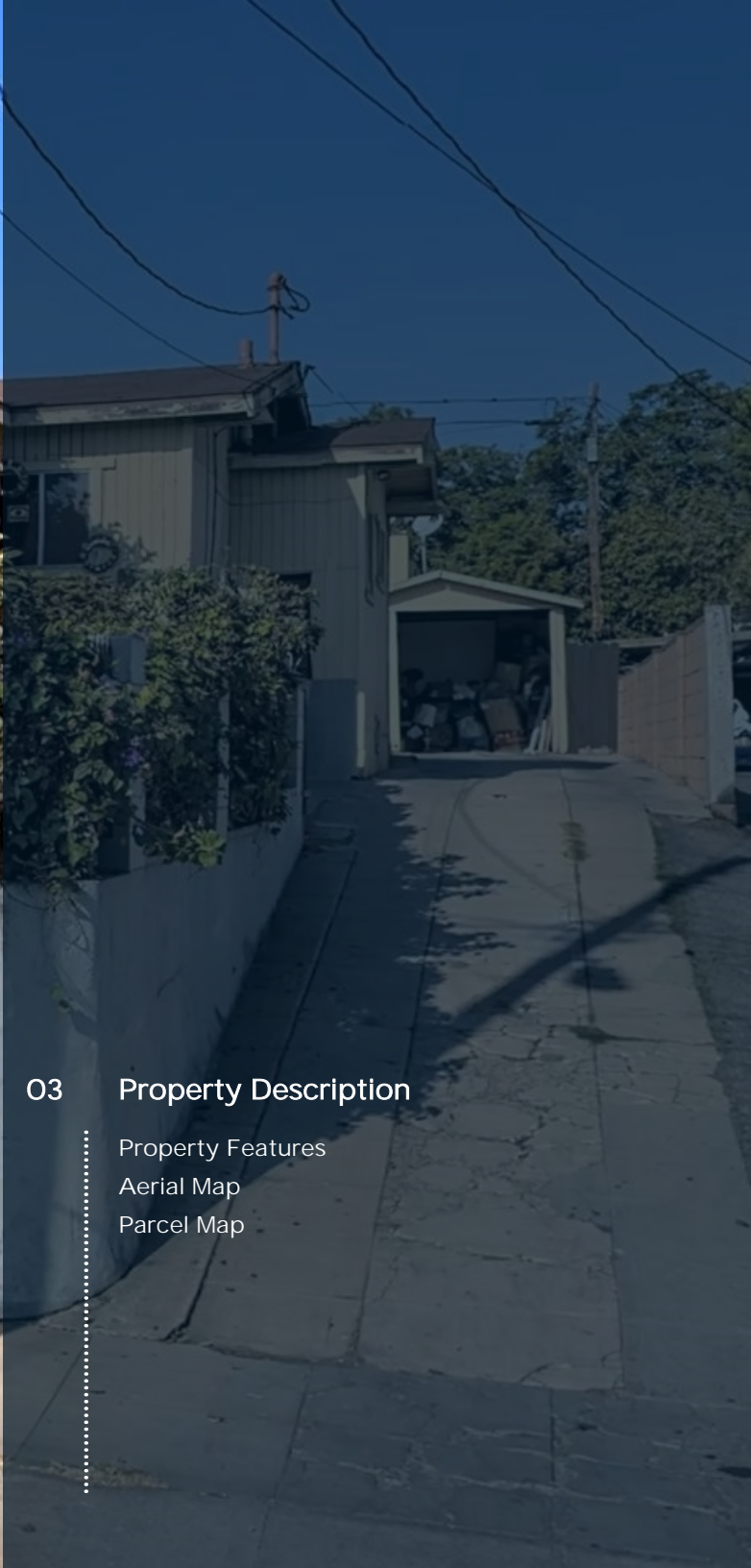


02 Location

Location Summary





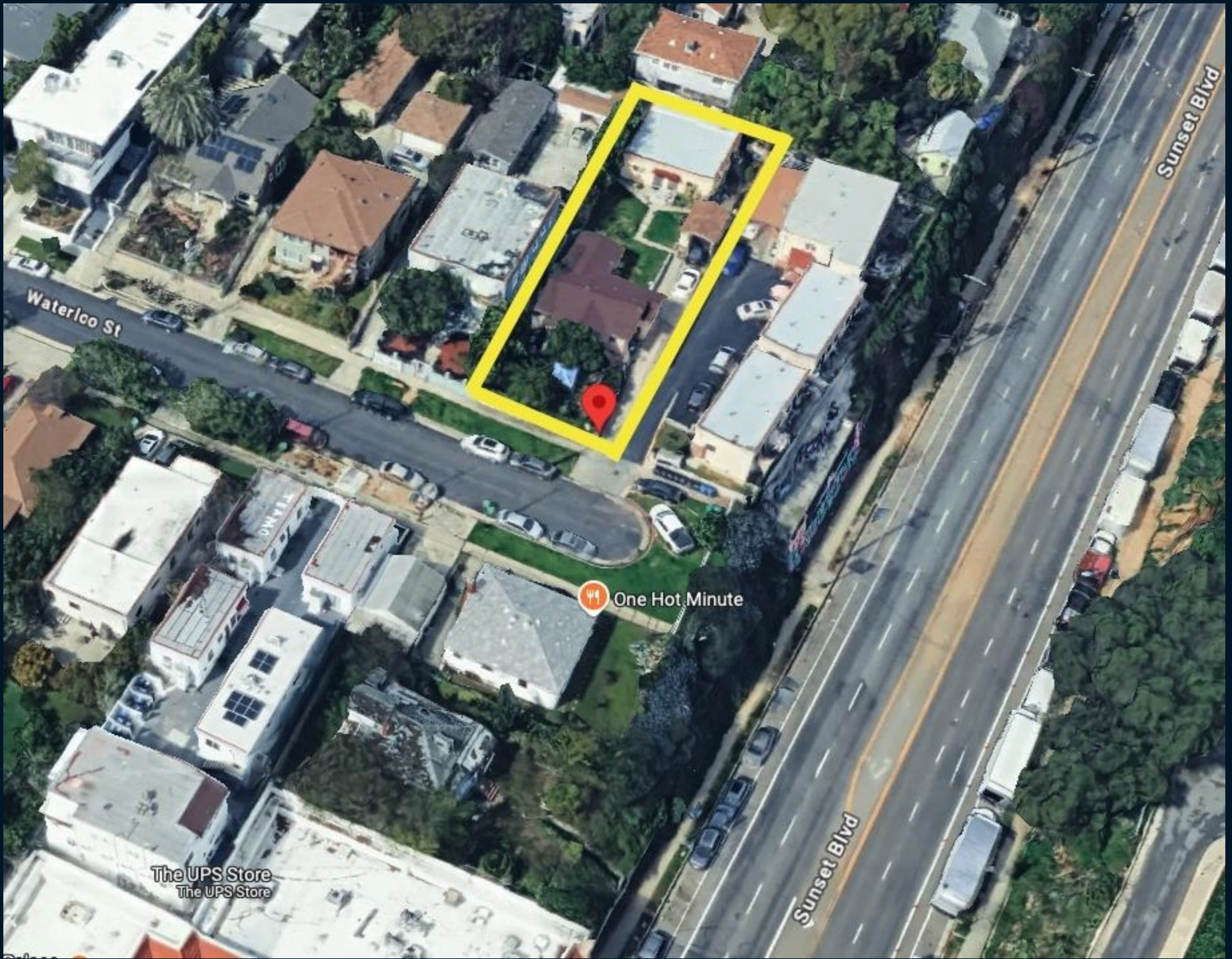


