



COMMERCIAL GROUP

FOR SALE

1611-1615 E. Cesar Chavez,  
Los Angeles, CA 90033



real

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# PROPERTY AERIAL MAP



**E CESAR E CHAVEZ AVE**

**1611-1615**



# PROPERTY OVERVIEW



## TYPE

Commercial/Office/Residential  
(mixed use)



## SIZE

6,156 SF



## PRICE

\$1,350,000



## CAP RATE

7.08%



## PARKING

6 on-site parking spaces plus 2  
garage spaces.



## METERING

Gas and electricity are  
separately metered



## YEAR BUILT

1952



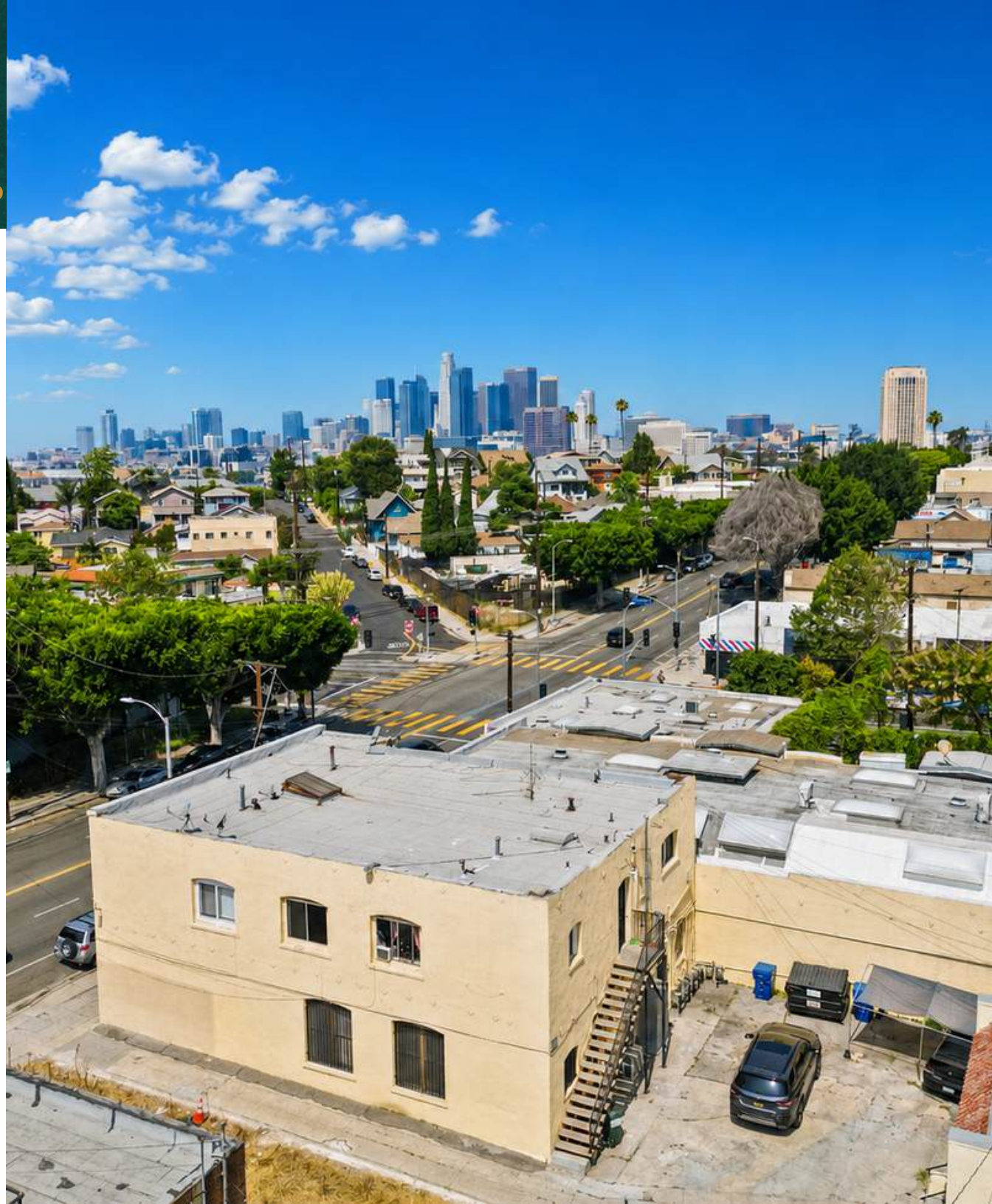
## ZONING

LAC2-1



## PARCEL NUMBER

5174-010-033



# PROPERTY SHOWCASE



## DIVERSE MIXED-USE INVESTMENT

Property consists of two commercial storefronts alongside multiple residential units, creating diversified income potential.



## ESTABLISHED COMMERCIAL INCOME

One retail storefront is occupied by a long-term art studio tenant paying \$2,750/month with built-in annual \$250 rent increases.



## VALUE-ADD LEASING OPPORTUNITY

Second commercial storefront is currently vacant and was previously marketed at \$2,500/month, offering immediate upside potential.



## MULTIPLE RESIDENTIAL UNITS

Residential improvements include a standalone house, four upstairs 1 bed / 1 bath units, and an additional renovated unit above the garage.



