

**3537 Union Pacific Ave. &
1415-1425 Esperanza St.,
Los Angeles , CA 90023**



**LENDER
FORECLOSURE
SALE**

David Maling
Executive Vice President
626.204.1506
dmaling@naicapital.com
CalDRE #01139115

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Confidential Offering Memorandum



Offering Summary

Details



NOI:
\$138040



Cap Rate:
6.92%



Building SF:
8,579



Building Price/SF:
\$232.54



\$1,995,000 | Offering Price

NAI Capital is pleased to present the opportunity to acquire a three parcel, two building property located at 3537 Union Pacific Avenue and 1415-1425 Esperanza Street in Los Angeles, CA. This property is made up of one industrial building, one 2-unit office building and one parking lot.

They have a combined $\pm 8,579$ SF and they sit on a $\pm 14,881$ SF lot which includes a parking lot. Located in the industrial area of Los Angeles, this space is a great fit for an owner user or private investor. This asset was acquired by way of a foreclosure. As a result, the lender/seller has very little information. Property is being sold in "as-is" condition

Highlights

- Two industrial spaces that are currently combined
- 16' ceiling height with roll up doors
- Located on a corner intersection
- Ample parking with storage containers
- Close proximity to interstate 10, 5, and 710

Parcel Summary



Industrial Building

Address: 3537 Union Pacific Avenue

City: Los Angeles, California

Building Area: 6,388 SF

Land Area: 8,481 SF