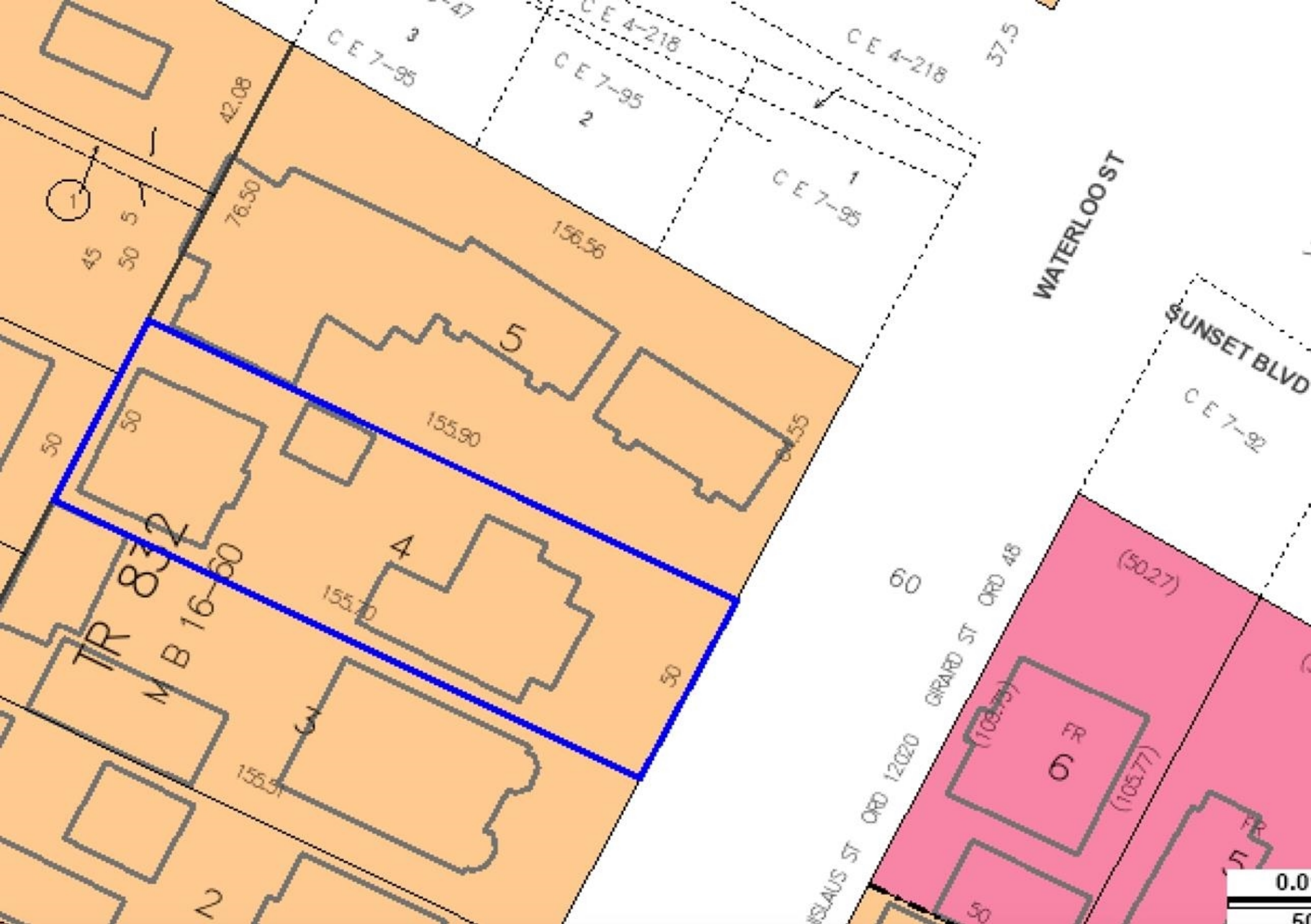
03 Property Description

- Property Features
- Aerial Map
- Parcel Map

PROPERTY FEATURES

NUMBER OF UNITS	3
BUILDING SF	2,104
LAND SF	7,773
YEAR BUILT	1921/1923
# OF PARCELS	1
ZONING TYPE	RD2-IVL
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	2





