TAORMINA
REAL ESTATE GROUP

COMPASS COMMERCIAL

HOSPITALITY & ADAPTIVE REUSE OPPORTUNITY · OPPORTUNITY ZONE

Little Caesars Motel 18-Room *Hospitality* Asset with *Adjacent Parking Parcel*

4320–4330 S Broadway, Los Angeles, CA 90037 · South Broadway Corridor, near Downtown LA & USC

WWW.LITTLECAESARSMOTEL.COM

13,860 SF	2	18	C2-2D-CPIO
COMBINED LAND AREA	PARCEL OFFERING	MOTEL ROOMS	ZONING · HOUSING ELEMENT SITE

Property Highlights

- Two-parcel offering totaling approximately 13,860 SF of land
- Parcel 1 (APN 5111-013-001): 18-room motel (5,568 SF) + 396 SF laundry building on a 7,560 SF lot
- Parcel 2 (APN 5111-013-002): Adjacent 6,300 SF surface parking lot
- Zoned C2-2D-CPIO · GPLU: Community Commercial
- Located within a Federal Opportunity Zone
- Designated Los Angeles Housing Element Site
- Not subject to Rent Stabilization Ordinance, Ellis Act, or Just Cause Eviction Ordinance
- Prime South Broadway location near Downtown LA and USC
- Established, income-generating hospitality operation

AERIAL · COMBINED TWO-PARCEL SITE

4320–4330 S Broadway

Taormina Real Estate Group is pleased to present a well-located 18-room independent motel offered together with an adjacent parking lot parcel in the heart of South LA's Broadway corridor.

This two-parcel offering totals approximately **13,860 SF** of combined land: one parcel improved with the 18-room motel (5,568 SF) plus a 396 SF laundry building on a 7,560 SF lot, and a second, adjacent 6,300 SF surface parking lot.

Zoned C2-2D-CPIO with a Community Commercial General Plan designation, the site sits within a Community Plan Implementation Overlay and a federally designated **Opportunity Zone**, offering potential tax-advantaged investment structuring alongside flexibility across commercial and mixed-use development scenarios.

The property is designated as a **Los Angeles Housing Element Site**, reflecting the city's identification of the parcel as contributing to future housing capacity, an added point of interest for residential and supportive housing developers.

