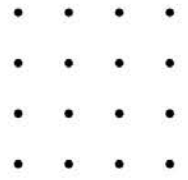


BANKRUPTCY SALE

OFFERS DUE NO LATER THAN 11/15/2024

OVERBID COURT DATE 11/19/2024

5 BUILDING PORTFOLIO \$5,650,000



5112 - 5118 W. Jefferson Blvd. & 3409 - 3421 S. La Brea Ave. Los Angeles, CA 90016

Sam Shakerchi
Senior Vice President

M. 310.525.0872
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OVERBID COURT DATE AND PROCESS

Offers Due No Later Than November 15, 2024

Court Date and Time: November 19, 2024, at 11:00 AM

Location: U.S. Bankruptcy Court, Courtroom 1368, 255 East Temple Street, Los Angeles, CA 90012

The sale is subject to higher and better bids submitted in accordance with the following procedures.

Any parties interested in bidding on the Real Property (the "Potential Overbidders") must deliver to the Debtor's counsel no later than November 15, 2024.

(1) A written cash offer in the amount of not less than \$5,850,000 upon substantially the same terms and conditions as set forth in the Agreement (the "Overbid");

(2) Evidence demonstrating minimum financial qualifications sufficient to consummate the Overbid, and

(3) Certified funds payable to the Debtor in the amount of \$200,000, which funds shall be treated as a good faith nonrefundable deposit.

Objections, if any, must be filed and served 14 days prior to the Hearing Date, so the deadline is November 5, 2024.

The Potential Overbidder must be present at the hearing on the Motion scheduled for November 19, 2024, at 11:00 a.m. (the "Sale Hearing"). Potential Overbidders should contact Compass as follows with any questions concerning the Real Property and/or to coordinate due diligence efforts:

Sam Shakerchi Compass Commercial – Beverly Hills

Telephone: (310) 525-0872

Email: samshakerchi@gmail.com

sam.shakerchi@compass.com

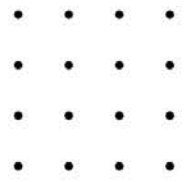
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EXECUTIVE SUMMARY

OVERBID OFFERS DUE NO LATER THAN NOVEMBER 15, 2024



*** See Previous Page For Details ***

PROPERTY DESCRIPTION

Five Buildings (31,539+/-SF) on two Lots totaling approximately 33,000+/- SF of land.

**** This is a bankruptcy sale which is subject to overbid and court confirmation process. *****
Overbid Court date set for November 19, 2024 ***

LOCATION DESCRIPTION

Two parcels located at the corner of W. Jefferson Blvd. and S. La Brea Ave.

