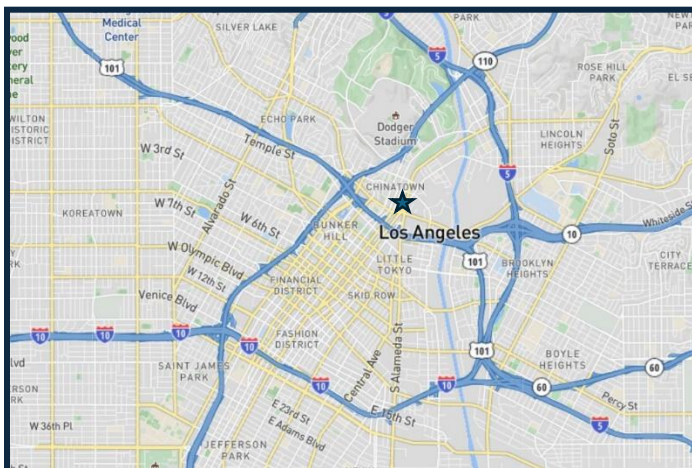


Offering Memorandum – 6 Residential Units (1Bd/1Ba Each) Excellent Echo Park / Chinatown / DTLA Adjacent Location

817-823 ½ Centennial St
Los Angeles, CA 90012



Price: \$ 1,200,000.00
Year Built: 1890 & 1895 (per Assessor)
Lot Size: 5,581 sq.ft. (per Assessor)
Imp Size: 4,304 sq.ft. (per Assessor)
APN: 5406-027-015 **Zoning:** LAR3
Unit Mix: 6 – 1Bd/1Ba Units – 2 Bldgs

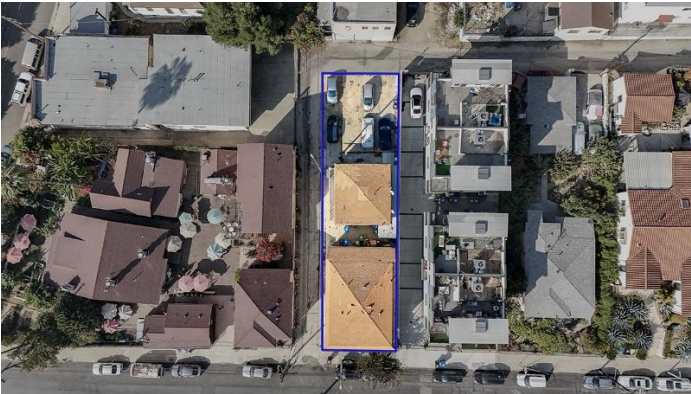
Notes:

- Interior Inspection with accepted offer
- Property Offered in its “As-Is, Where-Is” Condition; Buyer to rely on their own investigation and due diligence
- Below Market Rents
- Bread & Butter Units
- Do Not Disturb Tenants

The information contained herein has been obtained from various sources which we deem reliable, however, we make no guarantee, warranty, or representation about it, and it is subject to change and errors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All offerings are subject to prior sale, lease, or withdrawal from the market without notice. This property is offered exclusively through ACLea Commercial Real Estate Services, Inc

817-823 1/2 Centennial St offers an excellent opportunity to purchase a 6 residential units in a high demand & convenient Echo Park/DTLA Adjacent neighborhood. Located east of Sunset Boulevard and just north of the 110 and 101 Freeways interchange with easy access to Downtown Los Angeles, Los Feliz, Dodger Stadium, etc. Property features two buildings & all units are 1 Bedroom/1 Bath Units. Investment has strong in-place income and additional upside.

