3600 W. OLYMPIC BLVD

LOS ANGELES, CALIFORNIA 90019

Retail Investment Opportunity

DREAM REALTY

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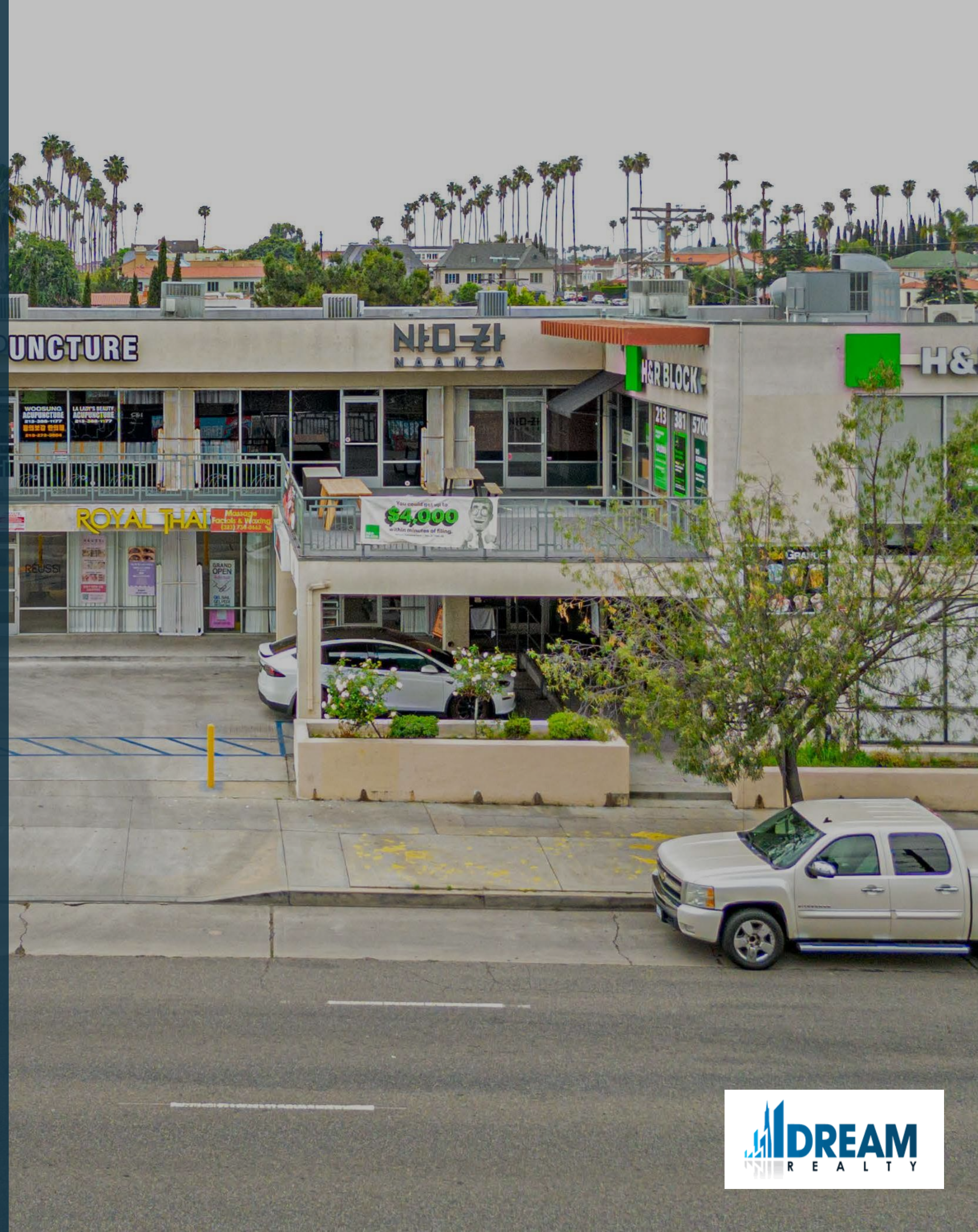
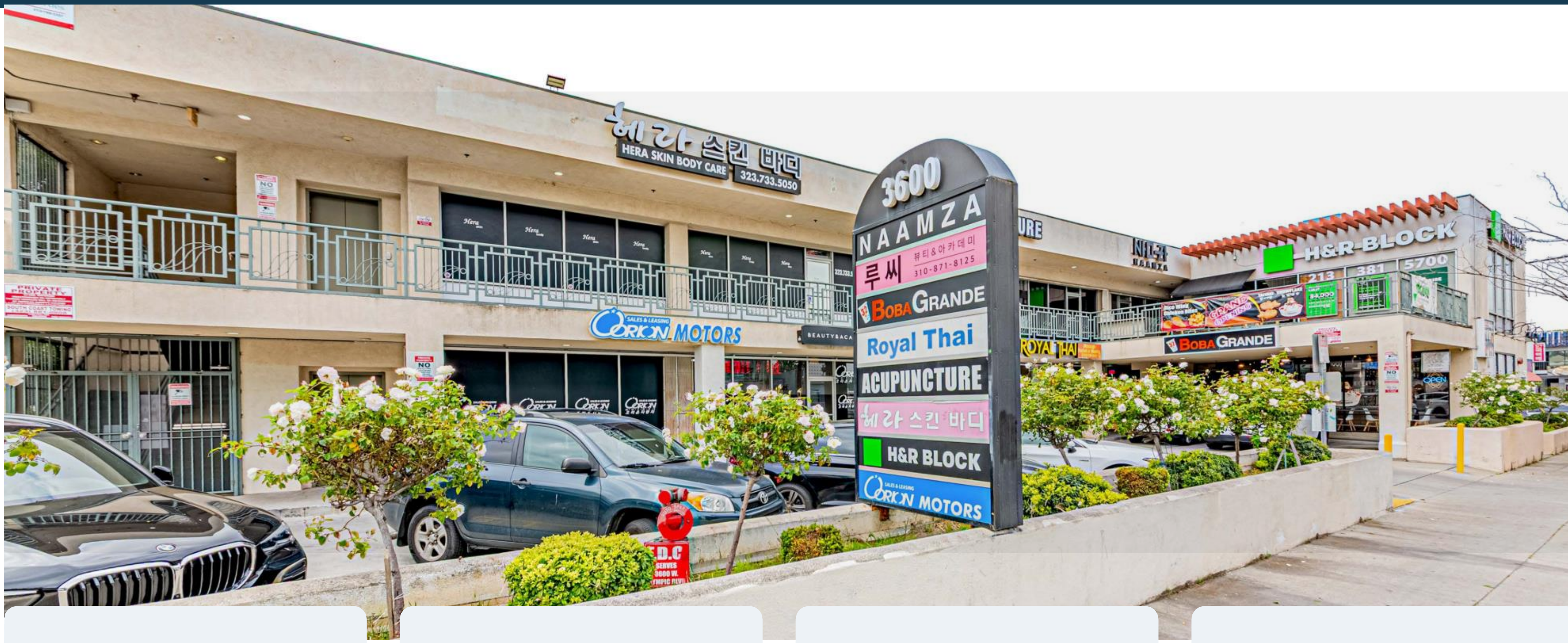


