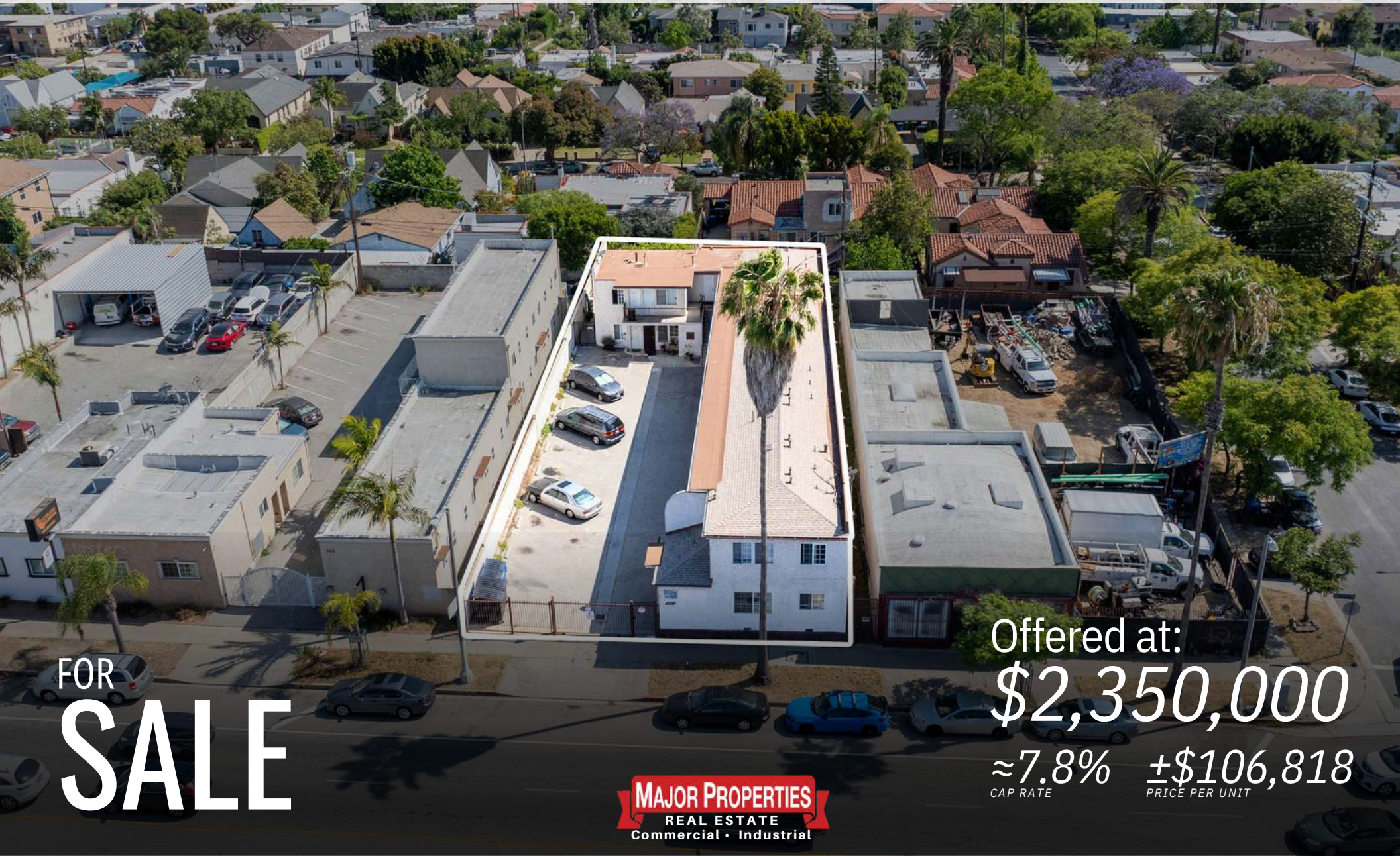


5022 W WASHINGTON BLVD

LOS ANGELES, CA 90016

21 Multi-Family Units



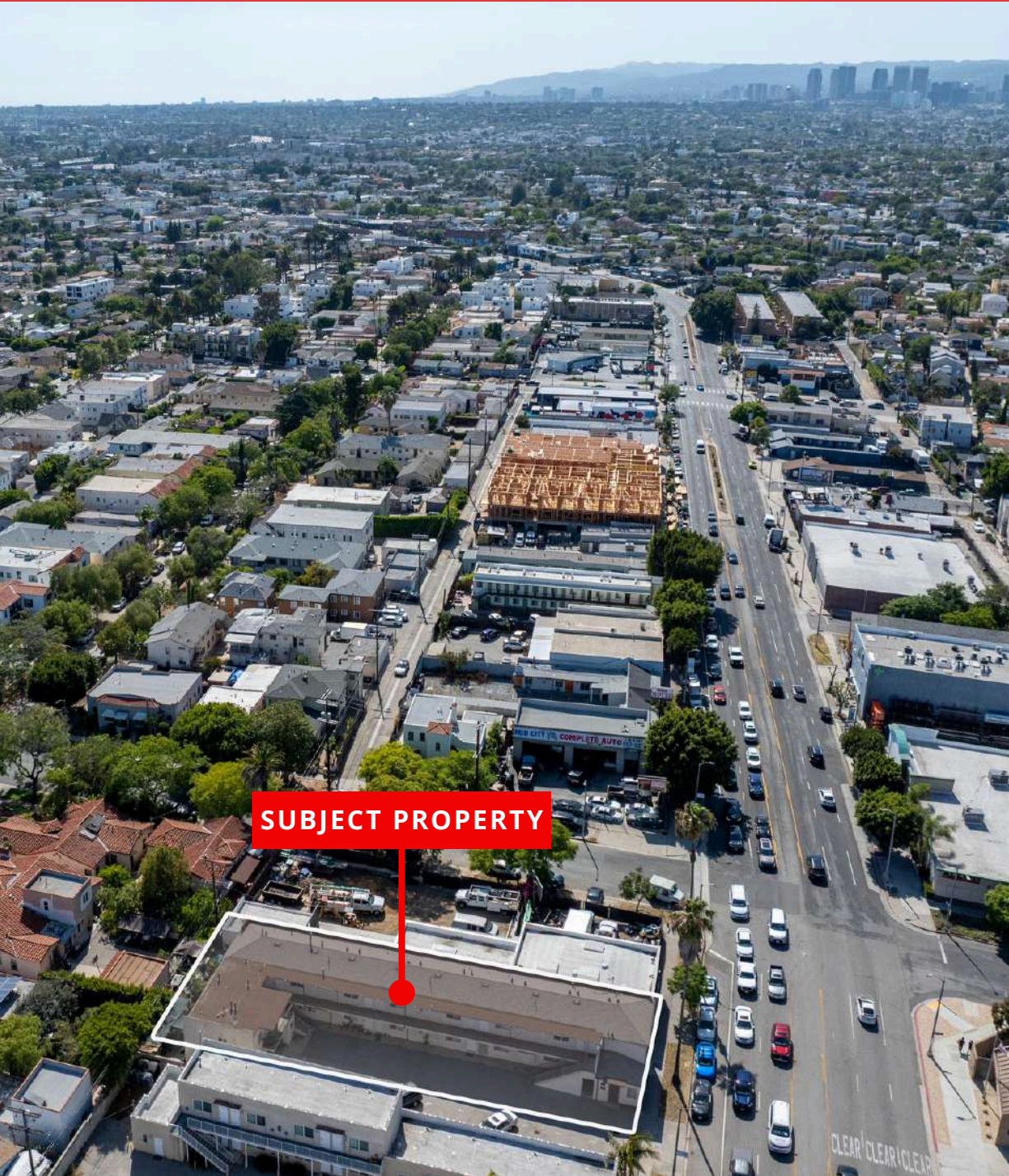
FOR
SALE

Offered at:
\$2,350,000

≈ 7.8% **±\$106,818**
CAP RATE PRICE PER UNIT

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

EXECUTIVE SUMMARY



SUBJECT PROPERTY

5022 W Washington Blvd, Los Angeles, CA 90016
For Sale | ±7,553 SF of Building & ±10,149 SF of Land

We are pleased to present, a 21 units multi-family property located at 5022 W. Washington Blvd in the highly desirable Mid-City Los Angeles submarket. Situated on a ±10,149 SF parcel with flexible C2 commercial zoning and Opportunity Zone designation, the property offers investors a rare value-add or redevelopment opportunity in one of Los Angeles' strongest urban growth corridors.