Buyer to rely on their own due diligence and investigation. Do not disturb Tenants



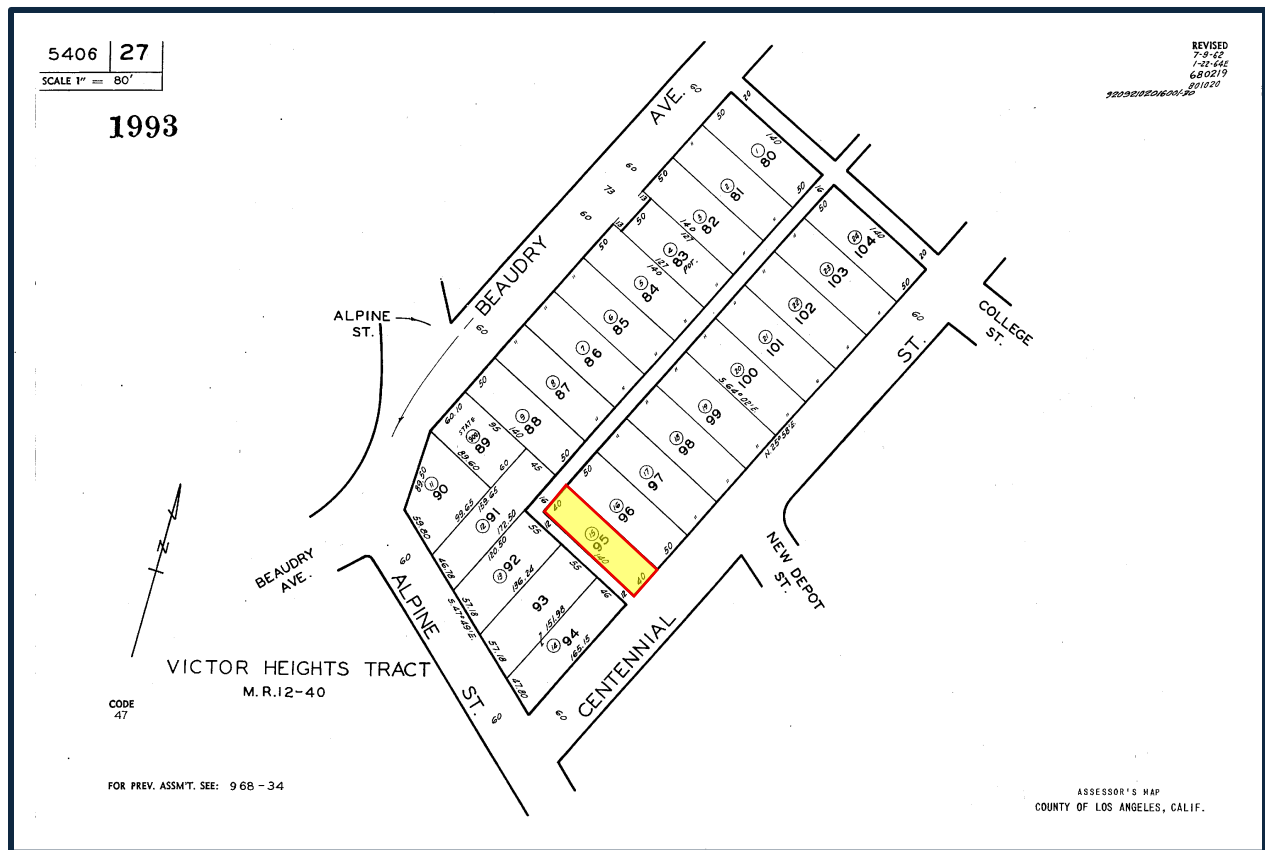
ACLee Commercial Real Estate Services, Inc **DRE 02241114**

Andrew C. Lee
213-500-6870
DRE: 01046440
aclee.aig@gmail.com
aclee.aig@sbcglobal.net

123 Astronaut ES Onizuka St, Unit 311
Los Angeles, CA 90012

Unit	Description	Mon Rent	Performa
819	1Bd/1 Ba	\$ 1,177	\$ 1,800
819 1/2	1Bd/1 Ba	\$ 1,175	\$ 1,800
821	1Bd/1 Ba	\$ 426	\$ 1,800
821 1/2	1Bd/1 Ba	\$ 1,393	\$ 1,800
823	1Bd/1 Ba	\$ 1,127	\$ 1,800
823 1/2	1Bd/1 Ba	\$ 1,132	\$ 1,800
Totals:		\$ 6,429	\$10,800

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