DREAM REALTY

INVESTMENT SNAPSHOT



$5,740,000 LISTING PRICE	**8,686 SF** GROSS LEASABLE AREA	**100%** OCCUPANCY	**$246,933** ANNUAL NET INCOME
2007 YEAR BUILT	**8** NUMBER OF UNITS	**4.30%** CURRENT CAP RATE	**2.76 / 1,000 SF** PARKING RATIO

Positioned for income today - with flexible C2 use potential.

INVESTMENT HIGHLIGHTS

01 PRIME MID-WILSHIRE / PARK MILE LOCATION

Strategically situated along Olympic Boulevard with proximity to Koreatown, Hancock Park, and Downtown Los Angeles.

02 HIGH-TRAFFIC EXPOSURE

Near Olympic Blvd and 3rd Avenue, the property benefits from daily traffic volume exceeding 40,000 vehicles.

03 MIXED-USE FLEXIBILITY

A modern two-story retail and office complex with 8,686 SF of gross leasable area. C2 zoning provides flexible use potential.

04 IN-PLACE INCOME

Solid monthly rental income plus CAM/NNN collections, supported by staggered lease expirations and tenant performance.

05 CONTEMPORARY CONSTRUCTION

Built in 2007 with Class B quality construction, concrete masonry structure, attractive storefronts, and upstairs suites.

06 AMPLE ON-SITE PARKING

24 parking spaces - 18 covered and 6 surface - equal to a 2.76 spaces per 1,000 SF parking ratio.

PROPERTY & FINANCING

PROPERTY

PROPERTY TYPE / CLASS	Retail
GROSS LEASABLE AREA	8,686 SF
YEAR BUILT	2007
PARKING RATIO	2.76 / 1,000 SF
RENT TYPE	NNN
ZONING	C2
OCCUPANCY RATE	100%
LISTING PRICE	$5,740,000
NUMBER OF UNITS	8
COST PER UNIT	$717,500
CURRENT GRM	15.50
CURRENT CAP	4.30%
COST PER RSF	$660.83

RENT ROLL

Current monthly income composition

$20,577.74
MONTHLY BASE RENT

$10,284.22
MONTHLY NNN CHARGE

$30,861.96
MONTHLY RENT COLLECTION

UNIT	SF	BASE RENT	NNN CHARGE	TOTAL RENT
1	641	$1,815.37	$705.10	$2,520.47
2	1,051	$3.258.10	$1,261.20	$4,519.20
3	979	$3,189.19	$1,510.00	$4,699.19
4	713	$2,317.00	$1,100.00	$3,419.00
5	1,157	$3,068.66	$1,785.00	$4,853.66
6	1,049	$2,727.40	$1,132.92	$3,859.92
7	972	$2,082.41	$1,500.00	$3,582.41
8	837	$2,119.61	$1,290.00	$3,409.61
TOTAL	8,686	$20,577.74	$10,284.22	$30,861.96

Annualized Operating Data

GROSS ACTUAL INCOME

$370,343.52

FINANCIAL ANALYSIS

Income and valuation indicators

$370,344
GROSS ACTUAL INCOME

$246,933
NET OPERATING INCOME

4.30%
CURRENT CAP RATE

Income Profile

100% occupancy with NNN rent structure and total scheduled monthly rent collection of $30,862.16.

