



LENDER FACILITATED SALE

2021-2027

W JEFFERSON BLVD

LOS ANGELES, CA 90018

Fully Renovated - Turn Key Mixed-Use Investment
3 Commercial Units | 5 Residential 1 Bedroom Units
Attractive Seller Financing Available | Priced to Sell @ 7.25% CAP Stabalized
Near USC, Expo Park & DTLA on Jefferson Corridor



PROPERTY OVERVIEW

2021-2027 W. Jefferson Boulevard features three commercial units and five residential 1+1 apartments with in-unit washer/dryer across approximately 6,159 SF.

This is a lender-facilitated sale and the property is priced to sell — offering stable in-place income, upside through lease optimization and vacant space absorption, and above-average condition following roughly \$500,000 in CapEx.

Positioned minutes from USC, Exposition Park, and Downtown Los Angeles. Up to 80% seller financing available to qualified buyers. All offers are encouraged.

81

Very Walkable

61

Good Transit

70

Very Bikeable

2021-2027 W. Jefferson Boulevard is a renovated (2021), **8-unit mixed-use** turn-key property totaling approximately **6,159 SF on a 10,409 SF lot**, featuring three commercial units and five residential 1+1 units with in-unit washer and dryer. Located in Los Angeles' Mid-City "New Orleans Corridor", the property offers an ideal stabilized cash flowing investment property for any Investors.

Zoned LAC2, the property offers a diverse mix of tenants with additional upside through lease optimization, leasing of vacant space, and continued asset management. Separate gas and electric metering, multiple buildings on a single parcel, and above-average physical condition further enhance the property's long-term investment appeal.

Strategically located along Jefferson Boulevard near USC, Exposition Park, and Downtown Los Angeles, the asset benefits from strong visibility, convenient access to major employment centers and transit, and a diverse mix of nearby retail and neighborhood amenities that support long-term tenant demand.

HIGHLIGHTS

Strategic Mid-City Location

Positioned along Jefferson Blvd minutes from USC, Exposition Park, and Downtown Los Angeles.

Renovated Mixed-Use Asset

Fully renovated in 2021, roughly \$500,000 in CapEx infused into property improvements.

Stable Income with Upside

Existing rental income with additional upside through lease optimization and leasing of vacant space.

In-Unit Washer and Dryer

All residential units features their own washer and dryer offering tenants convenience

Separately Metered For Gas & Electric

Separate gas and electric meters improve operating efficiency and simplify property management.

Seller Financing Available

Bridge financing available upon request - Up to 80% LTV.

PROPERTY DETAILS

FINANCIAL INFORMATION

Sale Price	\$2,100,000
CAP Rate	7.25%
GRM	9.40x
Cost Per Unit	\$262,500
Cost Per Foot	\$341

LOCATION INFORMATION

Property Address	2021-2027 W Jefferson Blvd
City, State, Zip	Los Angeles, CA 90018
County	Los Angeles County
Market	Los Angeles
Submarket	Jefferson Park
Cross Streets	W Jefferson Blvd St. Andrews Place

BUILDING INFORMATION

Property Type	Mixed-Used
Property Subtype	Storefront Retail/Residential
Building Size	6,159 SF
Lot Size	10,409 SF
Year Built	1953, 2021 (Renovated)
Number of Units	8
Unit Mix	5 Residential: (1) Jr. 1BR, (4) 1BR/1BA 3 Commercial: (2) Retail, (1) Café
Tenant Profile	(2) Non-Profit Commercial Tenants (1) Cafe
Number of Buildings	4
Parking Spaces	6
Occupancy %	87.5%
Zoning	LAC2
APN #	5052-023-005