Originally constructed in 1948 as a motel but was converted to multifamily. The property consists of approximately ±7,553 SF of improvements and benefits from exceptional connectivity to Culver City, Downtown Los Angeles, USC, Koreatown, and the Westside.

The property is strategically positioned along Washington Boulevard, a major east-west corridor experiencing ongoing redevelopment, increasing residential density, and expanding commercial activity.

The combination of central location, Opportunity Zone tax advantages, and flexible zoning creates a compelling investment opportunity for hospitality operators, developers, and value-add investors.

\$2,350,000
PRICE

±\$106,818
PRICE PER UNIT

≈7.8%
CAP RATE

±\$311
PER BLDG SF

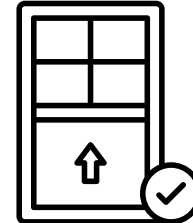
***Buyer to verify all information**

PROPERTY HIGHLIGHTS

EXISTING 21 UNIT APARTMENT IN
OPPORTUNITY ZONE



Redevelopment
potential



Vinyl windows
throughout



Easy access to
major
transportation
corridors



Recent roof
improvements
(2022)



Opportunity
zone



Located just west
of La Brea Ave
w/quick access to
the 10 Freeway.

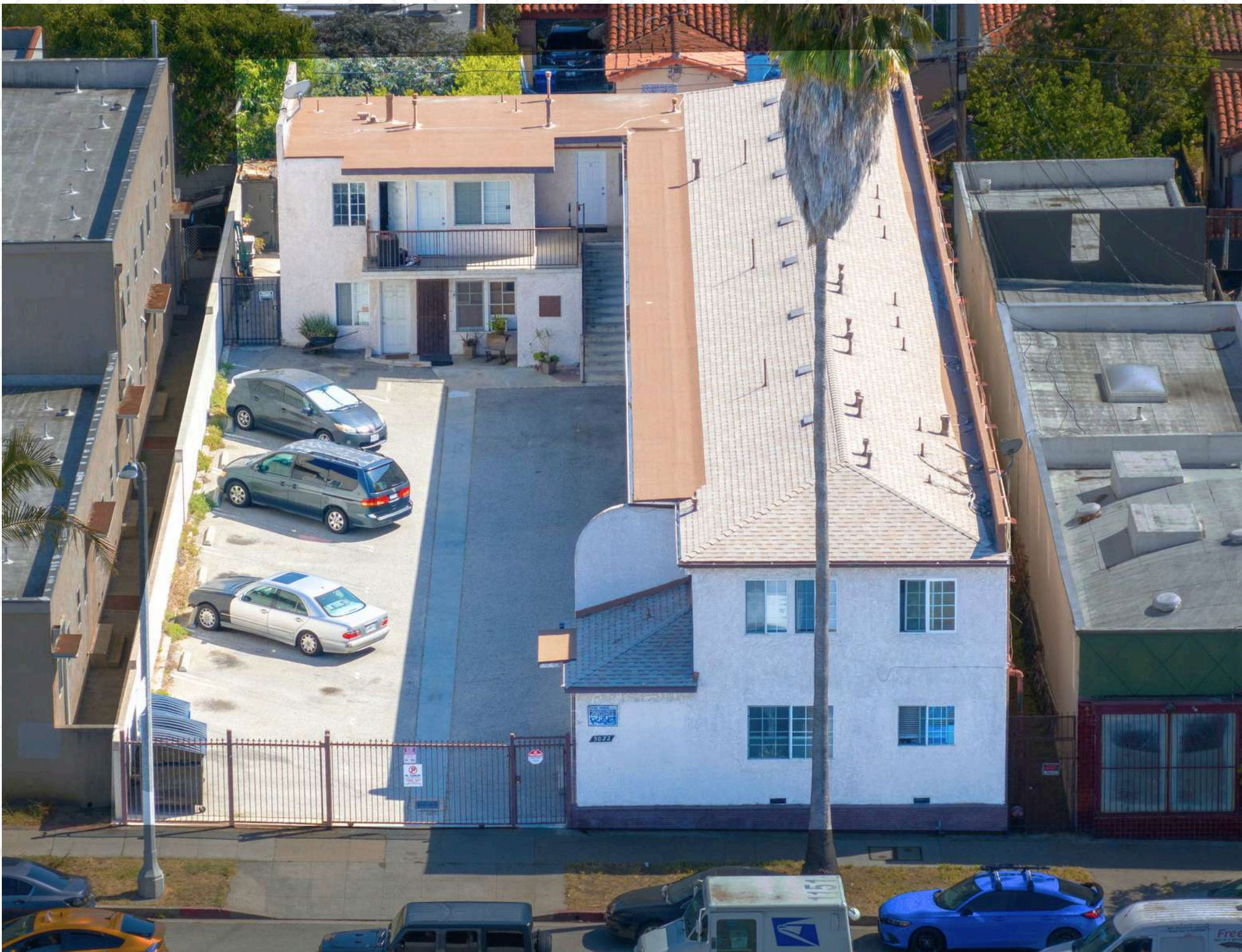
PROPERTY DETAILS

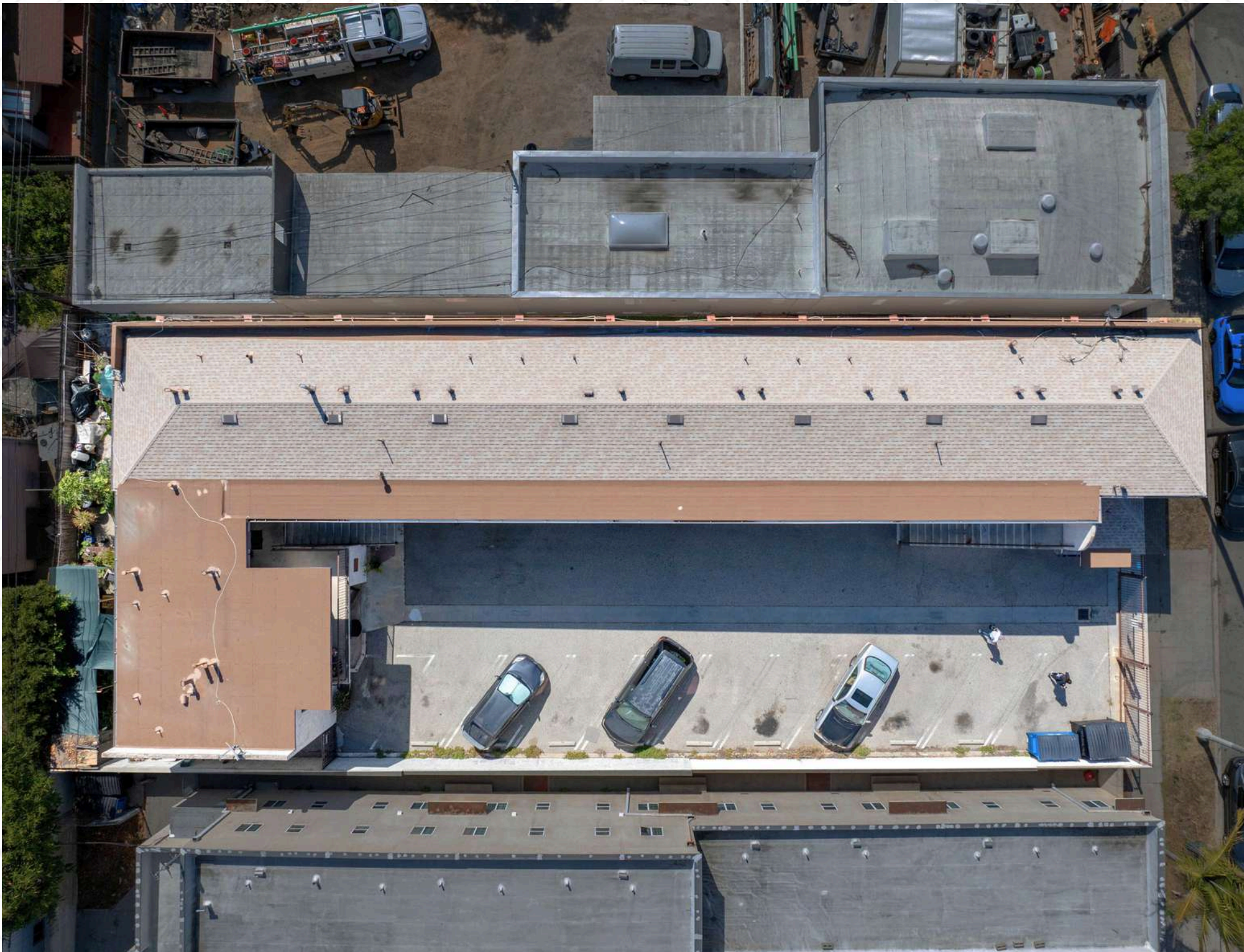
| | |
|-------------------------------|---|
| Address | 5022 W Washington Blvd, Los Angeles, CA 90016 |
| Property Type | Multi-Family |
| Price/SF Price/Unit | ±\$311/bldg SF ±\$106,818 |
| Building SF | ±7,553 SF |
| Lot SF | ±10,149 SF |
| Stories | 2 |
| # of Units | 21 |
| Sprinklered | Yes |
| Parking | 11 |
| Roof replaced | 2022 |
| Frontage | W Washington Blvd |
| Year Built / Renovated | 1948 / |
| Zoning | <u>C2-1VL-CPIO</u> |
| Opportunity Zone | <u>Yes</u> |
| APN | 5062-004-012 |