Valuation Profile

LISTING PRICE	$5,740,000
COST PER UNIT	$717,500
COST PER RSF	$661
CURRENT GRM	15.50
CURRENT CAP	4.30%

MARKET DEMOGRAPHICS

1,237,480
5-MILE POPULATION

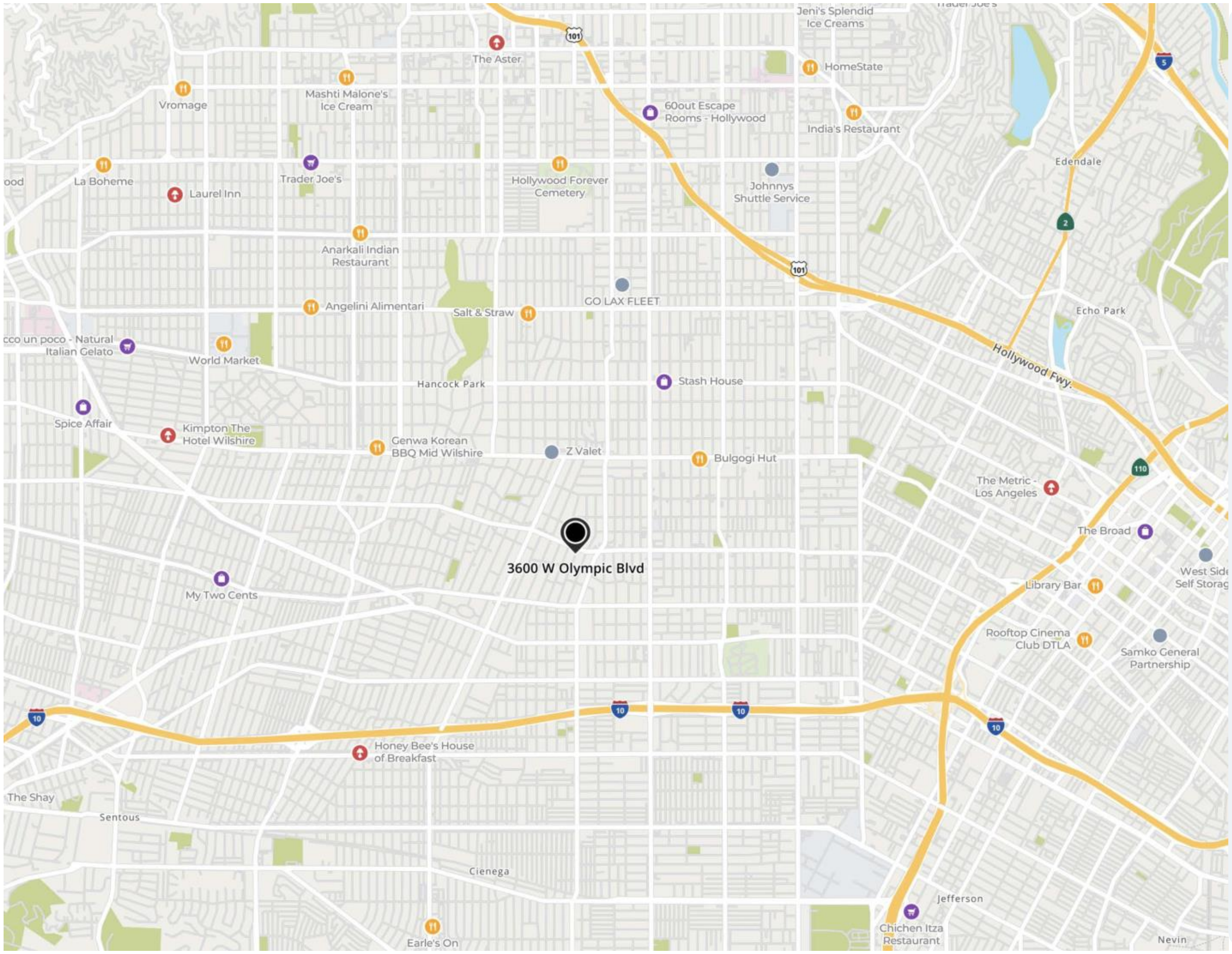
$61,131
5-MILE AVG. HH INCOME

$973,681
5-MILE MEDIAN HOME VALUE

METRIC	1 MILE	3 MILES	5 MILES
2024 Total Population	67,114	582,142	1,237,480
2029 Population	65,622	568,141	1,205,531
Pop Growth 2024-2029	(2.22%)	(2.41%)	(2.58%)
Average Age	40	39	39
2024 Total Households	26,661	226,911	507,390
HH Growth 2024-2029	(2.36%)	(2.50%)	(2.51%)
Median Household Inc	$50,852	$52,859	$61,131
Avg Household Size	2.40	2.40	2.30
Median Home Value	$1,037,141	$941,042	$973,681
Median Year Built	1959	1956	1959

PROPERTY GALLERY

Exterior, storefront and site perspectives



Strategic Location

0.9 MILES
Koreatown

5.5 MILES
Downtown Los Angeles

3.4 MILES
Los Angeles County Museum of Art

OLYMPIC BLVD
High-visibility commercial corridor

C2 ZONING
Flexible commercial use potential

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