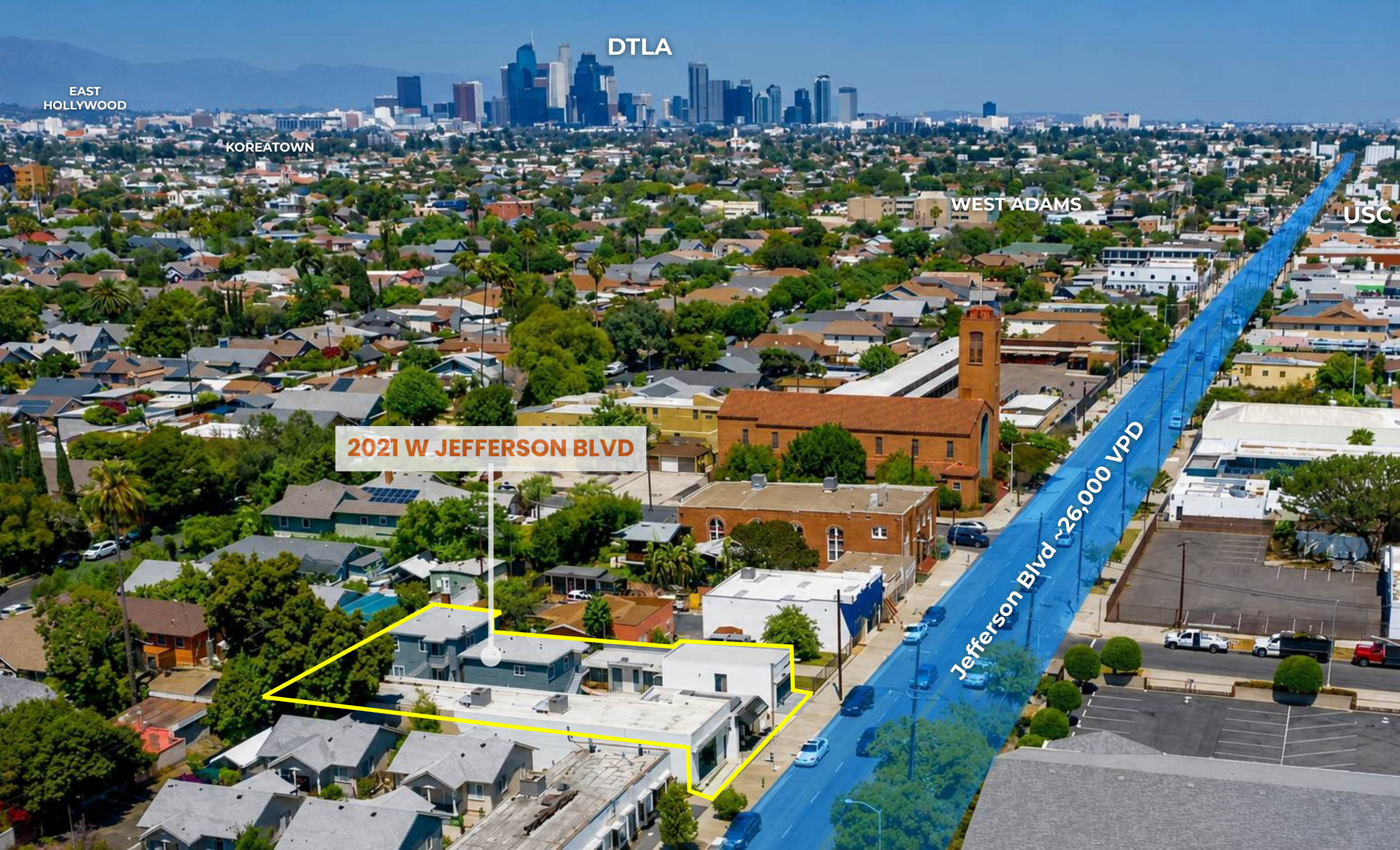
CENTURY CITY

WEST
HOLLYWOOD

MID-CITY

2021 W JEFFERSON BLVD

Jefferson Blvd ~26,000 VPD



DTLA

EAST
HOLLYWOOD

KOREATOWN

WEST ADAMS

USC

2021 W JEFFERSON BLVD

Jefferson Blvd ~26,000 VPD







UNIT 2023 ¼: 1BD + 1 BA

					CURRENT				PRO FORMA				
UNIT #	UNIT TYPE	STATUS	TENANT	GLA	RENT	ADD'L RENT	PSF	LEASE TYPE	RENT	PSF	LEASE EXPIRATION	CAM REIMBURSEMENT	RENT ADJUSTMENT/ OPTIONS
2021½	Residential	Occupied	1bd + 1ba	312 SF	\$1,290.01		\$4.13	RSO	\$1,500	\$4.80	M2M		9/1/26
2023	Residential	Occupied	1bd + 1ba	530 SF	\$1,873.82		\$3.54	RSO	\$1,950	\$3.68	M2M		9/1/26
2023¾	Residential	Vacant	1bd + 1ba	530 SF	\$1,800		N/A	RSO	\$1,950	\$3.68	N/A		N/A
2023½	Residential	Occupied	1bd + 1ba	530 SF	\$1,925.32	\$50	\$3.63	RSO	\$1,950	\$3.68	M2M		9/1/26
2023¾	Residential	Occupied	1bd + 1ba	530 SF	\$2,013.07		\$3.80	RSO	\$1,950	\$3.68	M2M		9/1/26
2021	Commercial	Occupied	LAND	612 SF	\$2,266.00		\$3.70	MG	\$2,300	\$3.75	11/30/26	N/A	Option Available: 12/1/27 - \$2,333.98 12/1/28 - \$2,403.99
2025	Commercial	Occupied	Cafe 5	1,000 SF	\$2,484.00		\$2.48	MG	\$2,500	\$2.50	6/30/34	Trash & Water	2% Increase - 7/1/27 (1) 5- Year Option (FMV)
2027	Commercial	Occupied	Angel City Collective	2,030 SF	\$4,809.07		\$2.37	MG	\$5,000	\$2.46	6/30/27	Trash	Option Available: 7/1/27 – 6/30/28
TOTAL					\$18,461.29	\$50			\$19,100				

*Current residential rents refelct a 3% rent increase as of 9/1/26

RENT ROLL

EXECUTIVE SUMMARY

# OF UNITS	CURRENT TOTAL	PRO FORMA
PRICE	\$2,100,000	\$2,100,000
DOWN PAYMENT	\$840,000	\$840,000
NEW 1ST T.D.	\$1,260,000	\$1,260,000
CAP	7.25%	7.52%
GRM	9.40	9.16
COST PER UNIT	\$262,500	\$262,500
COST PER FOOT	\$341	\$341

INCOME

- Gross Scheduled Rent: Based on seller’s Rent Roll
- Physical Vacancy: Based on an estimated 3% vacancy rate

EXPENSE

- Real Estate Taxes: Based on 1.25% tax rate of the current list price