At a Glance

\$5,650,000

Current Contract Price

\$179.14

Price / SF

21,301+/-SF

3 Jefferson Buildings

CM-2D-CPIO

Zoning

10,238 SF

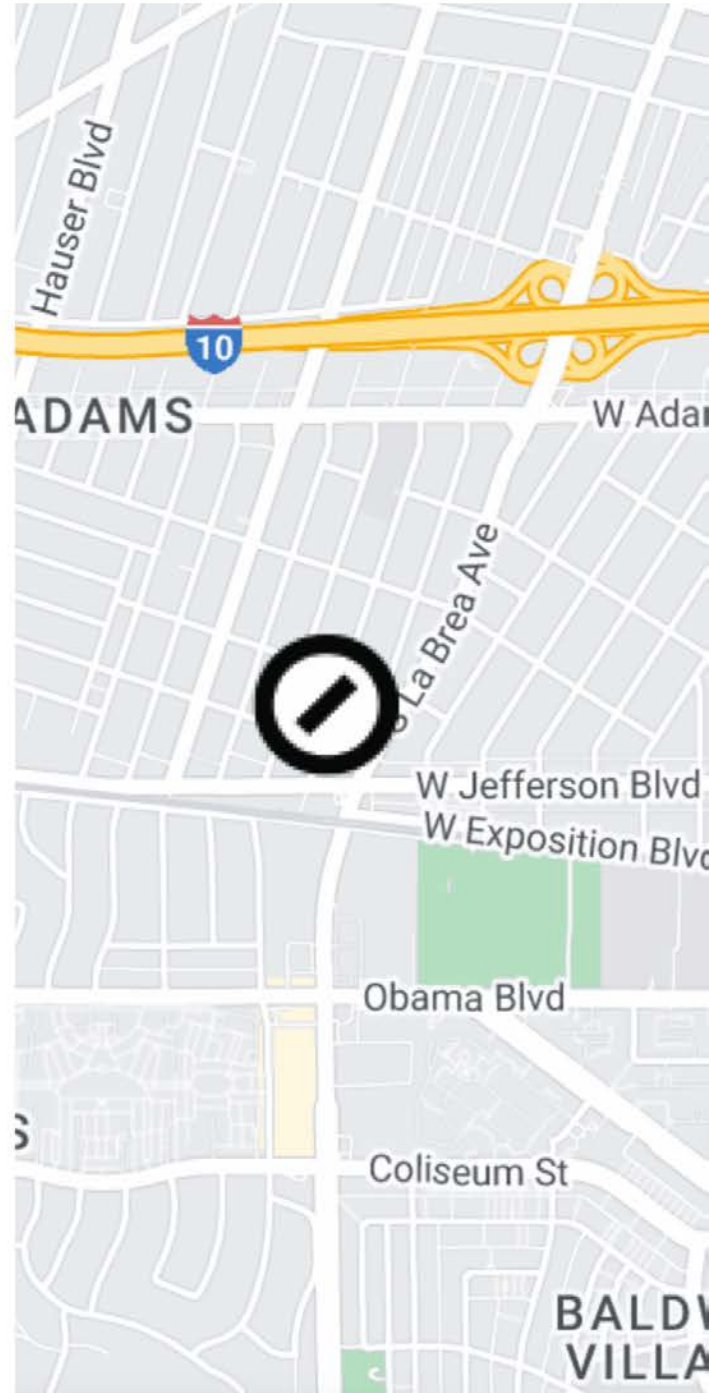
2 La Brea Buildings

West Adams

Market

5 Buildings - 31,539 +/- SF

2 Parcels - 33,000 +/- SF

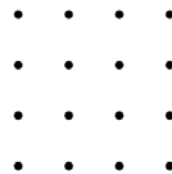


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FOR SALE



RETAIL, WAREHOUSE, FLEX | WEST ADAMS

**3409 - 3421 S. La Brea Ave.
3416 1/2 Orange Dr.
Los Angeles, CA 90016**

HIGHLIGHTS

- Owner User Opportunity
- Investor Opportunity with Upside
- Development Site
- Irreplaceable Location.
- Prime West Adams Location
- Onsite Secured Parking
- Zoned CM-2D-CPIO
- TOC 3 & Opportunity Zone
- Direct Access to Metro Rail Platform
- One of the busiest signalized intersections in the city.
- All Tenants are Month-to-Month

PROPERTY OVERVIEW

This 10,238+/- SF property is comprised of approximately 5,738+/- SF of retail space on La Brea with a separate warehouse building at the rear of the building that is approximately 4,500 SF. There are currently two tenants occupying 65% of the retail space. All tenants are month-to-month. The warehouse space was recently vacated as well.

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FOR SALE



RETAIL, WAREHOUSE, FLEX | WEST ADAMS

**5112 - 5118 W. Jefferson Blvd.
3416 Orange Dr.
Los Angeles, CA 90016**

HIGHLIGHTS

- Owner User Opportunity
- Investor Opportunity with Upside
- Development Site
- Irreplaceable Location.
- Prime West Adams Location
- Onsite Secured Parking
- Zoned CM-2D-CPIO
- TOC 3 & Opportunity Zone
- Direct Access to Metro Rail Platform
- One of the busiest signalized intersections in the city.
- All Tenants are Month-to-Month

PROPERTY OVERVIEW

Approximately 21,301+/- SF and comprised of two warehouse buildings on Jefferson (12,00+/-SF) and a 9,301+/- SF 2-story building (3416 S Orange Dr) at the rear of the property. Both warehouse buildings and the bottom floor of the rear building are tenant occupied and the second story of the rear building is vacant. ALL TENANTS ARE MONTH TO MONTH.

Brokers & Broker's Agents make no representations or warranties, express or implied, as to the accuracy of the information provided to them. Square footage is deemed accurate or close to accurate. Broker(s), Buyer(s), and Agent(s) are advised to independently verify the accuracy of all information and due diligence materials accordingly.

