K2 INVESTMENT INC. | DRE #01201662 | 213.624.0490 | bkalhor@mac.com

1048–1052 S Los Angeles Street

Los Angeles, California 90015

Mixed-Use Commercial Property • Office & Retail • Downtown Los Angeles

$5,750,000	$251,516	4.37%	73.3%
Asking Price	2025 NOI	Cap Rate	NOI Margin

O F F E R I N G M E M O R A N D U M

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Exclusively Listed By: Bobak Kalhor | K2 Investment Inc. | DRE #01198998

PROPERTY OVERVIEW

Property Address	1048–1052 S Los Angeles Street, Los Angeles, CA 90015
APN	5145-020-005
Property Type	Mixed-Use Commercial (Office & Retail)
Total Units	14 Leasable Units
Asking Price	$5,750,000
Listing Period	June 15, 2026 – December 15, 2026
Broker Commission	5.0% (Owner's Side) | 5.0% (Unrepresented Buyer)
Marketing	CoStar, LoopNet, TheMLS
Owner	Naninamllc
Listing Broker	K2 Investment Inc. | DRE #01201662
Agent	Bobak Kalhor | DRE #01198998

INVESTMENT HIGHLIGHTS

#	Highlight	Detail
1	**Stable Multi-Tenant Income**	14 leasable office and retail units providing diversified revenue from multiple tenants, reducing single-tenant concentration risk.
2	**Growing NOI**	Net Operating Income improved 4.4% year-over-year, reaching $251,516 in 2025 — driven by expense reduction and new tenant absorption.
3	**Expanding Margins**	NOI margin expanded from 71.0% to 73.3% in 2025 as insurance costs fell 24.7% and repair expenses dropped 40%.
4	**Strong 2026 Collections**	2026 YTD rent collections through June total $163,160 across active units, tracking in line with prior year performance.
5	**Value-Add Opportunity**	Unit H shows no 2026 YTD collections, and Units A and B show partial-year collections — presenting near-term upside through lease renewal and re-tenanting.
6	**Prime Location**	Situated in Downtown Los Angeles, with direct access to major transit corridors and proximity to the Fashion District and Financial District.
7	**Implied Cap Rate**	At the asking price of $5,750,000, the property offers an implied cap rate of approximately 4.37% based on 2025 NOI.

FINANCIAL SUMMARY | 2024 – 2025 P&L

Line Item	2024	2025	$ Change	% Change
Gross Rental Income	$339,420	$343,315	+$3,895	+1.1%
Total Income	$339,420	**$343,315**	+$3,895	+1.1%
Maintenance	$19,000	$18,000	-$1,000	-5.3%
Insurance	$26,295	$19,790	-$6,505	-24.7%
Repairs	$5,000	$3,000	-$2,000	-40.0%
Supplies	$600	$600	$0	0.0%
Property Taxes	$46,632	$49,632	+$3,000	+6.4%
Utilities	$897	$777	-$120	-13.4%
Total Expenses	$98,424	**$91,799**	-$6,625	-6.7%
Net Operating Income	$240,996	**$251,516**	+$10,520	+4.4%
NOI Margin	71.0%	**73.3%**	+2.3 pts	—

Note: Figures sourced from owner-submitted P&L statements. Professional fees, management fees, interest expense, and depreciation were not reported for either period. Prospective buyers should conduct independent verification.

KEY FINANCIAL METRICS

$343,315	**$91,799**	**$251,516**
2025 Gross Income	2025 Total Expenses	2025 NOI
73.3%	**4.37%**	**$163,160**
NOI Margin	Implied Cap Rate	2026 YTD Collections

RENT ROLL | 2025 FULL YEAR

Unit	Type	Monthly Rent	Annual Rent	Notes
A	**Office**	$2,500	$30,000	*New tenant 2025*
B	**Office**	$1,700	$20,400	
C	**Office**	$1,600	$19,200	
D	**Office**	$895	$10,740	
E	**Office**	$1,500	$18,000	
H	**Office**	$1,100	$13,200	
1050	Retail	$2,000	$24,000	
1052	Retail	$4,250	$51,000	*Highest grossing unit*
203A	Retail	$1,540	$18,480	
203	Retail	$2,950	$35,400	
205	Retail	$2,750	$33,000	
207	Retail	$2,950	$35,400	
209	Retail	$2,950	$35,400	
211	Retail	$2,100	$25,200	
TOTAL	**14 Units**		**$369,420**	*Full occupancy at current lease rates*

RENT ROLL | 2026 YEAR-TO-DATE (JANUARY – JUNE)

Unit	Type	Jan	Feb	Mar	Apr	May	Jun	YTD Total
A	**Office**	$2,500	$2,500	$2,500	$2,500	—	—	**$10,000**
B	**Office**	$1,700	$1,700	$1,700	$1,700	$1,700	—	**$8,500**
C	**Office**	$1,600	$1,600	$1,600	$1,600	$1,600	$1,600	**$9,600**
D	**Office**	$895	$895	$895	$895	$895	$895	**$5,370**
E	**Office**	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	**$9,000**
H	**Office**	—	—	—	—	—	—	**$0**
1050	Retail	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	**$12,000**
1052	Retail	$4,250	$4,250	$4,250	$4,250	$4,250	$4,250	**$25,500**
203A	Retail	$1,540	$1,540	$1,540	$1,540	$1,540	$1,540	**$9,240**
203	Retail	$2,950	$2,950	$2,950	$2,950	$2,950	$2,950	**$17,700**
205	Retail	$2,750	$2,750	$2,750	—	—	—	**$8,250**

207	Retail	$2,950	$2,950	$2,950	$2,950	$2,950	$2,950	**$17,700**
209	Retail	$2,950	$2,950	$2,950	$2,950	$2,950	$2,950	**$17,700**
211	Retail	$2,100	$2,100	$2,100	$2,100	$2,100	$2,100	**$12,600**
TOTAL								**$163,160**

Dashes (—) indicate no rent collected in that month, shown in red. Unit H shows no 2026 collections — value-add opportunity. Units A (May–Jun) and B (Jun) show partial-year gaps.

EXPENSE DETAIL | YEAR-OVER-YEAR COMPARISON

Expense Category	2024	2025	$ Change	% Change	% of Total (2025)
Maintenance	$19,000	$18,000	-$1,000	-5.3%	19.6%
Insurance	$26,295	$19,790	-$6,505	-24.7%	21.6%
Repairs	$5,000	$3,000	-$2,000	-40.0%	3.3%
Supplies	$600	$600	$0	0.0%	0.7%
Property Taxes	$46,632	$49,632	+$3,000	+6.4%	54.1%
Utilities	$897	$777	-$120	-13.4%	0.8%
Total Expenses	**$98,424**	**$91,799**	**-$6,625**	**-6.7%**	**100%**

Property taxes represent the single largest expense category at 54.1% of total 2025 expenses. Significant reductions in insurance (-24.7%) and repairs (-40.0%) drove the overall expense decline of 6.7%.

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