

# RETAIL/APT IN USC PATROL ZONE

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## 1425 W. JEFFERSON BLVD. LOS ANGELES, CA 90007

APN: 5040-022-001  
Type: Retail + 4 Units

Building Size: 3,592 SF  
Lot Size: 5,058 SF

Year Built: 1922  
Zoning: C2

Market: Jefferson Park  
County: Los Angeles  
Cross Street: Normandie Ave

EXCLUSIVELY LISTED:

**\$1,395,000**

1425 W. JEFFERSON BLVD., LOS ANGELES, CA 90007

# MIXED USE | JEFFERSON BLVD

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## DESCRIPTION

1425 W. Jefferson Blvd is a mixed use Retail/Apt building in the USC Patrol Zone in Los Angeles, Ca. Just blocks from the USC campus, this investment opportunity is ideal for a local investor and/or business owner looking to tap into the college rental market. It offers a true value add opportunity to reposition the property and maximize rents.

The property is comprised of two structures totaling 3,592 SF with a corner building split into 3 retail units with one retail unit delivered vacant and parking in the rear. The multifamily building is a two story 4 unit property with all 1/1 units fully occupied.

The building was originally built in 1922 and sits on a total lot size of 5,058 SF on C2 zoned land.

*\* Multifamily units subject to city of Los Angeles rent stabilization.*

## HIGHLIGHTS

- Located in USC Patrol Zone!
- Owner/User & Value Add Opportunity.
- Below Market Rents in a Strong Traffic Area.
- Prime Location near USC on Jefferson Blvd within the USC Patrol Zone, near Exposition Park, LA Coliseum, West Adams, Leimert Park, DTLA, Freeways, Restaurants & Shops.



# AERIAL VIEW

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**DOWNTOWN LA**

**USC**

**SUBJECT  
PROPERTY**



**JEFFERSON BLVD**

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# DRONE VIEW

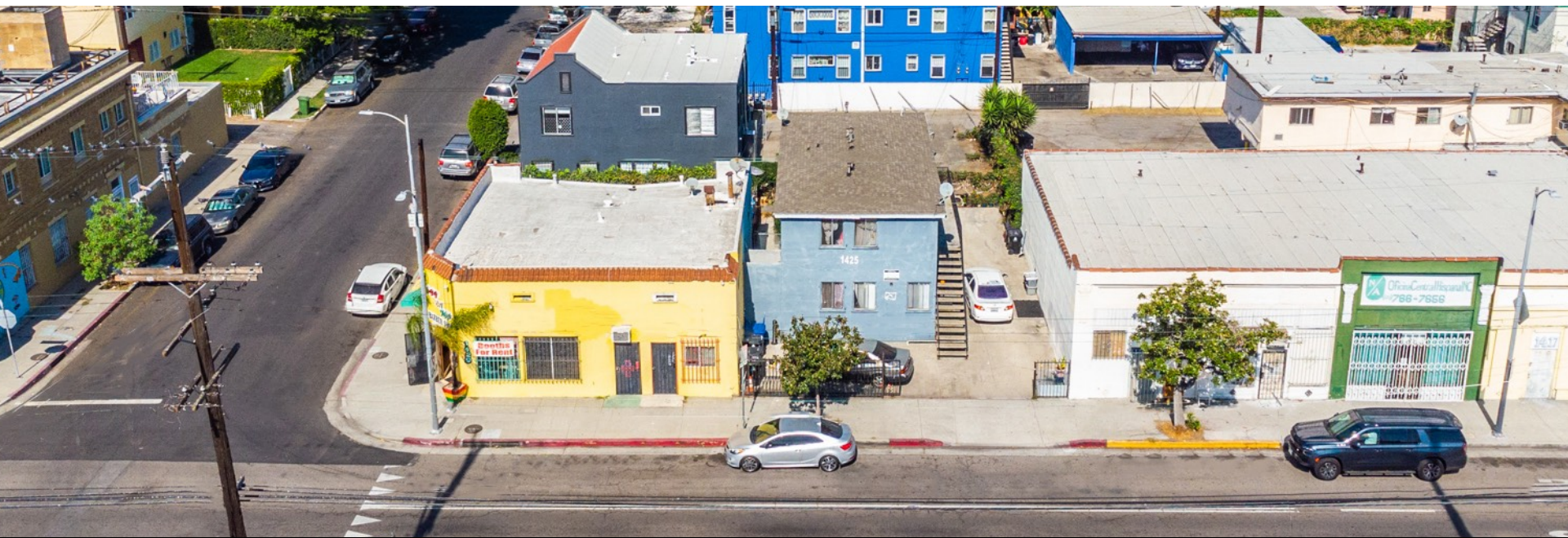
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# RENT ROLL