04 Rent Roll
RENT ROLL



Unit	Description	Mon Rent	Performa
1037	SFR	\$ 1,372	\$ 3,000
1039 *	1Bd/1 Ba	\$ 1,178	\$ 1,800
* UD Action in Process (Contact Agent)			
1039 1/2	1Bd/1 Ba	\$ 755	\$ 1,800
Totals:		\$ 3,305	\$ 6,600

05 Demographics

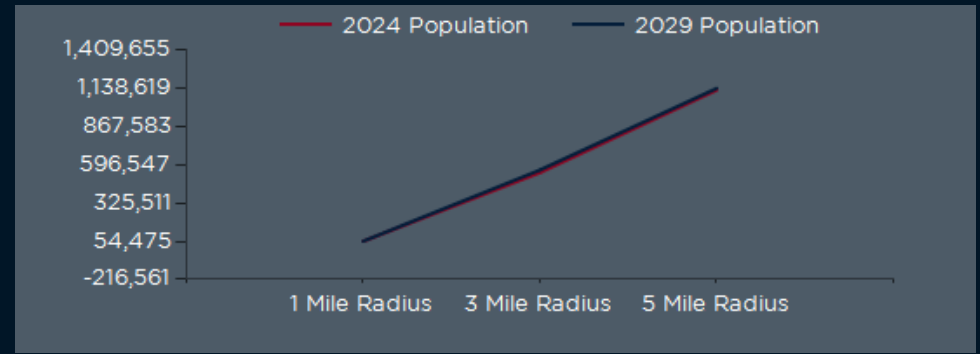
Demographics



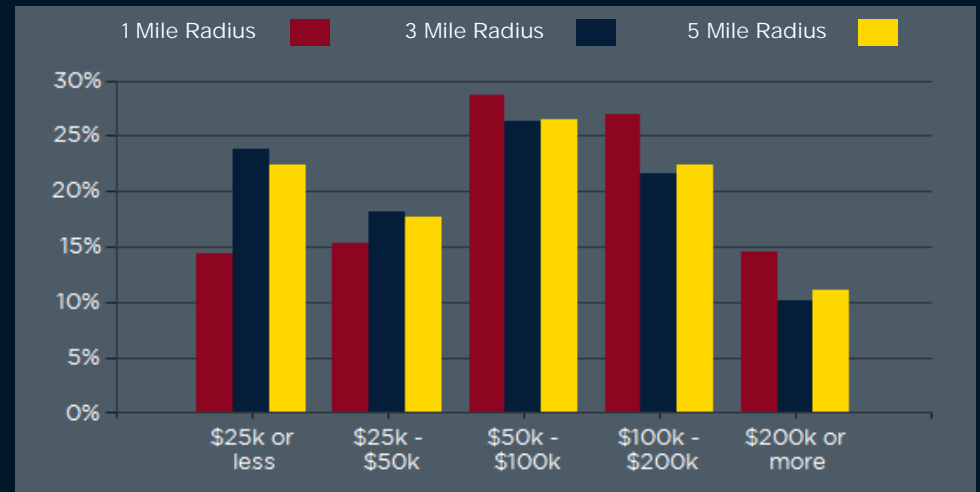
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	64,367	550,633	1,160,397
2010 Population	58,856	535,517	1,134,230
2024 Population	54,475	541,749	1,127,089
2029 Population	55,537	560,044	1,138,619
2024-2029: Population: Growth Rate	1.95%	3.35%	1.00%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,913	36,133	65,080
\$15,000-\$24,999	1,387	20,118	37,393
\$25,000-\$34,999	1,433	19,193	36,173
\$35,000-\$49,999	2,082	23,990	44,867
\$50,000-\$74,999	3,507	35,147	67,978
\$75,000-\$99,999	3,044	27,203	53,322
\$100,000-\$149,999	3,927	33,172	66,348
\$150,000-\$199,999	2,235	17,877	35,890
\$200,000 or greater	3,305	24,172	50,831
Median HH Income	\$82,430	\$61,380	\$64,703
Average HH Income	\$120,523	\$96,629	\$100,595