- Insurance: Actual
- Utilities – Water & Sewer - Actual
- Trash Removal - Actual
- Gardening- Est. at \$100/mo | General Admin. - Est. at \$100/mo
- Repairs & Maintenance - Estimated at \$462.50 per unit per year
- Off-Site Mgmt: Estimated at 5% of Total Rental Income

UNIT MIX	# OF UNITS	PRO FORMA	NOTES
Jr. 1 bed	1	\$1,500	RSO
1bd + 1ba	5	\$1,950	RSO
Retail	1	\$2,300	Non Profit Tenant
Retail	1	\$2,500	Non Profit Tenant
Café	1	\$5,000	
	8		

INCOME	ASSUMPTIONS	CURRENT	PRO FORMA
Gross Potential Income		\$223,335	\$229,200
Parking Rent		\$600	\$600
CAM Reconciliation		\$705	\$705
Less Vacancy	3%	\$6,700	\$6,876
Total Rental Income		\$216,335	\$222,324
Less Expenses	29%	\$64,482	\$64,482
Net Operating Income		\$152,153	\$157,842
Less Debt Service		\$64,656	\$64,656
Pre-Tax Cash Flow		\$87,497	\$93,186
COC % Return		10.42%	11.09%

EXPENSES		CURRENT	CURRENT
Property Tax	1.25%	\$26,250	\$26,250
Repair & Maintenance		\$3,700	\$3,700
Property Insurance	\$1.19	\$7,315	\$7,315
Off-Site Management	5%	\$11,167	\$11,460
Gardening	\$100/month	\$1,200	\$1,200
General and Administrative	\$100/month	\$1,200	\$1,200
Pest		\$1,200	\$1,200
FLS	\$75/month	\$900	\$900
Trash	\$470/month	\$5,640	\$5,640
Water/Sewer	\$330/month	\$3,960	\$3,960
Reserve		\$1,200	\$1,000
SCEP Fees		\$750	\$750
TOTAL EXPENSES		\$64,482	\$64,482

PROJECTED FINANCING

NEW 1ST T.D	RATE	AMORTIZATION	DUE	PAYMENT
\$1,260,000	6.50%	30	30	\$7,964



MARKET OVERVIEW

Jefferson Park is one of Central Los Angeles' most established and culturally significant neighborhoods, offering a diverse mix of residential, commercial, and institutional uses. Its central location between Downtown Los Angeles, USC, West Adams, and Culver City provides excellent access to major employment centers, Metro transit, and regional freeways, supporting strong residential and commercial demand.