UNIT #	TYPE	SIZE	CURRENT RENTS	MARKET RENTS	DEPOSIT	LEASE START	LEASE END	NOTES
1429	Retail	624	\$1,100	\$1,900	\$750	3/1/09	MTM	Modified Gross
1427 1/2	Retail	624	\$350	\$1,300	\$750	5/10/19	MTM	Modified Gross
1427	Retail	624	\$0	\$1,300	-	-	-	<b>Vacant</b>
1425	1+1	430	\$914	\$1,500	\$800	7/1/09	MTM	Occupied
1425 1/2	1+1	430	\$1,400	\$1,500	\$1,400	9/1/25	8/31/26	Occupied
1425 1/4	1+1	430	\$1,500	\$1,500	\$1,500	9/1/25	8/31/26	Occupied
1425 3/4	1+1	430	\$931	\$1,500	\$850	5/1/18	MTM	Occupied
<b>TOTAL</b>		<b>3,592</b>	<b>\$6,194</b>	<b>\$10,500</b>				



# INVESTMENT SUMMARY

## PRICING SUMMARY

Total Purchase Price	\$1,395,000
<b>FINANCIAL INDICATORS</b>	
Actual Cap Rate	4.5%
Actual GRM	15.5
Pro Forma Cap Rate	7.0%
Pro Forma GRM	11.1
Price Per Unit	\$199,286
Price Per Building SF	\$388.36
Price Per Land SF	\$275.80

## PROPERTY SUMMARY

APN#	5040-022-001
No. Units	7
No. of Buildings	2
Year Built	1922
Building Sq. Ft.	3,592
Lot Size	5,058
Parking	5
Zoning	LA-C2
Meter (Separate)	Electric & Gas
Meter (Master)	Water
USC Patrol Zone	Yes

## PROPOSED FINANCING

Loan Amount	Cash to New Loan
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## SCHEDULED INCOME

Unit #	Unit Type	Current	Pro Forma
1429	Retail	\$1,100	\$1,900
1427 1/2	Retail	\$350	\$1,300
1427	Retail	\$1,300	\$1,300
1425	1+1	\$914	\$1,500
1425 1/2	1+1	\$1,400	\$1,500
1425 1/4	1+1	\$1,500	\$1,500
1425 3/4	1+1	\$931	\$1,500
<b>Total</b>	<b>7</b>	<b>\$7,495</b>	<b>\$10,500</b>

## ANNUAL OPERATING INFORMATION

	Current	Pro Forma
<b>Gross Scheduled Rent</b>	\$89,935	\$126,000
Less: Vacancy Reserve	2% (\$1,799)	2% (\$2,520)
<b>Effective Gross Income</b>	\$88,137	\$123,480
Estimated Expenses		
Property Taxes (1.20%)	(\$16,740)	(\$16,740)
Insurance (\$0.70/sf)	(\$2,514)	(\$2,514)
Utilities (Water & Sewer)	(\$3,114)	(\$3,114)
Maintenance & Repairs	(\$3,000)	(\$3,000)
Miscellaneous/Reserves	(\$500)	(\$500)
<b>Total Expenses</b>	<b>(\$25,869)</b>	<b>(\$25,869)</b>
Expenses Per Unit	\$3,696	\$3,696
Expenses Per SF	\$7.20	\$7.20
% of GSI	29%	21%
<b>Net Operating Income</b>	<b>4.5%</b> \$62,268	<b>7.0%</b> \$97,611