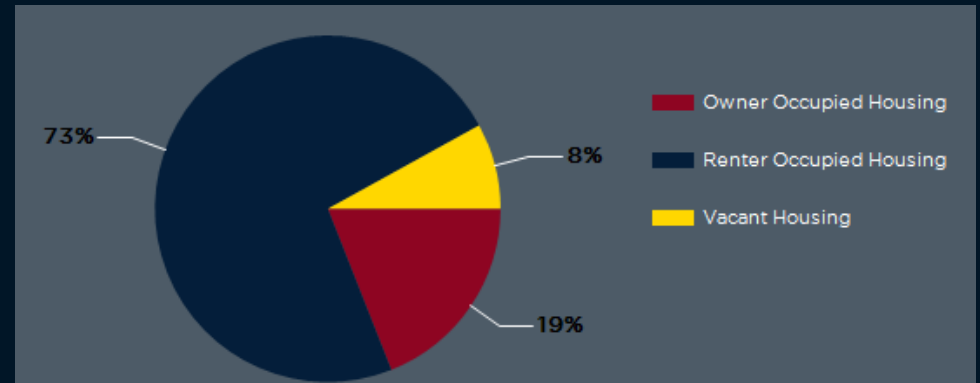
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	22,859	200,045	410,126
2010 Total Households	21,684	203,564	405,618
2024 Total Households	22,832	237,006	457,885
2029 Total Households	23,956	254,119	480,143
2024 Average Household Size	2.33	2.18	2.35
2024-2029: Households: Growth Rate	4.85%	7.00%	4.75%