SCAN FOR PROPERTY WEBSITE

www.littlecaesarsmotel.com

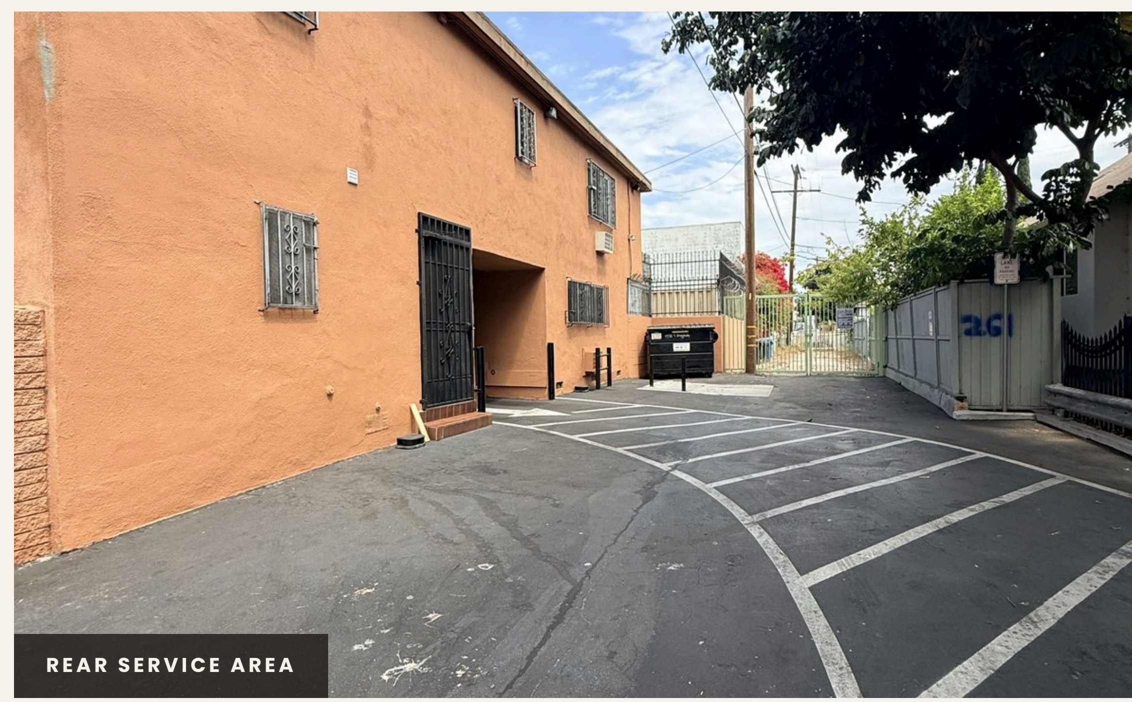
Street Presence & Entry

Corner signage, entry archway, and street frontage along South Broadway

STREET CORNER · BROADWAY FRONTAGE

ENTRY SIGNAGE · LITTLE CAESARS MOTEL

OFFICE & GUEST ENTRY



REAR SERVICE AREA

Guest Building & Adjacent Parking

Second-level corridors, on-site laundry building, and the adjacent 6,300 SF parking parcel