# EXTERIOR PHOTOS

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# RETAIL PHOTOS

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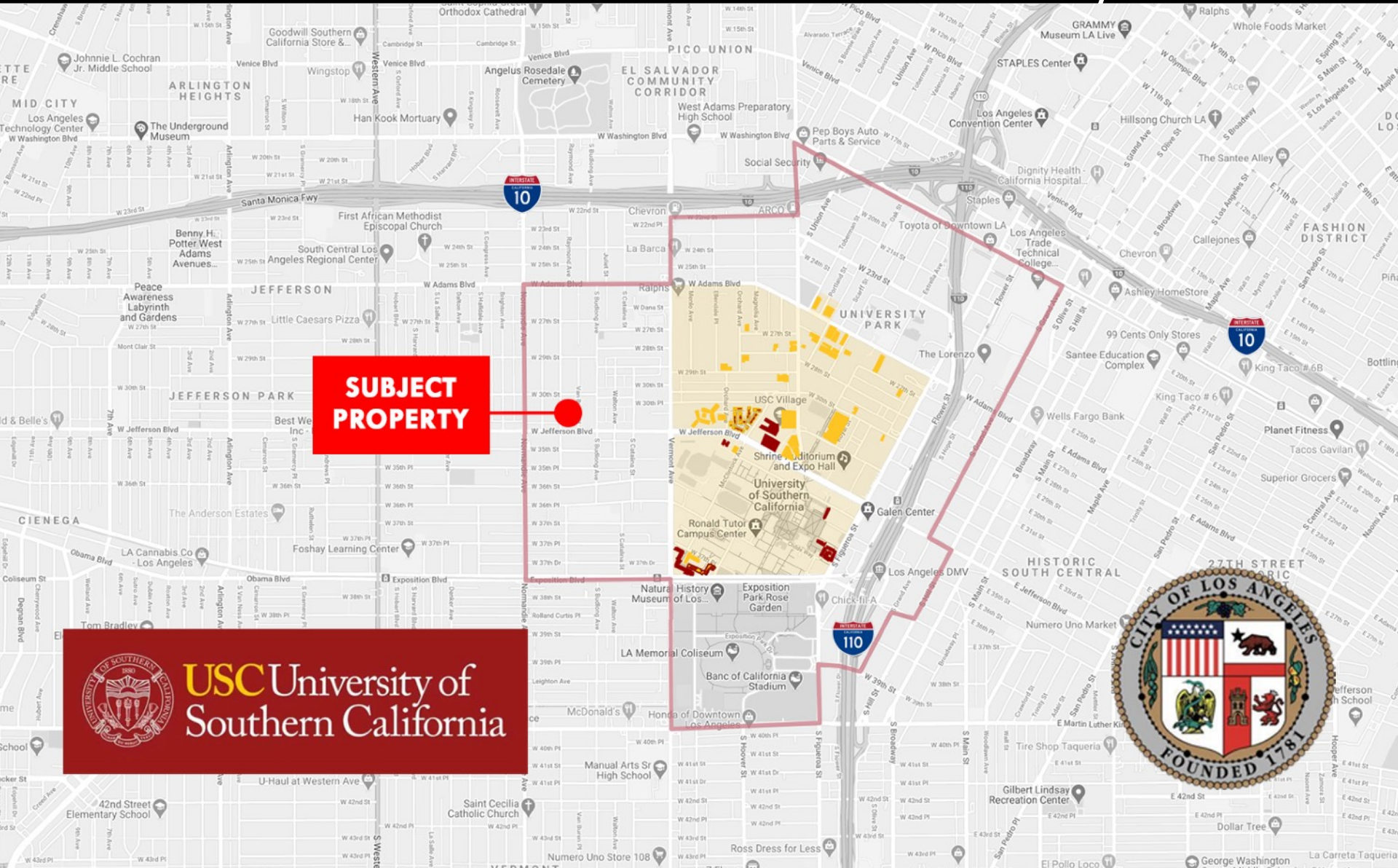
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# APARTMENT PHOTOS