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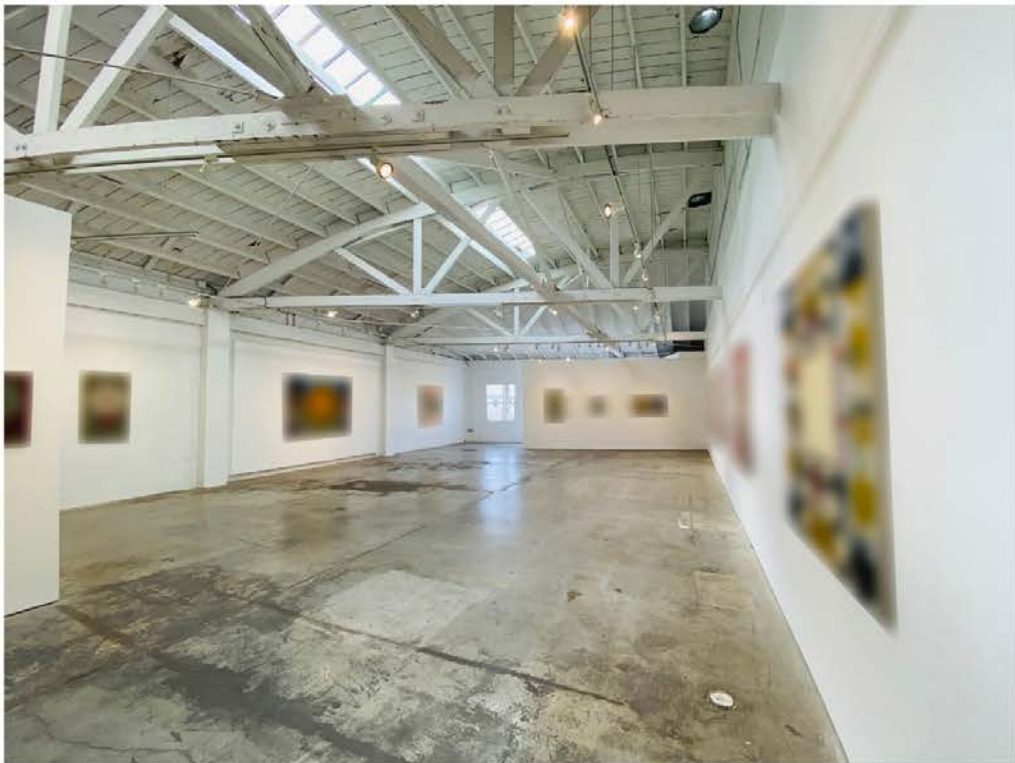
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