



COMMERCIAL GROUP

FOR SALE

2214-2218 W Florence Ave,

Los Angeles, CA 90033

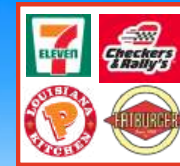
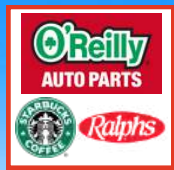


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POWERED BY

RISE
REAL ESTATE

PROPERTY AERIAL MAP



PROPERTY OVERVIEW



TYPE

Retail



SIZE

2,500 SF



PRICE

\$849,000



CAP RATE

3.33%



YEAR BUILT

1941



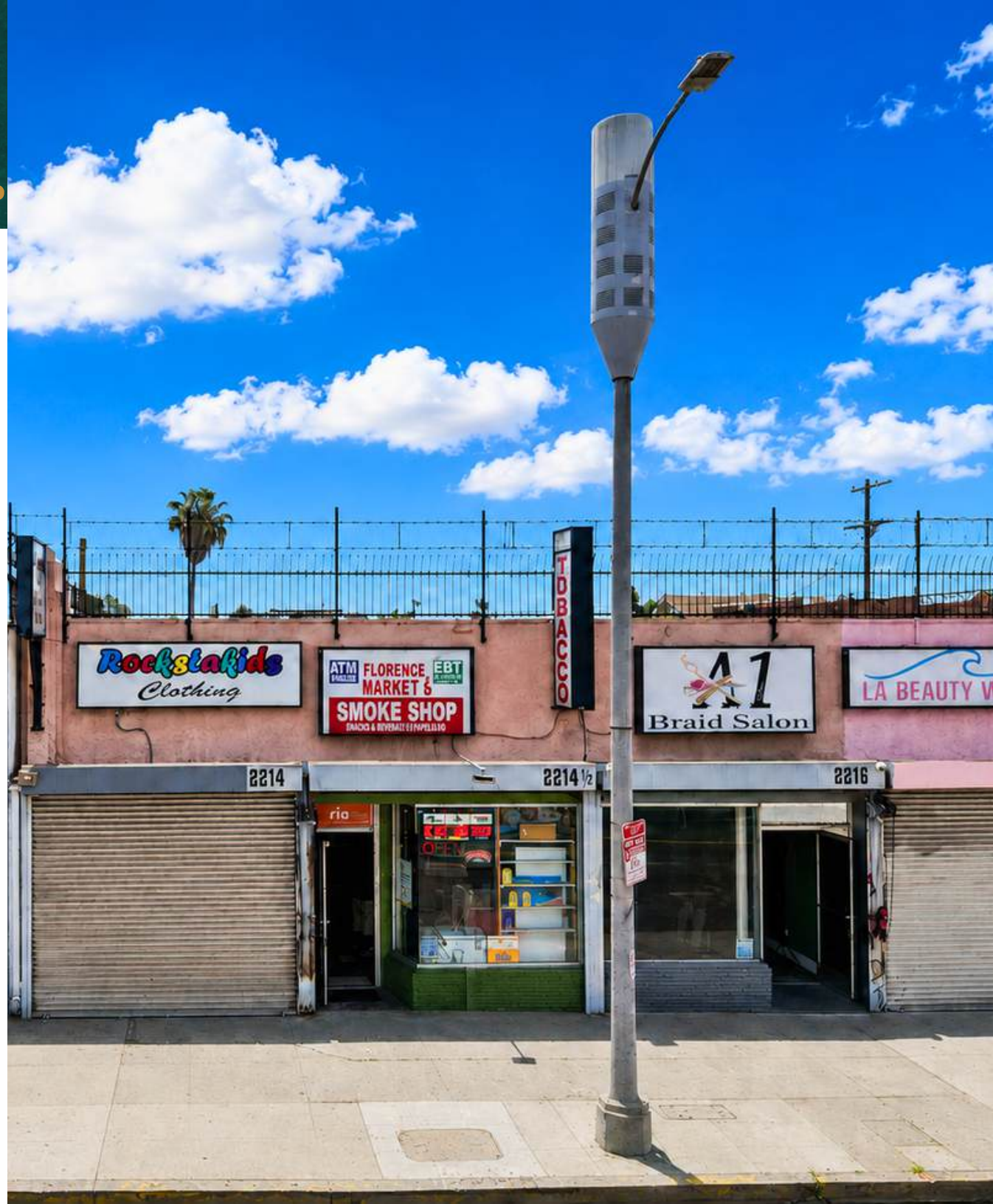
ZONING

LAC2



PARCEL NUMBER

4009-001-004



PROPERTY SHOWCASE



MULTI-TENANT RETAIL CONFIGURATION

Four retail commercial units featuring separately metered spaces and private restrooms for each tenant



RENTAL UPSIDE POTENTIAL

Three occupied units currently leased on a month-to-month basis at \$1,650 per month, presenting strong opportunity for future rent increases



IMMEDIATE LEASING OPPORTUNITY

One recently vacated unit allowing for immediate occupancy or new tenant placement.