Jefferson Boulevard serves as a key neighborhood retail corridor, featuring a mix of local restaurants, retailers, healthcare providers, and service businesses that benefit from a dense surrounding population and consistent daily traffic. Continued public and private investment throughout the area, combined with limited retail supply relative to demand, supports long-term growth and investment potential.

DEMOGRAPHICS

51,213

Total Population

40

Median Age

16,567

Households

66%

Renter-Occupied



Central Location

Minutes from USC, DTLA, Exposition Park, West Adams, and Culver City.



Strong Connectivity

Direct access to Metro transit, Jefferson Boulevard, and major freeways.



Established Retail Corridor

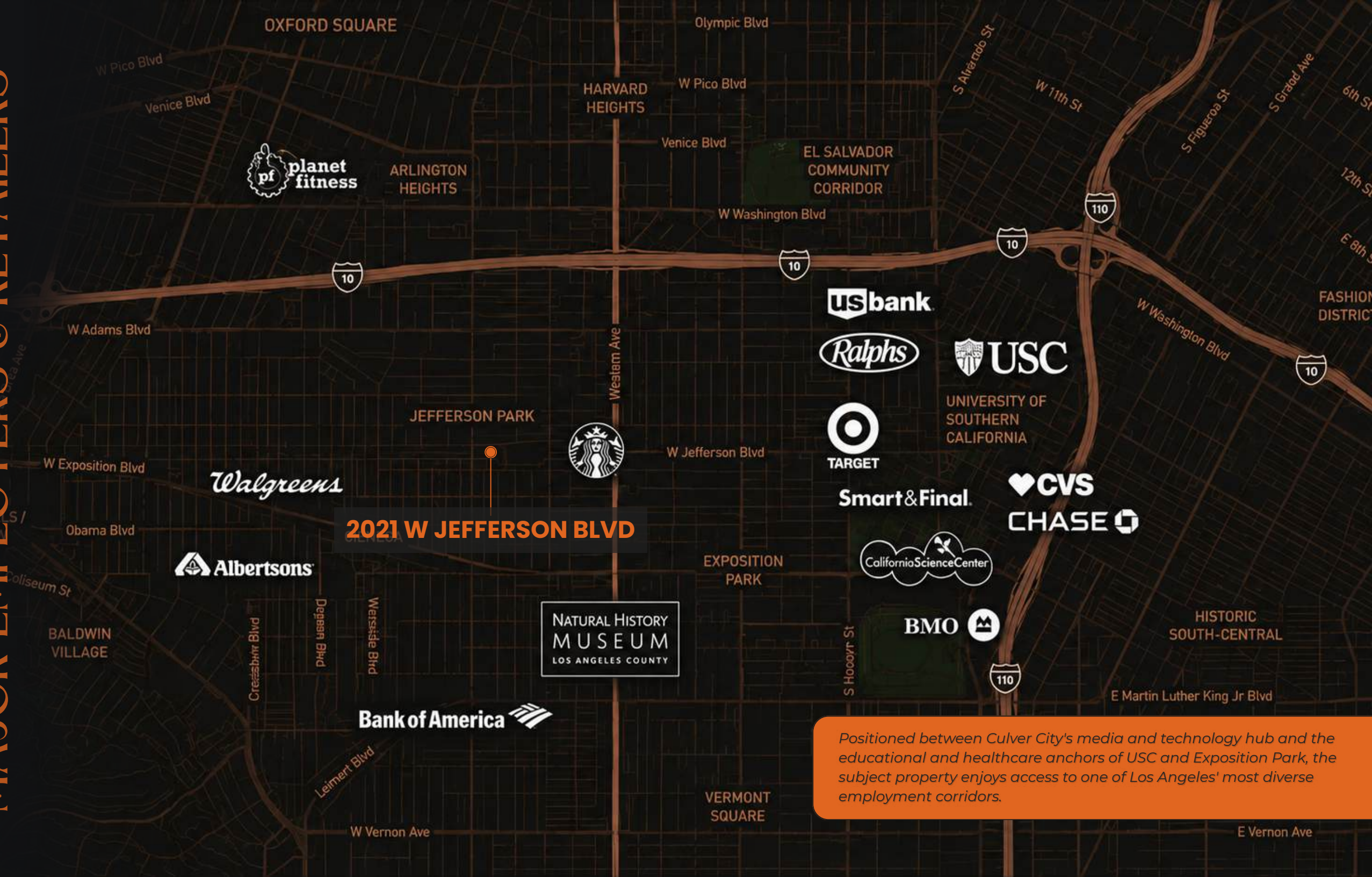
Diverse mix of neighborhood-serving retail, dining, and essential services.