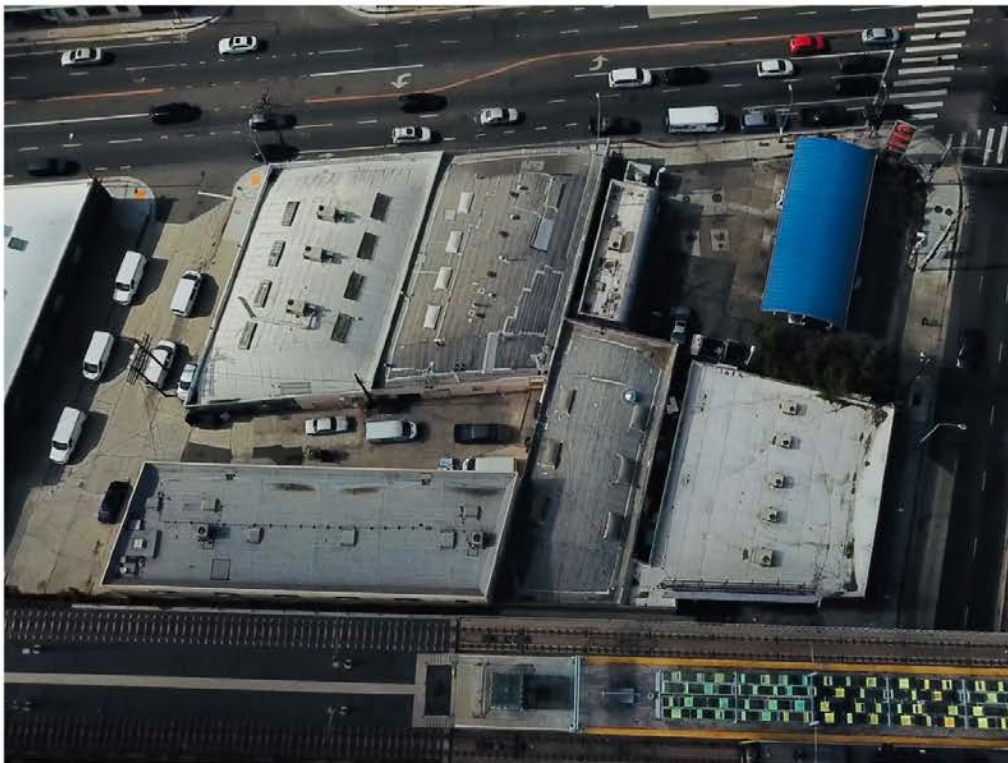
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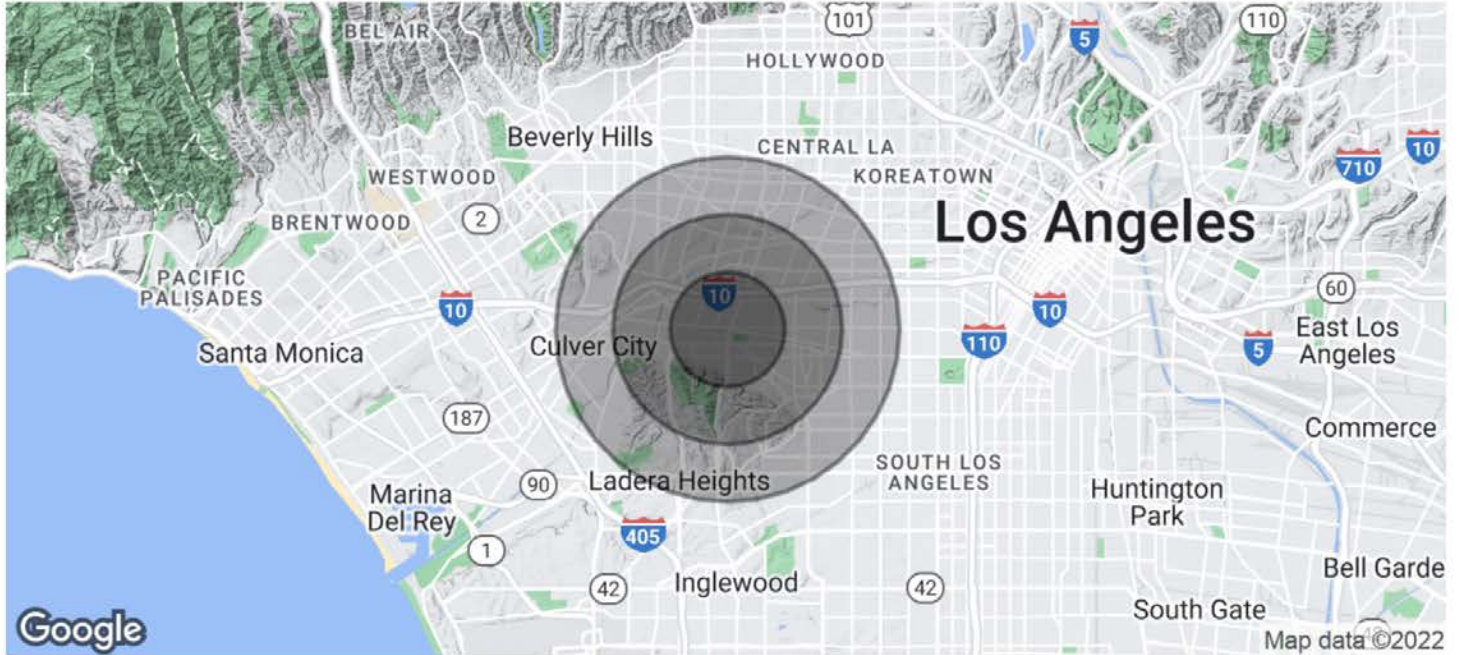
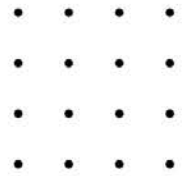