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# USC DPS PATROL ZONE MAP



**SUBJECT PROPERTY**

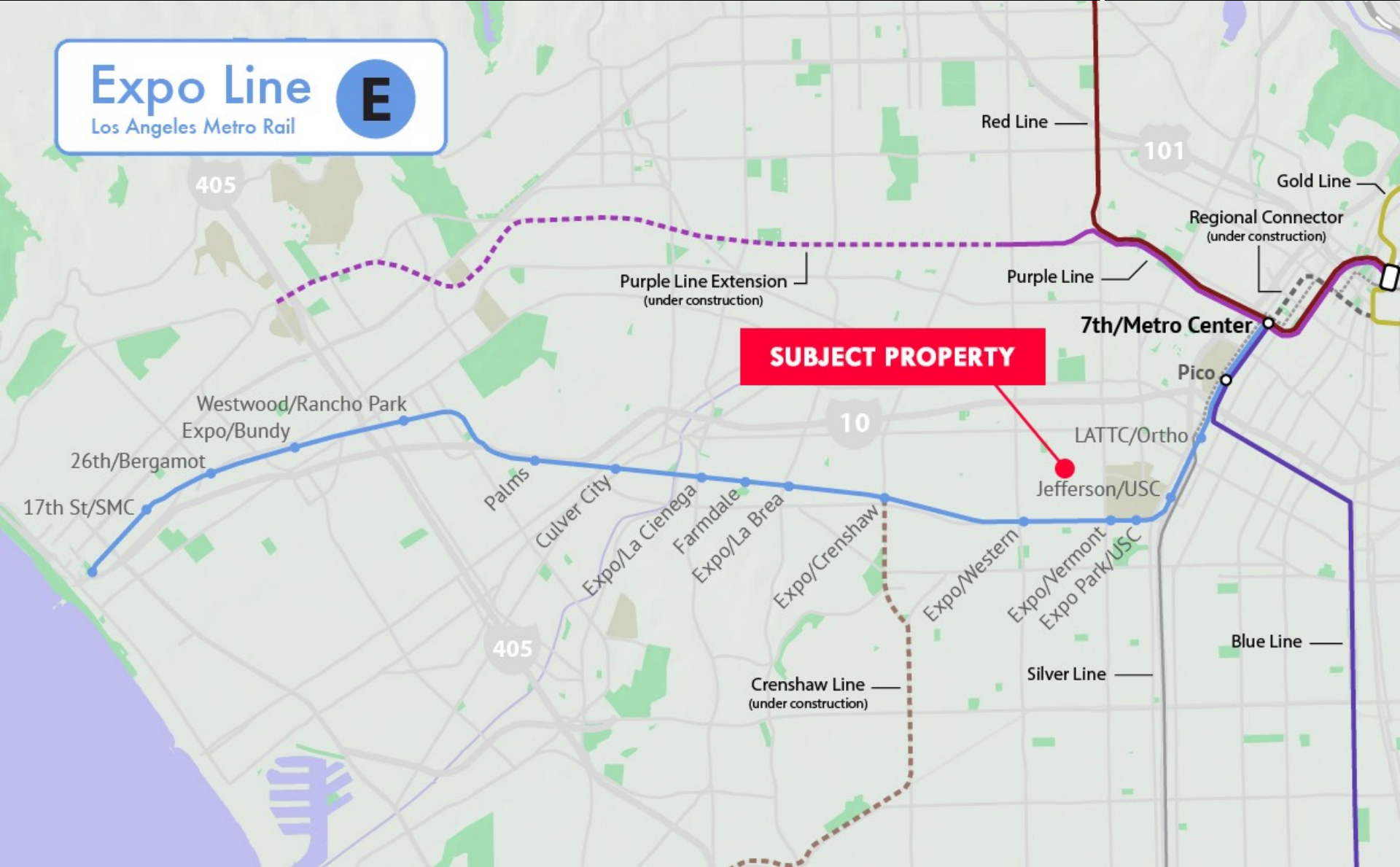


**USC** University of Southern California



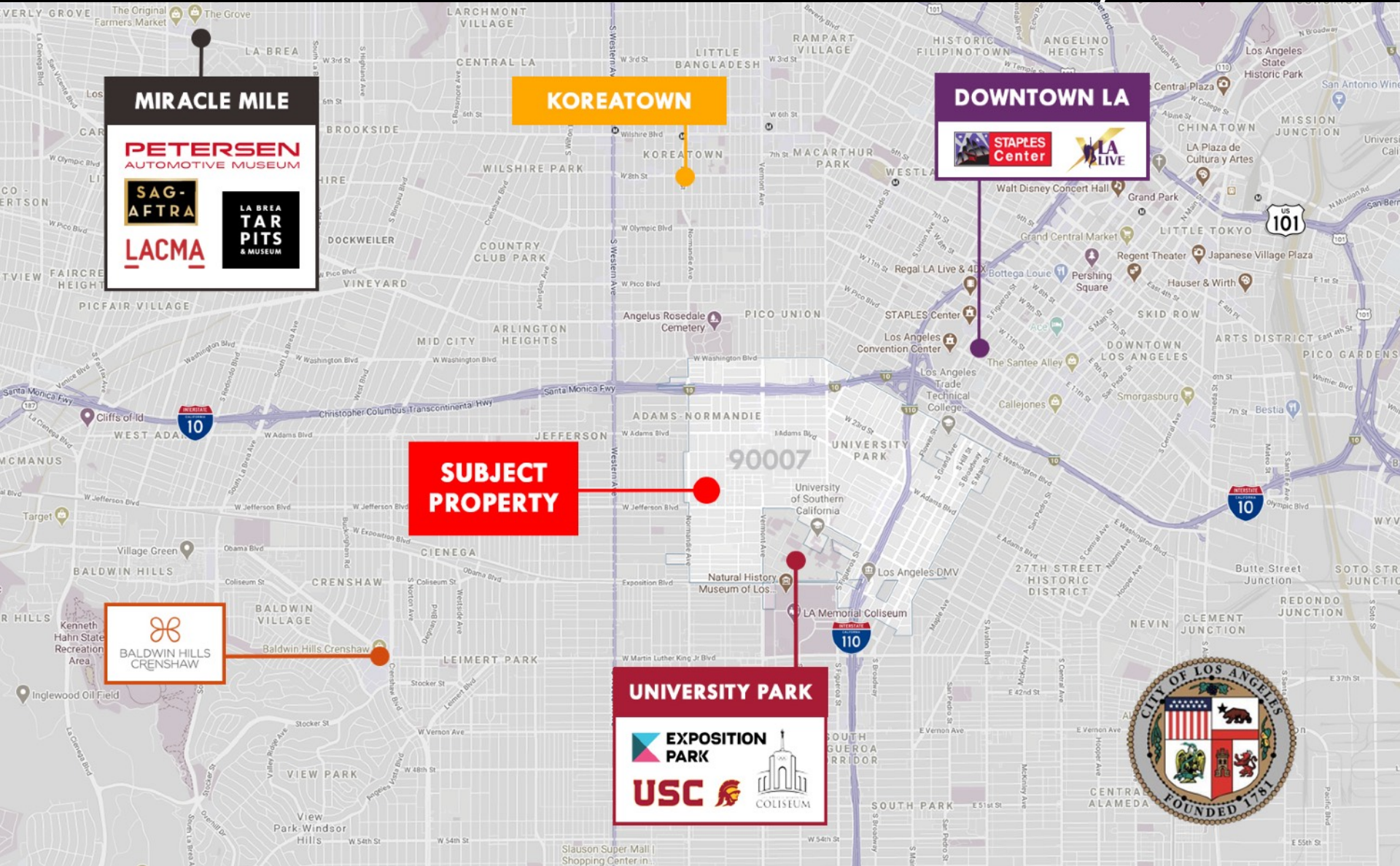
# METRO LINE MAP

**Expo Line** **E**  
Los Angeles Metro Rail



# LOCATION MAP

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## JEFFERSON PARK | LOS ANGELES

Jefferson Park is located just South of the Santa Monica freeway between Crenshaw and Western Avenue. It's a small neighborhood in South LA of only 1.28 square miles, but it is dubbed as the "soul of the city" because of its strong sense of community among its residents. The neighborhood began as one of the wealthiest areas of Los Angeles, which is why there are so many architectural wonders to be found lining the streets. Through the last century, Jefferson Park has continued to attract an eclectic mix of residents who have brought unique businesses, great food, and a mix of cultures. It's the perfect community for people looking for a great centralized location with a unique history.

Jefferson Park is a neighborhood in Los Angeles, California with a population of 28,948. Jefferson Park is in Los Angeles County. Living in Jefferson Park offers residents an urban suburban mix feel and most residents rent their homes. In Jefferson Park there are a lot of parks.

Public transit in Jefferson Park, Los Angeles is provided by Metro - Los Angeles (bus) and LADOT (bus). There are 29 Metro - Los Angeles bus stops and 15 LADOT bus stops in Jefferson Park, Los Angeles. The nearest airport is Los Angeles International Airport. The freeway nearest to Jefferson Park, Los Angeles is I-10.

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Bachelors Degree from University of California, Irvine (2002)



Sold \$750M in Transactions



Residential/SFR  
Apartments/Multi-Family  
Retail/Shopping Centers  
Owner-User/SBA Financing  
Office/Industrial  
1031 Exchange/NNN



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