Stable Infill Market

High renter demand supported by nearby employment, education, and cultural destinations.

MAJOR EMPLOYERS & RETAILERS



2021 W JEFFERSON BLVD

Positioned between Culver City's media and technology hub and the educational and healthcare anchors of USC and Exposition Park, the subject property enjoys access to one of Los Angeles' most diverse employment corridors.



2021 W JEFFERSON BLVD

Price	\$2,100,000	Type	Retail/Multifamily
Bldg SF	6,159	Land SF	10,879
Price/SF	\$341	Year Built	1953 2021 (Renovated)
# of Units	8 - (3 Comm/5 Res)	Zoning	LAC2
Price/Unit	\$262,500	APN	5052-023-005

SALES COMPARABLES



2600 W JEFFERSON BLVD

Price	\$1,452,000	Type	Retail/MF
Bldg SF	5,790	Land SF	10,879
Price/SF	\$250.78	Year Built	1921
# of Units	4	Zoning	C2-1
Price/Unit	\$363,000	Sale Date	1/28/2025



3301 OBAMA BLVD

Price	\$2,025,000	Type	MF
Bldg SF	5,195	Land SF	6,534
Price/SF	\$389.80	Year Built	1944
# of Units	6	Zoning	LA-RD2
Price/Unit	\$337,500	Sale Date	3/18/2025



2705-2707 W JEFFERSON BLVD

Price	\$888,000	Type	Retail/MF
Bldg SF	3,586	Land SF	5,001
Price/SF	\$247.63	Year Built	1912
# of Units	7	Zoning	LAC2
Price/Unit	\$126,857	Sale Date	5/30/2025



1885-1899 W JEFFERSON BLVD

Price	\$3,000,000	Type	Retail/MF
Bldg SF	13,331	Land SF	16,906
Price/SF	\$225.04	Year Built	1912
# of Units	21	Zoning	LAC2
Price/Unit	\$142,857	Sale Date	12/24/2025

RENT COMPARABLES



2021 W JEFFERSON BLVD

Price	\$2,100,000	Type	Retail/MF
Bldg SF	6,159	Land SF	10,879
Price/SF	\$341	Year Built	1921



3500 S WESTERN AVE

Rent	\$2.93/SF	Type	Retail
Bldg SF	2,812	Tenancy	Multi
Unit Size	750	Leased	6/12/2026



2281 W 27TH ST

Rent	\$1,900	Type	Residential
Bldg SF	650	Unit Mix	1 bd + 1 ba
Price/SF	\$2.92	Leased	8/2025



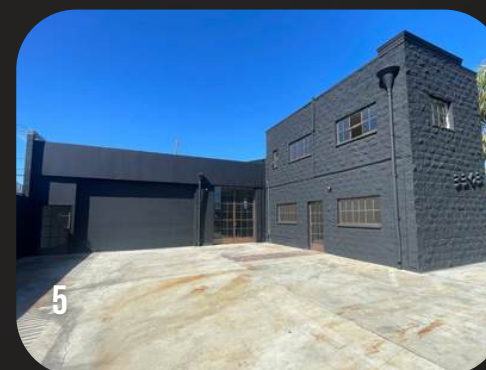
3300-3314 W JEFFERSON BLVD

Rent	\$2.66/SF	Type	Retail
Bldg SF	13,172	Tenancy	Multi
Unit Size	1,500	Leased	10/1/2025



3319 1/2 MONT CLAIR ST

Rent	\$1,695	Type	Residential
Bldg SF	700	Unit Mix	1 bd + 1 ba
Price/SF	\$2.42	Leased	12/2025



3303 W JEFFERSON BLVD

Rent	\$2.77/SF	Type	Retail
Bldg SF	5,400	Tenancy	Multi
Unit Size	1,800	Leased	6/1/2025

COMPARABLES MAP

-  Sales Comparables
-  Rent Comparables





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