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DEMOGRAPHICS MAP & REPORT



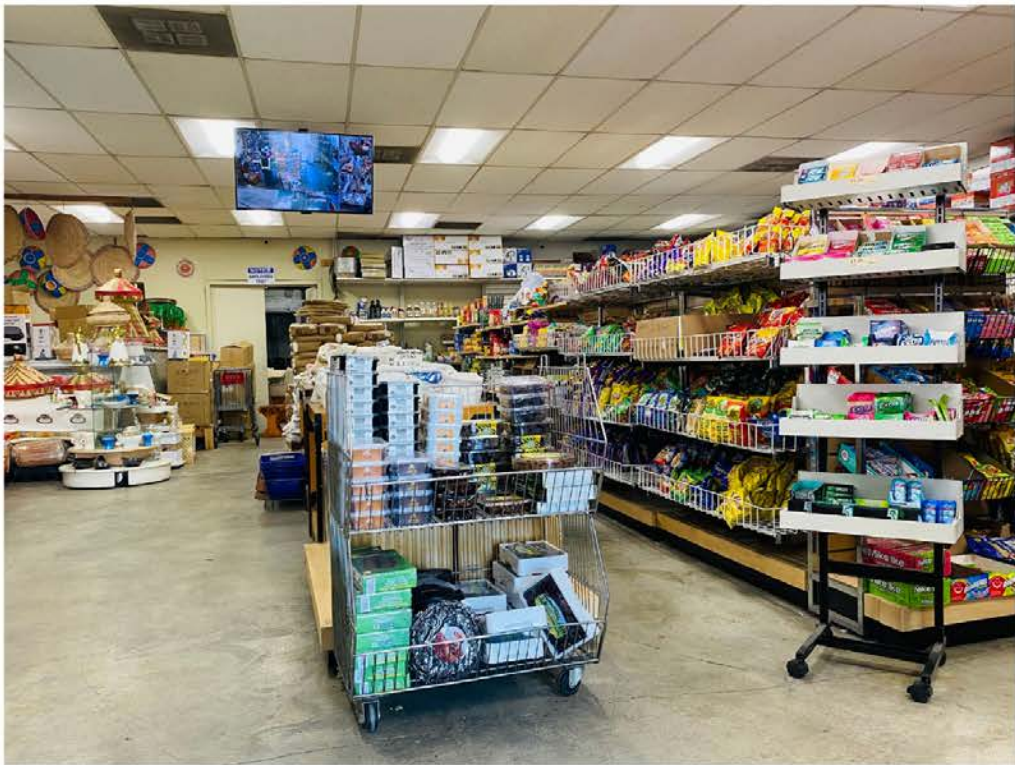
Population	1 Mile	2 Miles	3 Miles
Total Population	33,019	114,769	286,260
Average Age	34.6	37.4	38.2
Average Age (Male)	31.8	36.2	37.0
Average Age (Female)	37.1	39.2	39.8
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	13,347	49,711	126,540
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$56,870	\$73,482	\$87,329
Average House Value	\$550,428	\$780,084	\$815,006

* Demographic data derived from 2020 ACS - US Census

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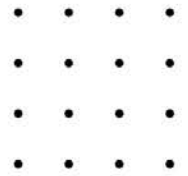


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About Sam



Sam Shakerchi **Senior Vice President**

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PROFESSIONAL BACKGROUND

As Senior Vice President of Compass Commercial - Beverly Hills, Sam has been involved in the sales, purchases, and leasing of commercial, multifamily, and industrial properties throughout Beverly Hills and the greater Los Angeles area for over 20 years.

As a Retail and Multi-Family property owner, landlord, and former tenant, as well, Sam understands the entire cycle and all sides of a deal. From your very first meeting with him, throughout the entire process, and well after closing, he maintains the highest level of integrity, reliability, professionalism, and loyalty. Sam is also a specialist in keeping his finger on the pulse of the highly desired off-market community as well. "In this age of technology, where everyone can go online and find properties at their fingertips, you must be able to provide your clients with off-market opportunities. "Knowledge and access is the greatest commodity in this business." With a keen sense of local and commercial trends and developments, Sam provides his clients with expert market knowledge and hands-on service that is second to none.

Prior to becoming a real estate agent, Sam owned and operated Sammy's Sports in the Golden Triangle of Beverly Hills. He loves spending time with his wife and two kids, mentoring new agents, is an avid ice hockey player, and a decent guitarist.

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