*Buyer to verify all information

Presenting this rare value-add multi-family investment opportunity in the highly desirable Mid-City Los Angeles market. Situated along the heavily traveled Washington Boulevard corridor, the property benefits from excellent connectivity to Culver City, Downtown Los Angeles, USC, and the Westside.

The property consists of a 21-unit apartment on a 10,149 SF parcel with flexible commercial zoning and Opportunity Zone designation, creating multiple investment





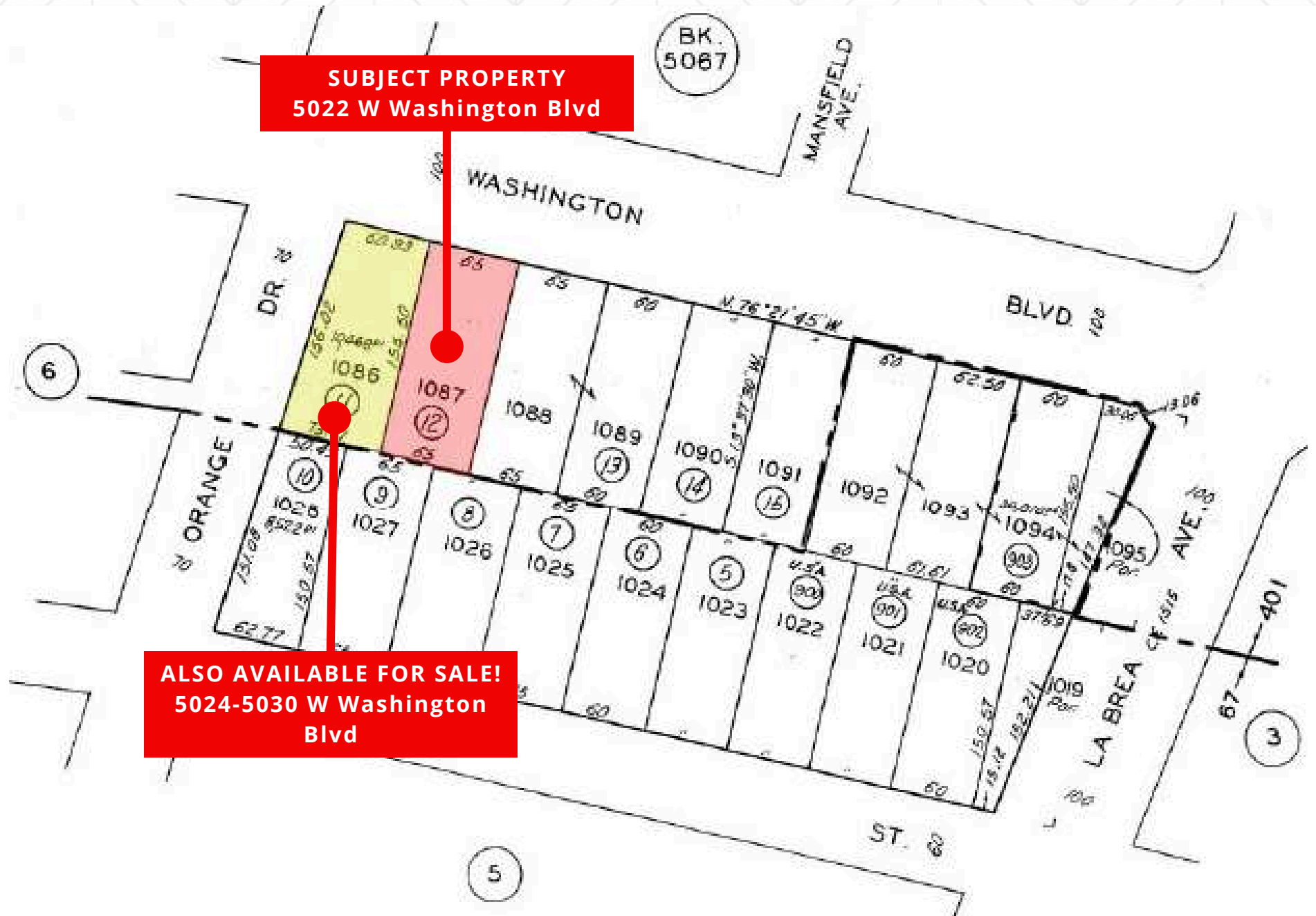
INTERIOR



PARCEL MAP

SUBJECT PROPERTY
5022 W Washington Blvd

ALSO AVAILABLE FOR SALE!
5024-5030 W Washington Blvd



FINANCIAL SUMMARY

SCHEDULED INCOME

| Unit | Unit Type | Current Rent + Vacant Projected rent |
|---|---|--------------------------------------|