ON-SITE PARKING AVAILABILITY

Approximately seven designated parking spaces with convenient front and rear access for tenants and customers.

PROPERTY FINANCIAL OVERVIEW



RENT ROLL

UNIT	TYPE	LEASE TERM	RENT	PROFORMA
1	COMMERCIAL	MONTH TO MONTH	\$1,650.00	\$1,650.00
2	COMMERCIAL	MONTH TO MONTH	\$1,650.00	\$1,650.00
3	COMMERCIAL	MONTH TO MONTH	\$1,650.00	\$1,650.00
4	COMMERCIAL	VACANT	\$0.00	\$1,650.00
TOTAL			\$4,950.00	\$6,600.00

FINANCIAL ANALYSIS	ACTUAL	PROFORMA
ANNUAL GROSS INCOME	\$59,400.00	\$79,200.00
LAUNDRY	\$0.00	\$0.00
LESS VACANCY	\$0.00	\$0.00
ADJUSTED GROSS INCOME	\$59,400.00	\$79,200.00
LESS EXPENSES 41%	\$31,055.80	\$31,055.80
NET OPERATING INCOME	\$28,344.20	\$48,144.20
LESS DEBT SERVICE	\$37,884.00	\$37,884.00
PRE-TAX CASH FLOW	-\$9,539.80	\$10,260.20
PERCENT RETURN	1.33%	2.05%

CAP RATE	ACTUAL	PROFORMA
CAP RATE	3.33%	5.66%

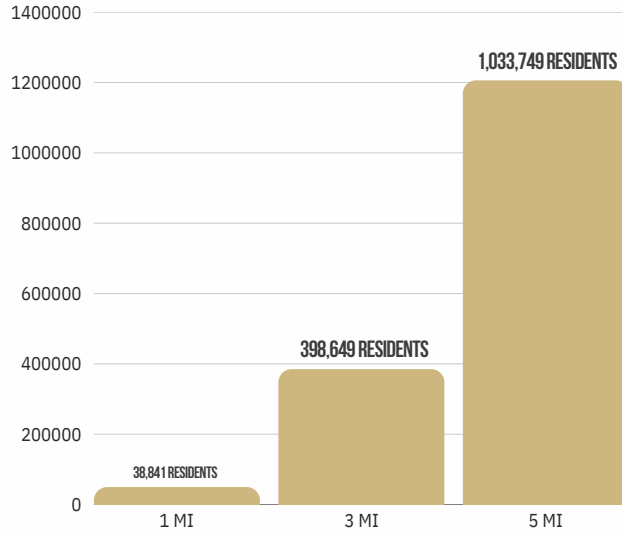
OPERATING EXPENSES	
PROPERTY TAX	\$12,187.80
INSURANCE	\$6,000.00
WATER	\$1,320.00
PEST CONTROL	\$1,200.00
REPAIRS/MAINTENANCE/RESERVES	\$2,500.00
MANAGEMENT	\$3,024.00
TRASH	\$3,624.00
PERMITS	\$1,200.00
TOTAL EXPENSES	\$31,055.80

PROPERTY IMPROVEMENTS

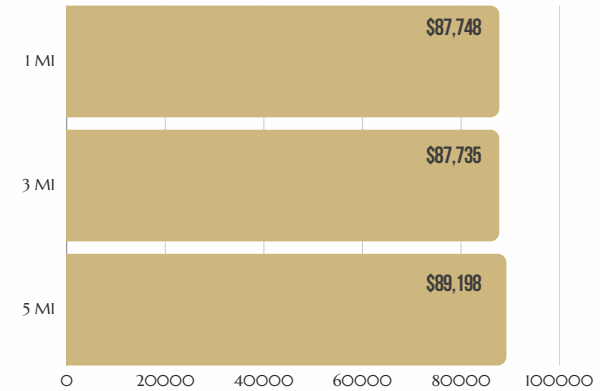
Ownership reports recent roof, plumbing, and electrical upgrades, which help reduce near-term capital expenditure requirements.

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
W Florence Ave	Arlington Ave	38,749 vehicles/day	.01miles
W Florence Ave	Arlington Ave	38,427 vehicles/day	.01miles
S Van Ness Ave	W 73rd St	17,428 vehicles/day	.04miles
S Van Ness Ave	W 73rd St	17,407 vehicles/day	.04miles
W Florence Ave	Haas Ave	38,921 vehicles/day	.06miles
S Van Ness Ave	W Florence Ave	14,588 vehicles/day	.07miles
S Van Ness Ave	W Florence Ave	14,582 vehicles/day	.07miles
S Van Ness Ave	W 74th St	16,356 vehicles/day	.09miles
S Van Ness Ave	W 74th St	16,200 vehicles/day	.09miles
S Van Ness Ave	S Van Ness Ave	1,053 vehicles/day	.14miles



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