UPPER-LEVEL CORRIDOR


GUEST ROOM ACCESS


396 SF LAUNDRY BUILDING


ADJACENT PARCEL · 6,300 SF PARKING LOT

Guest Rooms

Interior unit condition across the 18-room self-contained configuration

GUEST ROOM

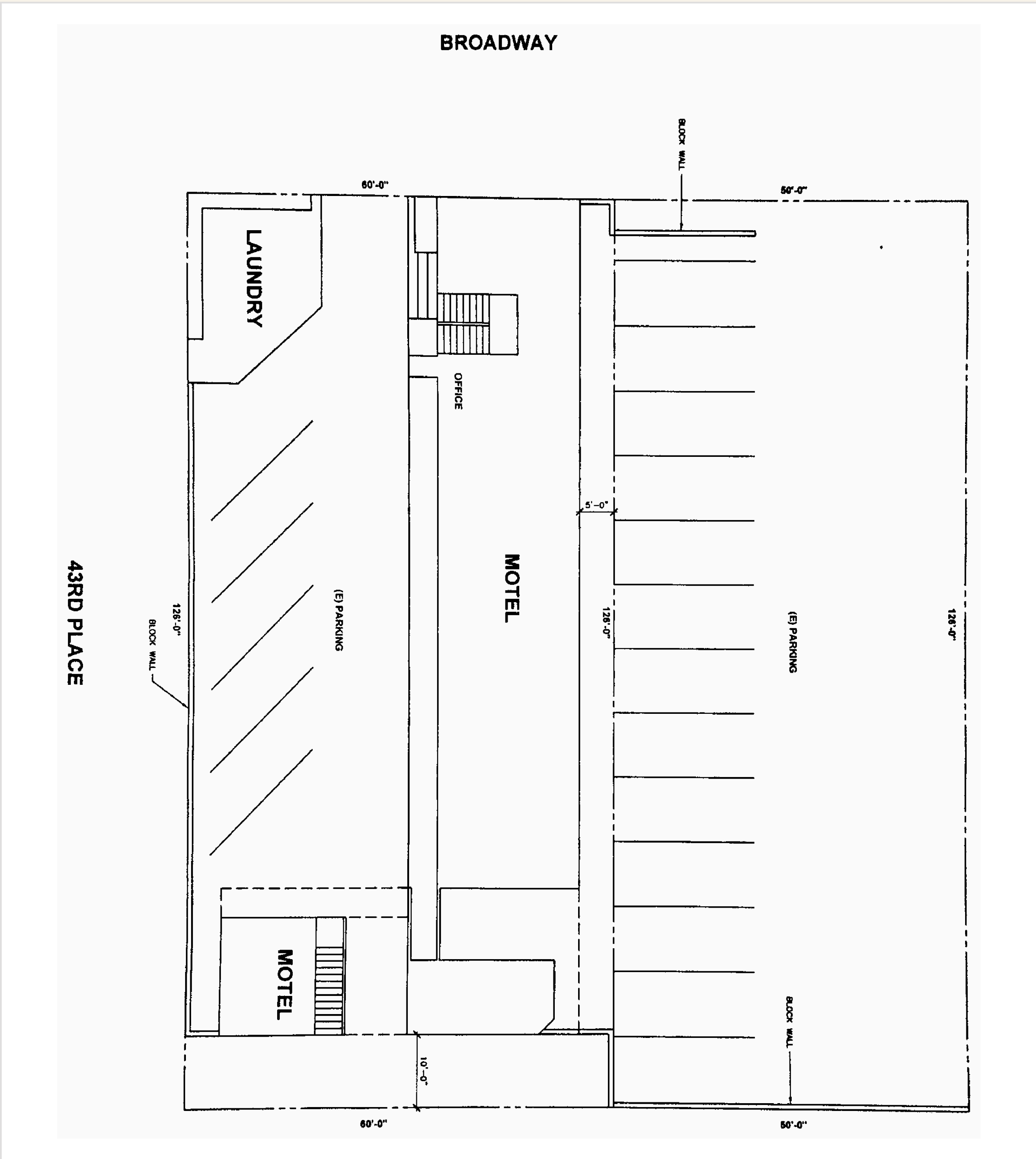
GUEST BATHROOM

GUEST ROOM, ALTERNATE UNIT

GUEST BATHROOM, ALTERNATE UNIT

Two-Parcel Site Configuration

Motel, laundry building, and combined on-site parking across both parcels



AERIAL · CORNER MASSING


AERIAL · PARKING CONFIGURATION

Year-to-Date Profit & Loss, by Month

January 1 – July 1, 2026 · Owner-reported monthly actuals and averages · Figures in USD

LINE ITEM	JAN	FEB	MAR	APR	MAY	JUN	YTD TOTAL	PRO FORMA 12-MO
INCOME								
Room Rental (exclusive of TOT)								
Overnight Stays (19%)	$7,566	$7,566	$7,566	$7,566	$7,566	$7,645	**$45,475**	*$90,950*
Hourly / Short-Term Stays (81%)	$32,255	$32,255	$32,255	$32,255	$32,255	$32,593	**$193,866**	*$387,732*
Total Room Rental (ex-TOT)	**$39,821**	**$39,821**	**$39,821**	**$39,821**	**$39,821**	**$40,238**	**$239,340**	***$478,680***
TOT Collected from Guests (14% · pass-through)	$5,575	$5,575	$5,575	$5,575	$5,575	$5,633	**$33,508**	*$67,016*
Soda Sales	$177	$177	$177	$177	$177	$177	**$1,062**	*$2,124*
TOTAL INCOME	**$45,573**	**$45,573**	**$45,573**	**$45,573**	**$45,573**	**$46,048**	**$273,910**	***$547,820***
OPERATING EXPENSES								
Administrative								
Bank Service Charges	$17	$17	$17	$17	$17	$17	**$99**	*$198*
Dues and Subscriptions	$15	$15	$15	$15	$15	$15	**$90**	*$180*
Subtotal – Administrative	**$32**	**$32**	**$32**	**$32**	**$32**	**$32**	**$189**	***$378***
Insurance								
Insurance (Property, GL, Workers Comp, Umbrella)	$4,380	$4,380	$4,380	$4,380	$4,380	$4,380	**$26,280**	*$52,560*
Subtotal – Insurance	**$4,380**	**$4,380**	**$4,380**	**$4,380**	**$4,380**	**$4,380**	**$26,280**	***$52,560***
Payroll								
Payroll Processing Fees (combined)	$220	$220	$220	$220	$220	$220	**$1,320**	*$2,640*
Payroll Taxes	$5,381	$5,381	$5,381	$5,381	$5,381	$5,381	**$32,284**	*$64,568*
Wages – Other	$12,886	$12,886	$12,886	$12,886	$12,886	$12,886	**$77,314**	*$154,628*
Subtotal – Payroll	**$18,486**	**$18,486**	**$18,486**	**$18,486**	**$18,486**	**$18,486**	**$110,918**	***$221,836***
Operations								
Pest Control	$135	$135	$135	$135	$135	$135	**$810**	*$1,620*
Supplies	$865	$865	$865	$865	$865	$865	**$5,191**	*$10,382*
Supplies and Professional Fees	$213	$213	$213	$213	$213	$213	**$1,280**	*$2,560*
Utilities	$3,533	$3,533	$3,533	$3,533	$3,533	$3,533	**$21,200**	*$42,400*
Subtotal – Operations	**$4,747**	**$4,747**	**$4,747**	**$4,747**	**$4,747**	**$4,747**	**$28,481**	***$56,962***
Taxes								
Bed Tax / TOT Remitted to City (14% · pass-through)	$5,575	$5,575	$5,575	$5,575	$5,575	$5,633	**$33,508**	*$67,016*
Business License	$105	$105	$105	$105	$105	$105	**$628**	*$1,256*
Other Taxes	$95	$95	$95	$95	$95	$95	**$567**	*$1,134*
Property Tax	$1,444	$1,444	$1,444	$1,444	$1,444	$1,444	**$8,666**	*$17,332*
Soda Sales Tax	$16	$16	$16	$16	$16	$16	**$94**	*$188*
Subtotal – Taxes	**$7,234**	**$7,234**	**$7,234**	**$7,234**	**$7,234**	**$7,292**	**$43,463**	***$86,926***
TOTAL OPERATING EXPENSES (excl. debt service)	**$34,879**	**$34,879**	**$34,879**	**$34,879**	**$34,879**	**$34,937**	**$209,331**	***$418,662***
NET OPERATING INCOME (NOI)	**$10,694**	**$10,694**	**$10,694**	**$10,694**	**$10,694**	**$11,111**	**$64,579**	***$129,158***
Debt Service (excluded from NOI)								
Mortgage / Private Loan Payment	$5,396	$5,396	$5,396	$5,396	$5,396	$5,396	**$32,376**	*$64,752*
NET INCOME (after debt service)	**$5,298**	**$5,298**	**$5,298**	**$5,298**	**$5,298**	**$5,715**	**$32,203**	***$64,406***

