



COMMERCIAL GROUP

FOR SALE

2815 S. Western,

Los Angeles, CA 90033



real

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# PROPERTY AERIAL MAP



2815



S Western Ave



# PROPERTY OVERVIEW



## TYPE

Commercial/Office/Residential  
(mixed use)



## SIZE

3,392 SF



## PRICE

\$1,899,000



## CAP RATE

1.91%



## YEAR BUILT

1931



## ZONING

LAC2



## PARCEL NUMBER

5053-003-033





#### STABLE INCOME OPPORTUNITY

Rear house currently generates \$1,950/month in rental income, providing immediate cash flow potential.



#### WELL-MAINTAINED PROPERTY

Property has been well cared for with no known leaks and plumbing reported to be in good condition.



#### RECENT ROOF UPGRADE

Roof was replaced approximately 1 year and 8 months ago, offering added value and reduced near-term maintenance.



#### HISTORIC AREA LOCATION

Situated within a historical area (Jefferson Park), adding character and long-term neighborhood appeal.



#### TENANT BUYOUT OPPORTUNITY

The current owner is willing to consider a tenant relocation assistance package to facilitate a vacancy, providing an opportunity for an owner-user, investor, or future tenant to occupy the space subject to mutually agreeable terms.

# PROPERTY FINANCIAL OVERVIEW



## RENT ROLL

UNIT	TYPE	RENT MONTHLY	ANNUAL
FRONT CELL PHONE	COMMERCIAL	\$1,050.00	\$12,600.00
TRADICIONES STORE	COMMERCIAL	\$1,650.00	\$19,800.00
MINI MARKET	COMMERCIAL	\$1,850.00	\$22,200.00
TOTAL			\$54,600.00

UNIT	TYPE	RENT MONTHLY	ANNUAL
REAR UNIT	RESIDENTIAL	\$1,950.00	\$23,400.00
TOTAL			\$23,400.00

## FINANCIAL ANALYSIS

ANNUAL GROSS INCOME		\$78,000.00
LAUNDRY		\$0.00
LESS VACANCY		\$0.00
ADJUSTED GROSS INCOME		\$78,000.00
LESS EXPENSES	53%	\$41,707.50
NET OPERATING INCOME		\$36,292.50
LESS DEBT SERVICE		\$64,656.00
PRE-TAX CASH FLOW		-\$28,363.50
PERCENT RETURN		-2.84%

## OPERATING EXPENSES

PROPERTY TAX (0.135)	\$24,987.50
INSURANCE	\$6,500.00
WATER AND TRASH	\$2,500.00
GAS SEPARATED METER	\$0.00
REPAIRS/MAINTENANNCE/RESERVES	\$3,500.00
MISC.	\$500.00
PERMITS	\$600.00
MANAGEMENT (\$260/MO)	\$3,120.00
UTILITIES - SEPARATED METER	\$0.00
TOTAL	\$41,707.50

## CAP RATE

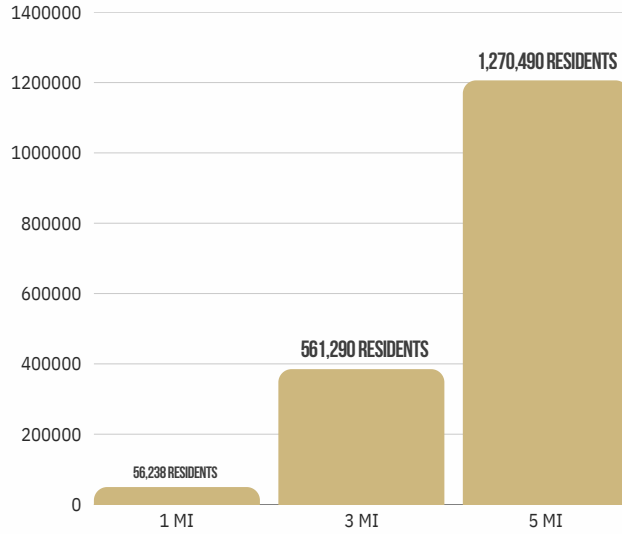
## ACTUAL

CAP RATE

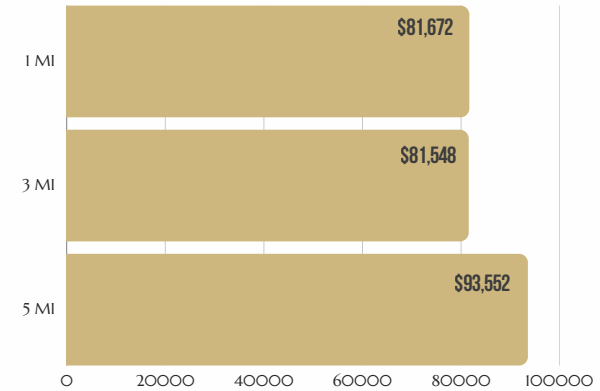
1.91%

# COMMUNITY PROFILE

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
S Western Ave	W 28th St	26,671 vehicles/day	.02miles
S Western Ave	W 28th St	26,965 vehicles/day	.02miles
S Western Ave	W 28th St	28,426 vehicles/day	.06miles
S Western Ave	W 28th St	28,739 vehicles/day	.06miles
S Western Ave	W 28th St	34,985 vehicles/day	.07miles
S Western Ave	W 28th St	35,371 vehicles/day	.07miles
S Hobart Blvd	W 28th St	1,345 vehicles/day	.08miles
S Hobart Blvd	W 28th St	1,329 vehicles/day	.08miles
W 27th St	S Hobart Blvd	1,757 vehicles/day	.10miles
W 27th St	S Hobart Blvd	1,736 vehicles/day	.10miles



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