



COMMERCIAL GROUP

FOR SALE

2214-2218 W Florence Ave,  
Los Angeles, CA 90043

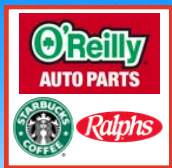


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RISE  
REAL ESTATE

# PROPERTY AERIAL MAP



S Van Ness Ave

2214-2218

W Florence Ave

SUBJECT



# PROPERTY OVERVIEW



## TYPE

Retail



## SIZE

2,500 SF



## PRICE

\$849,000



## CAP RATE

3.33%



## YEAR BUILT

1941



## ZONING

LAC2



## PARCEL NUMBER

4009-001-004



# PROPERTY SHOWCASE



## MULTI-TENANT RETAIL CONFIGURATION

Four retail commercial units featuring separately metered spaces and private restrooms for each tenant



## RENTAL UPSIDE POTENTIAL

Three occupied units currently leased on a month-to-month basis at \$1,650 per month, presenting strong opportunity for future rent increases



## IMMEDIATE LEASING OPPORTUNITY

One recently vacated unit allowing for immediate occupancy or new tenant placement.



## ON-SITE PARKING AVAILABILITY

Approximately seven designated parking spaces with convenient front and rear access for tenants and customers.

# PROPERTY FINANCIAL OVERVIEW



## RENT ROLL

| UNIT  | TYPE       | LEASE TERM     | RENT       | PROFORMA   |
|-------|------------|----------------|------------|------------|
| 1     | COMMERCIAL | MONTH TO MONTH | \$1,650.00 | \$1,650.00 |
| 2     | COMMERCIAL | MONTH TO MONTH | \$1,650.00 | \$1,650.00 |
| 3     | COMMERCIAL | MONTH TO MONTH | \$1,650.00 | \$1,650.00 |
| 4     | COMMERCIAL | VACANT         | \$0.00     | \$1,650.00 |
| TOTAL |            |                | \$4,950.00 | \$6,600.00 |

| FINANCIAL ANALYSIS    |     | ACTUAL      | PROFORMA    |
|-----------------------|-----|-------------|-------------|
| ANNUAL GROSS INCOME   |     | \$59,400.00 | \$79,200.00 |
| LAUNDRY               |     | \$0.00      | \$0.00      |
| LESS VACANCY          |     | \$0.00      | \$0.00      |
| ADJUSTED GROSS INCOME |     | \$59,400.00 | \$79,200.00 |
| LESS EXPENSES         | 41% | \$31,055.80 | \$31,055.80 |
| NET OPERATING INCOME  |     | \$28,344.20 | \$48,144.20 |
| LESS DEBT SERVICE     |     | \$37,884.00 | \$37,884.00 |
| PRE-TAX CASH FLOW     |     | -\$9,539.80 | \$10,260.20 |
| PERCENT RETURN        |     | 1.33%       | 2.05%       |

| CAP RATE |  | ACTUAL | PROFORMA |
|----------|--|--------|----------|
| CAP RATE |  | 3.33%  | 5.66%    |

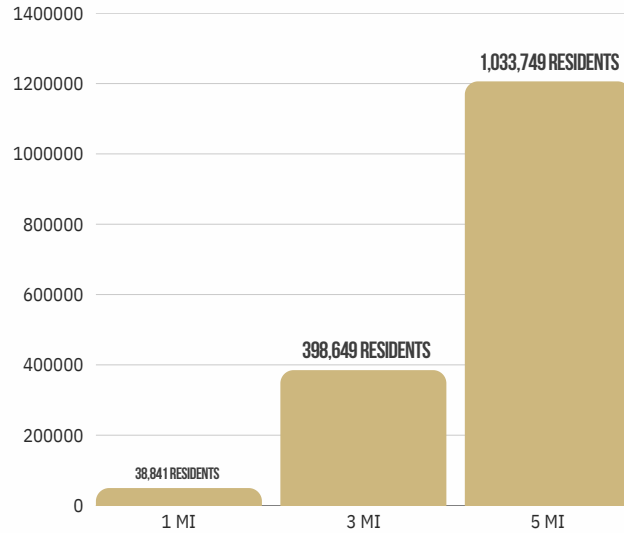
| OPERATING EXPENSES           |             |
|------------------------------|-------------|
| PROPERTY TAX                 | \$12,187.80 |
| INSURANCE                    | \$6,000.00  |
| WATER                        | \$1,320.00  |
| PEST CONTROL                 | \$1,200.00  |
| REPAIRS/MAINTENANCE/RESERVES | \$2,500.00  |
| MANAGEMENT                   | \$3,024.00  |
| TRASH                        | \$3,624.00  |
| PERMITS                      | \$1,200.00  |
| TOTAL EXPENSES               | \$31,055.80 |

## PROPERTY IMPROVEMENTS

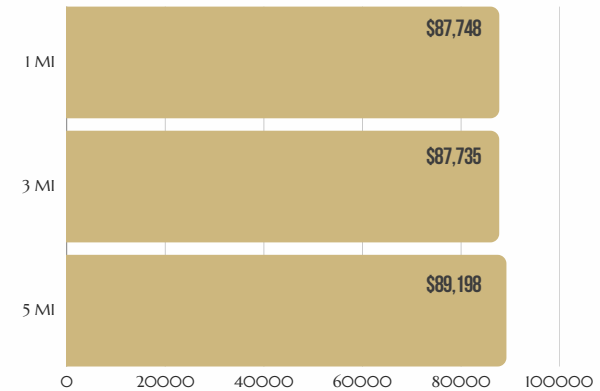
Ownership reports recent roof, plumbing, and electrical upgrades, which help reduce near-term capital expenditure requirements.

# COMMUNITY PROFILE

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

| ADDRESS        | CROSS STREET   | TRAFFIC VOLUME      | DISTANCE FROM SUBJECT |
|----------------|----------------|---------------------|-----------------------|
| W Florence Ave | Arlington Ave  | 38,749 vehicles/day | .01miles              |
| W Florence Ave | Arlington Ave  | 38,427 vehicles/day | .01miles              |
| S Van Ness Ave | W 73rd St      | 17,428 vehicles/day | .04miles              |
| S Van Ness Ave | W 73rd St      | 17,407 vehicles/day | .04miles              |
| W Florence Ave | Haas Ave       | 38,921 vehicles/day | .06miles              |
| S Van Ness Ave | W Florence Ave | 14,588 vehicles/day | .07miles              |
| S Van Ness Ave | W Florence Ave | 14,582 vehicles/day | .07miles              |
| S Van Ness Ave | W 74th St      | 16,356 vehicles/day | .09miles              |
| S Van Ness Ave | W 74th St      | 16,200 vehicles/day | .09miles              |
| S Van Ness Ave | S Van Ness Ave | 1,053 vehicles/day  | .14miles              |



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### ARIE ROSE

Founder | DRE 02226762

- 424.421.4241
- arie@roseandcogroup.com
- roseandcogroup.com



### ABIGAIL YEBOAH

Commercial Agent | DRE 02207861

- 562.350.7347
- abigail@roseandcogroup.com
- roseandcogroup.com