| 1 | Studio | \$1,203 |
| 2 | Studio | \$1,260 |
| 3 | Studio | \$1,202 |
| 4 | 1 Bed / 1 Bath | \$1,336 |
| 5 | 1 Bed / 1 Bath | \$1,335 |
| 6 | Studio* | \$876 |
| 7 | 1 Bed / 1 Bath | \$1,517 |
| 8 | Studio* | \$876 |
| 9 | Studio | \$1,273 |
| 10 | Studio (Vacant / Renovated) | **\$1,420 |
| 11 | Studio | \$1,378 |
| 12 | Studio* | \$876 |
| 14 | Studio | \$1,273 |
| 15 | Studio* | \$890 |
| 16 | 1 Bed / 1 Bath (Vacant / Renovated) | **\$1,565 |
| 17 | Studio | \$1,203 |
| 18 | Studio* | \$875 |
| 19 | Studio | \$984 |
| 20 | Studio* | \$836 |
| 21 | 1 Bed / 1 Bath | \$885 |
| 22 | Studio* (Vacant) | **\$1,350 |
| * - No kitchen ** Projected Rent - Units 9 and 11, Rent Effective June 2026 | | |
| Monthly Scheduled Income | | \$24,413 |
| ANNUAL SCHEDULED INCOME | | \$295,236.00 |