Lease Type: NNN

APN: 5191-022-017

Year Built: 1960



2 Unit-Office Building

Address: 1425 Esperanza Street

City: Los Angeles, California

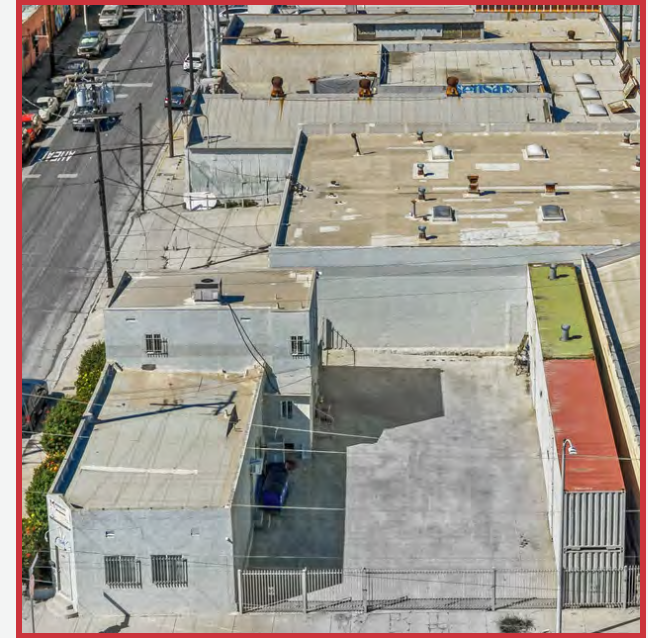
Building Area: 2,191 SF

Land Area: 3,200 SF

Lease Type: Modified gross

APN: 5191-022-016

Year Built: 1934



Parking Lot

Address: 1415 Esperanza Street

City: Los Angeles, California

Building Area: Parking lot

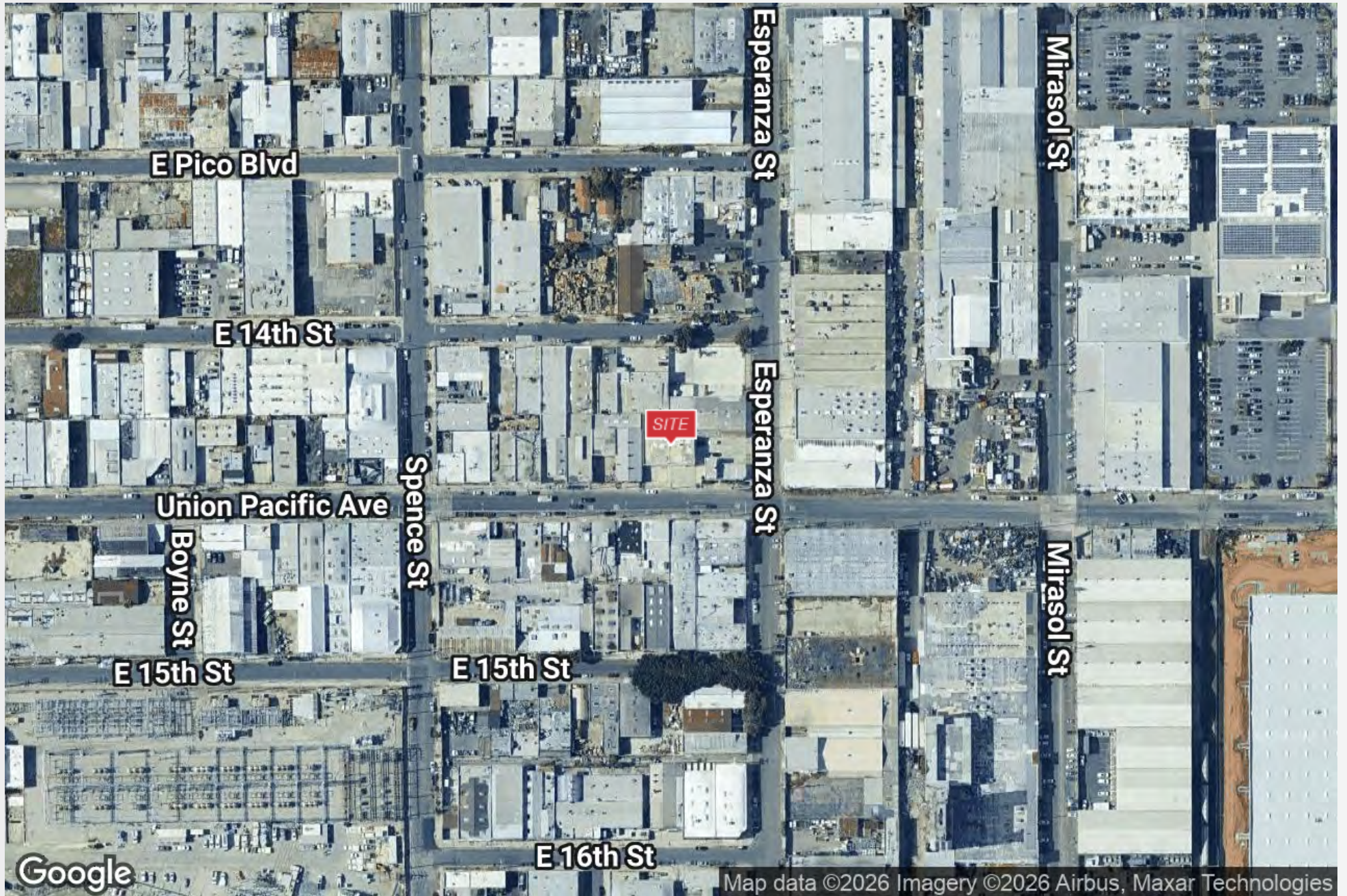
Land Area: 3,200 SF

Lease Type: Parking lot

APN: 5191-022-028

Year Built: 1930

Aerial Map



Financial Analysis

RENT ROLL

TENANT	SIZE (SF)	LEASE START DATE	MONTHLY BASE RENT	MONTHLY RATE PSF	ANNUAL BASE RENT
Pacific Ave - Unit 1	3,194	Vacant	\$4,791	\$1.50	\$57,492
Pacific Ave - Unit 2	3,194	Vacant	\$4,791	\$1.50	\$57,492
Esperanza - Unit 1	1,000	Occupied - month to month	\$1,600	\$1.60	\$19,200
Esperanza - Unit 2	1,191	Vacant	\$1,900	\$1.60	\$22,800
4 Container Storage			\$1,000		\$12,000
Total	8,579		\$14,082		\$168,984

INCOME & EXPENSES (PRO FORMA)

DESCRIPTION	PRO FORMA	\$/SF
Full Occupancy Rental Income	\$168,984	\$19.70
Less Vacancy & Credit Loss	\$-	\$-
Effective Rental Income	\$168,984	\$19.70
Plus: Total Expense Recoverables	\$6,000	\$0.70
Percentage Rent	\$-	\$-
Gross Operating Income	\$174,984	\$20.46
Operating Expenses		
Real Estate Taxes	\$22,444	\$2.62
Insurance	\$8,500	\$0.99
Utilities	\$-	\$-
Common Area Maintenance	\$6,000	\$0.70
Total Operating Expenses	\$36,944	\$4.30
Net Operating Income	\$138,040	