## RENOVATED FEATURES & VACANCY UPSIDE

Select residential units feature updated finishes and granite countertops, while two vacant upstairs units provide additional lease-up and value-add opportunities.

# PROPERTY FINANCIAL OVERVIEW



## RENT ROLL

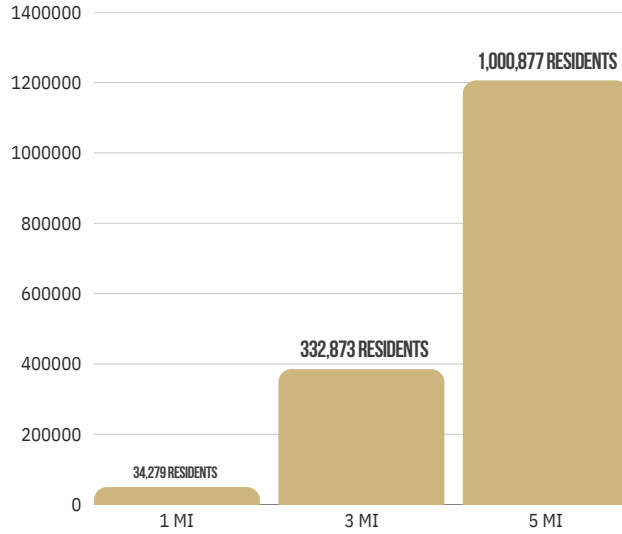
UNIT	MIX	MONTHLY	UNIT SF	PROFORMA
1611	COMMERCIAL	\$2,750.00	TBD	\$2,700.00
1615	COMMERCIAL	\$2,200.00	VACANT	\$2,700.00
1613 #1	STUDIO/1 BATH	\$1,700.00	TBD	\$1,800.00
1613 #2	STUDIO/1 BATH	\$1,700.00	TBD	\$1,800.00
1613 #3	STUDIO/1 BATH	\$750.00	TBD	\$1,800.00
1613 #4	STUDIO/1 BATH	\$1,800.00	TBD	\$1,800.00
1615 ½	HOUSE 2BD/1 BTH	\$810.00	TBD	\$2,500.00
1615 ¾	1 BED / 1 BATH	\$1,200.00	TBD	\$1,800.00
TOTAL				\$16,900.00

FINANCIAL ANALYSIS	ACTUAL	PROFORMA
ANNUAL GROSS INCOME	\$154,920.00	\$202,800.00
LAUNDRY	\$0.00	\$0.00
LESS VACANCY	\$5,422.00	\$5,422.00
ADJUSTED GROSS INCOME	\$149,497.80	\$195,702.00
LESS EXPENSES	\$54,055.55	\$54,055.55
NET OPERATING INCOME	\$95,442.25	\$141,646.45
LESS DEBT SERVICE	\$64,656.00	\$64,656.00
PRE-TAX CASH FLOW	\$30,786.25	\$76,990.45
PERCENT RETURN	4.02%	10.05%
CAP RATE	ACTUAL	PROFORMA
CAP RATE	7.08%	10.51%

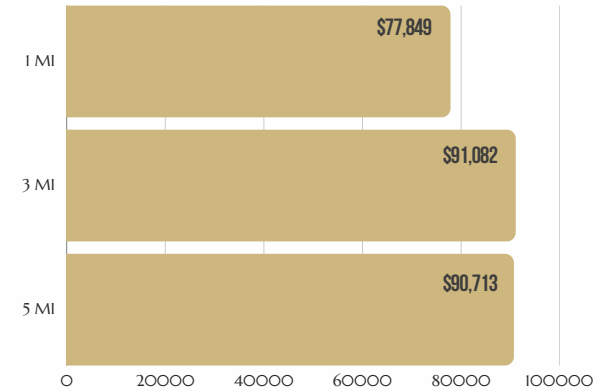
OPERATING EXPENSES	
PROPERTY TAX (0135)	\$20,688.75
INSURANCE	\$6,000.00
UTILITIES-ELECTRIC WATER & SEWER	\$9,600.00
GAS SEPARATED METER	\$0.00
REPAIRS/MAINTENANCE/RESERVES	\$4,700.00
LANDSCAPING	\$720.00
LAHD	\$1,100.00
MISC.	\$3,500.00
PEST CONTROL	\$1,200.00
FIRE PROTECTION/FIRE EXTINGUISHER	\$350.00
MANAGEMENT	\$6,196.80
TOTAL	\$54,055.55

# COMMUNITY PROFILE

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
E Cesar E Chavez Ave	Echandia St	15,165 vehicles/day	.02miles
E Cesar E Chavez Ave	Echandia St	14,976 vehicles/day	.02miles
N Boyle Ave	Bridge St	3,059 vehicles/day	.06miles
N Boyle Ave	Bridge St	3,072 vehicles/day	.06miles
N Boyle Ave	E Cesar E Chavez Ave	4,658 vehicles/day	.06miles
N Boyle Ave	E Cesar E Chavez Ave	4,679 vehicles/day	.06miles
E Cesar E Chavez Ave	Echandia St	14,532 vehicles/day	.08miles
E Cesar E Chavez Ave	Echandia St	14,379 vehicles/day	.08miles
E Cesar E Chavez Ave	N Boyle Ave	18,131 vehicles/day	.09miles
E Cesar E Chavez Ave	N Boyle Ave	17,886 vehicles/day	.09miles



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