FINANCIAL SUMMARY

ANNUAL OPERATING DATA

| INCOME SUMMARY | Amount |
|-----------------------------|---------------------|
| *Rental Income | \$24,413.00 |
| Laundry Income | \$190.00 |
| MONTHLY GROSS INCOME | \$24,603.00 |
| ANNUAL GROSS INCOME | \$295,236.00 |
| Less Total Expenses | (\$111,576) |
| NET OPERATING INCOME | \$183,660 |

EXPENSE SUMMARY

| Category | Amount |
|-------------------------------|------------------|
| Property Management & Payroll | \$14,491 |
| **Maintenance & Repairs Est | \$18,751 |
| Cleaning | 732 |
| Pest Control | 540 |
| Administrative & Licensing | \$6,645 |
| Insurance | \$10,178 |
| ***Property Taxes | \$29,375 |
| Utilities & Waste | \$32,136 |
| TOTAL EXPENSES | \$111,576 |

SUMMARY OF KEY METRICS

| INVESTMENT METRICS | Current |
|--------------------|----------------|
| Asking Price | \$2,350,000.00 |
| CAP Rate | 7.8% |
| \$/Door | \$106,818 |
| GRM | 9.66 |
| Building SF | 7,553 |
| P/SF | \$311.13 |

**Rental income consists of current in-place rental income of \$20,078 per month, plus \$4,335 in projected rental income from currently vacant units.*

***Maintenance & Repairs Est is equal to approximately 6% of scheduled gross income, in addition to recurring property expenses such as cleaning, pest control, and general upkeep.*

****Property tax based on \$2,350,000 asking price*

This information has been obtained from sources deemed reliable; however, no guarantees, warranties, or representations, either express or implied, are made regarding its accuracy. The buyer is responsible for verifying all information and assumes any risk associated with inaccuracies.

PORTFOLIO OPPORTUNITY

5022 W Washington Blvd & 5024-5030 W Washington Blvd

AVAILABLE INDIVIDUALLY OR TOGETHER

Major Properties is pleased to present two adjacent commercial properties located along the rapidly evolving Washington Boulevard corridor in Mid-City Los Angeles. The portfolio includes a 21 Unit apartment property at 5022 W Washington Blvd and a commercial property at 5024-5030 W Washington Blvd. The properties may be acquired individually or together, offering investors, developers, and owner-users a rare opportunity to control approximately ±20,766 SF of land within an Opportunity Zone.

5022 W Washington Blvd

- **PRICE: \$2,350,000 / ±\$311 PER BLDG SF**
- 21 Units Apartment
- ±7,553 SF Building
- ±10,097 SF Lot
- Value-Add Multifamily Opportunity

5024-5030 W Washington Blvd

- **PRICE: \$2,000,000 / ±\$565 PER BLDG SF**
- Commercial Building
- ±3,540 SF Building
- ±10,669 SF Lot
- Redevelopment Opportunity

Combined Portfolio

- **PRICE: \$4,350,000 / ±\$392 PER BLDG SF**
- ±20,766 SF Total Land Area
- Opportunity Zone
- Prime Mid-City / West Adams Location
- Flexible LAC2 Zoning