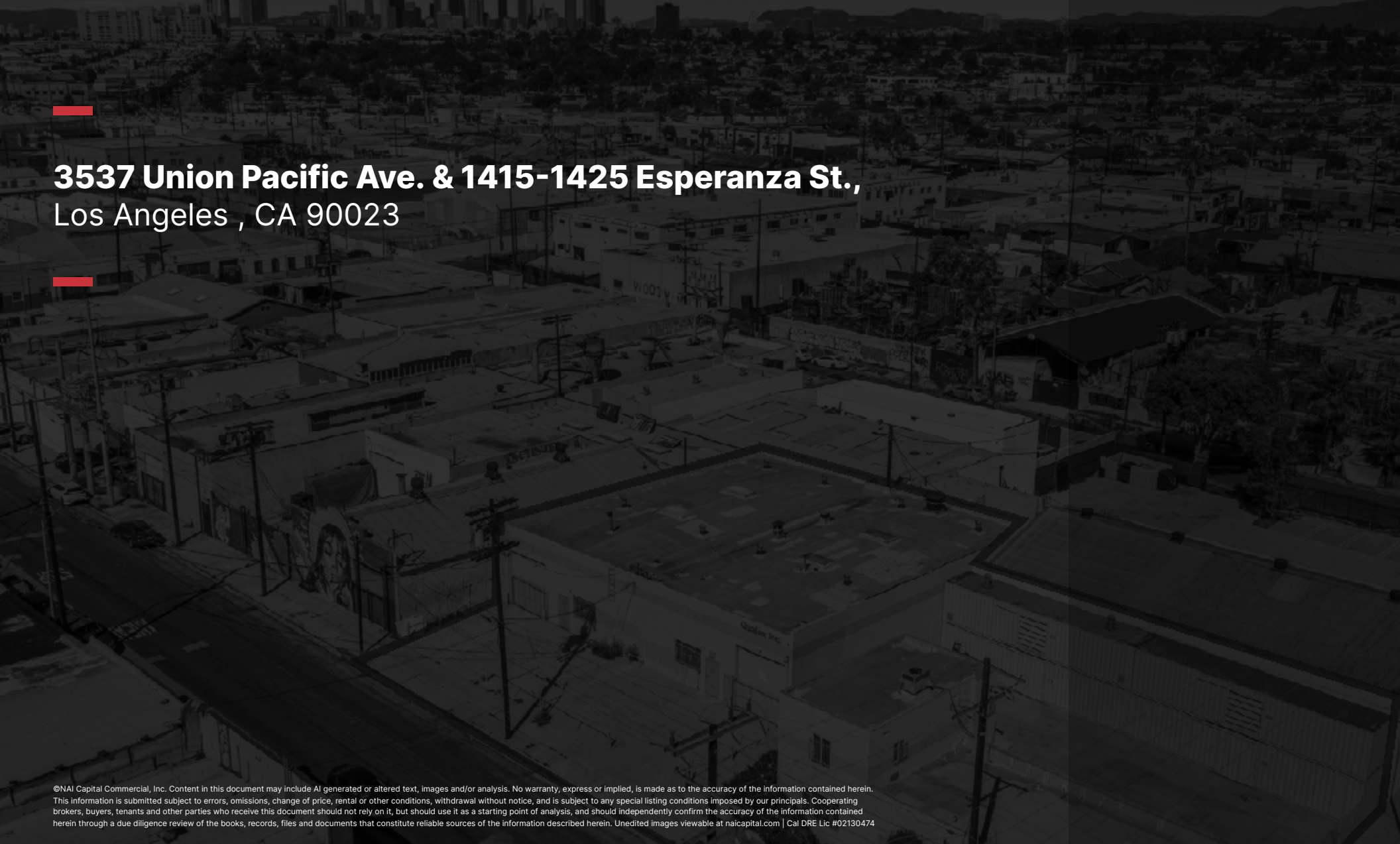
*there is one long time tenant who has been placed on a month to month agreement

Property Photos



Interior Photos





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Confidential information and disclaimer

Contacts and confidentiality

NAI Capital Commercial, Inc. (“Agent”) has been engaged by Ownership (“Seller”) as the exclusive agent for the sale of (the Property”).

The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor”. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

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