Pro Forma 12-Month figures annualize the six-month year-to-date total (YTD × 2) and are provided as an illustrative estimate only. Actual full-year performance may vary due to seasonality, operational changes, or market conditions.

SOUTH BROADWAY CORRIDOR

A Central, High-Visibility South LA Location

Situated minutes from Downtown LA, USC, and major freeway access, the property sits in a high-visibility submarket that has drawn interest from both hospitality investors and affordable / supportive housing developers. Its central location offers proximity to transit, jobs, and Downtown LA amenities.

NEARBY & SURROUNDING

- Downtown Los Angeles
- University of Southern California (USC)
- Major freeway access
- Transit, jobs & social service infrastructure

Pathways for a Range of Buyers

The site's zoning, Opportunity Zone status, Housing Element designation, and parcel configuration support several highest-and-best-use directions, subject to CPIO standards and entitlement review.

01

Hospitality Repositioning

18 self-contained rooms and 24-hour operations lend themselves to continued or upgraded motel use along an active commercial corridor.

02

Interim & Supportive Housing

Configuration is well suited to adaptive reuse under state and county interim housing, Homekey-style, or PSH acquisition programs.

03

Residential Redevelopment

Housing Element Site designation and commercial zoning may warrant a look from residential developers, subject to CPIO review.

04

Opportunity Zone Structuring

Federal Opportunity Zone location offers a potential path to tax-advantaged investment structuring for qualifying buyers.

Development standards and entitlement details available upon request. Offering memorandum, financials, and site documents provided to qualified buyers following execution of a confidentiality agreement. Visit **www.littlecaesarsmotel.com** for property details.

FINANCIAL NOTES & ASSUMPTIONS

- January–May figures reflect monthly averages from a five-month actuals dataset provided by ownership; June reflects owner-reported actuals.
- TOT (14%) is collected from guests and remitted to the City on a pass-through basis, with no net impact on NOI.
- Room rental split is 19% overnight / 81% hourly per ownership.
- Insurance reflects an approximate annual premium of $52,560 (Property, General Liability, Workers' Comp, and Umbrella combined), which changes at renewal.

All figures are owner-reported and unaudited. Buyer to verify through independent due diligence.

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PROPERTY WEBSITE

www.littlecaesarsmotel.com

Offering memorandum, financial summary, and due diligence documents provided to qualified buyers.