5022

W. WASHINGTON BLVD

5024

W. WASHINGTON BLVD

THE AREA



DOWNTOWN LA

KOREATOWN

LOWE'S

COUNTRY CLUB PARK

HOLDEN PERFORMING ARTS CENTER

PLANET FITNESS

ULTA BEAUTY

JAMBA JUICE

CHIPOTLE

LIVING SPACES

ROSCOE'S CHICKEN & WAFFLES

OLIVE GARDEN

5022
W. WASHINGTON BLVD

W. WASHINGTON BLVD

7 MILES TO DTLA

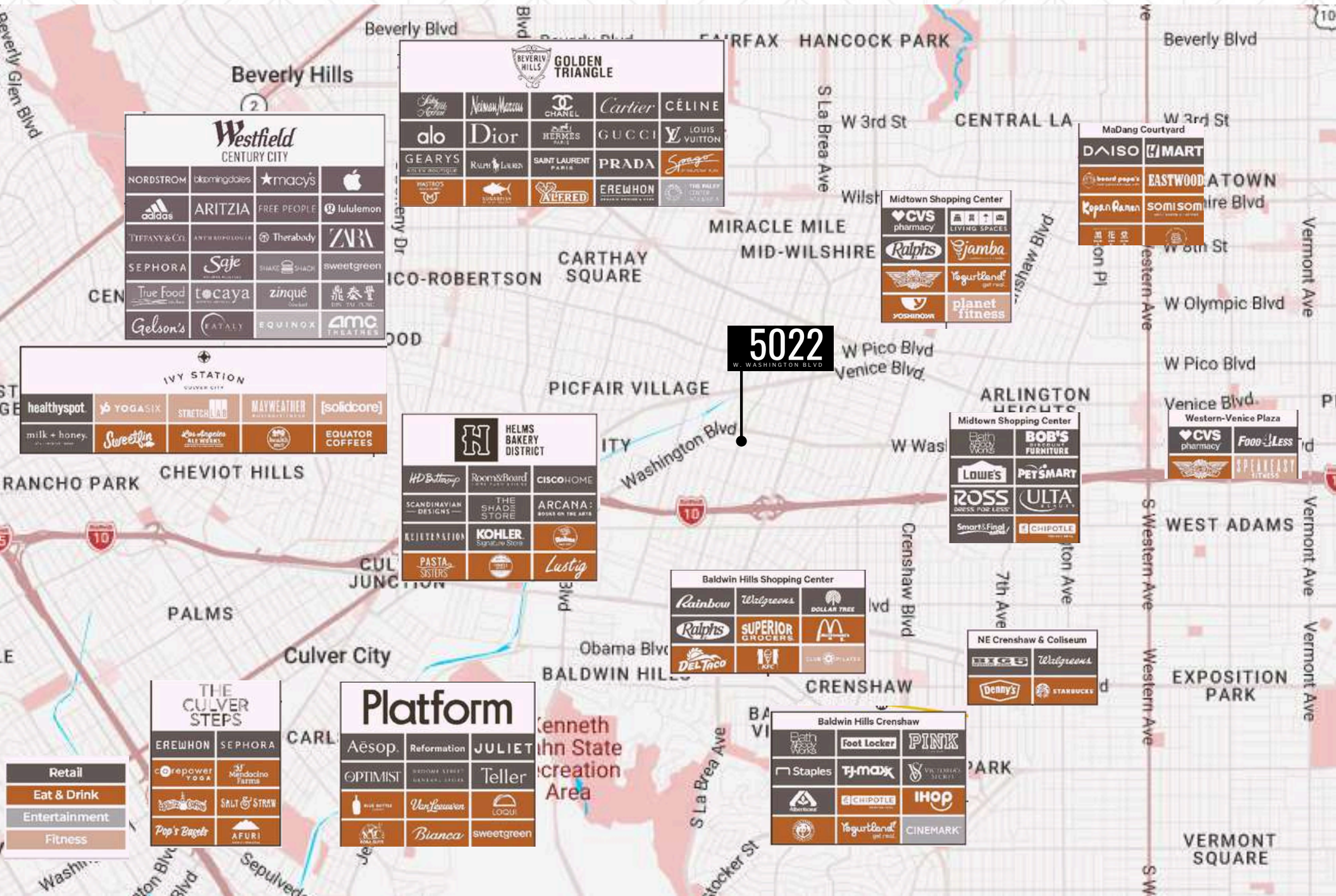
THE AREA



5022
W. WASHINGTON BLVD

6 MILES TO WLA
W. WASHINGTON BLVD

THE AMENITIES



FOR MORE INFORMATION REGARDING THIS OPPORTUNITY, PLEASE CONTACT:



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MajorProperties.com

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Los Angeles, CA 90015