2024 Household Income

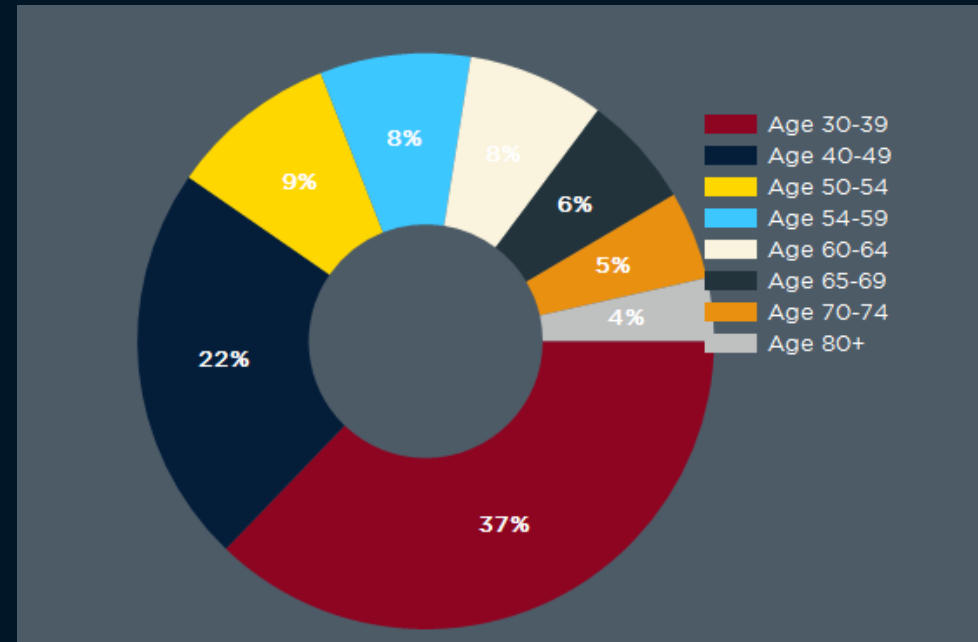


2024 Own vs. Rent - 1 Mile Radius

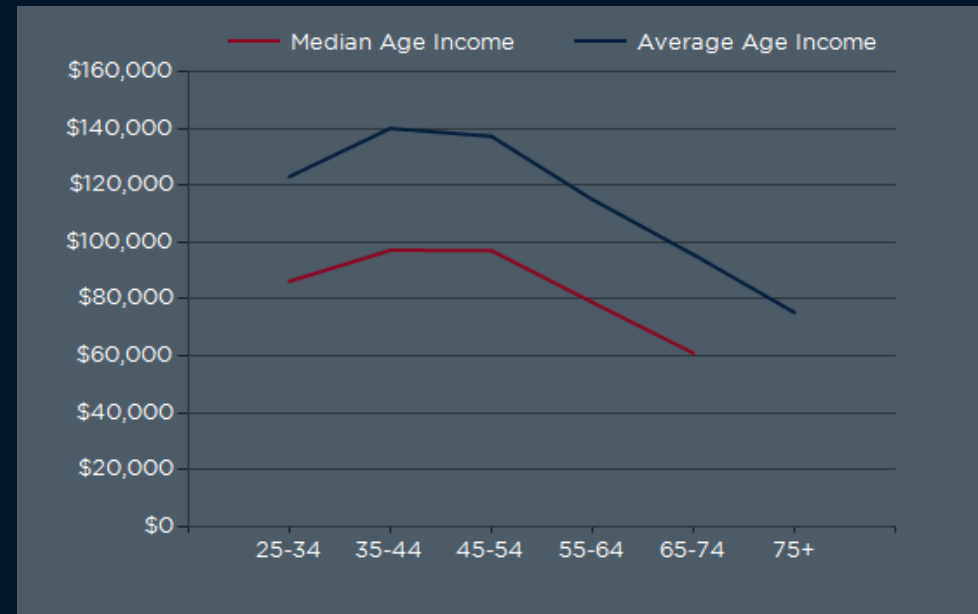


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	7,317	67,241	125,509
2024 Population Age 35-39	6,036	53,685	103,089
2024 Population Age 40-44	4,579	43,352	87,626
2024 Population Age 45-49	3,485	34,421	71,422
2024 Population Age 50-54	3,385	33,790	70,487
2024 Population Age 55-59	3,030	29,700	61,053
2024 Population Age 60-64	2,762	27,669	56,781
2024 Population Age 65-69	2,264	22,865	47,282
2024 Population Age 70-74	1,784	17,650	37,061
2024 Population Age 75-79	1,268	12,907	27,068
2024 Population Age 80-84	771	8,713	17,725
2024 Population Age 85+	836	9,062	19,280
2024 Population Age 18+	47,283	466,306	952,311
2024 Median Age	38	37	37
2029 Median Age	40	39	39



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,255	\$71,410	\$73,022
Average Household Income 25-34	\$123,148	\$99,111	\$100,818
Median Household Income 35-44	\$97,222	\$74,443	\$78,189
Average Household Income 35-44	\$140,152	\$113,979	\$117,886
Median Household Income 45-54	\$97,106	\$71,564	\$77,765
Average Household Income 45-54	\$137,392	\$110,564	\$117,105
Median Household Income 55-64	\$78,844	\$55,746	\$61,124
Average Household Income 55-64	\$115,126	\$95,337	\$101,338
Median Household Income 65-74	\$60,958	\$43,280	\$49,555
Average Household Income 65-74	\$95,709	\$78,798	\$85,744
Average Household Income 75+	\$75,275	\$59,525	\$64,473



06 Company Profile

Advisor Profile





Michael Mehdizadeh

With over 15 years in the commercial real estate world, Michael Mehdizadeh specializes in retail and NNN (Triple Net Lease) properties and 1031 Exchanges across Southern California. Michael has experience working with private investors, financial institutions, developers, and retailers to make smart, strategic investments. Since joining Advance Investment Group in 2003, he's focused on net-leased NNN retail sales and industrial and office properties. Whether it's 1031 exchanges, sale/leasebacks, or Tenant-In-Common (TIC) ownership, Michael takes pride in delivering exceptional service and results for his clients, helping them navigate and succeed in commercial real estate.

Michael Mehdizadeh
Sr. Vice President

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The information contained herein has been obtained from various sources which we deem reliable, however, we make no guarantee, warranty, or representation about it, and it is subject to change and errors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All offerings are subject to prior sale, lease, or withdrawal from the market without notice. This property is offered exclusively through Andrew C. Lee Commercial Real Estate

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