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 Apt
Building Size:	3,592 SF
Lot Size:	5,058 SF
Vacancy:	52%
Cap Rate/GRM:	6.5%/11.3
Year Built:	1922/1954
Zoning:	C2
Market:	Jefferson Park
County:	Los Angeles
Cross Street:	Normandie Ave

EXCLUSIVELY LISTED:

$1,395,000

MIXED USE | OWNER/USER

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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 an owner/user business operator looking for a prime retail space while collecting rents from the Apts for additional income stream. Property qualifies for SBA financing with over 52% vacancy.

The property is comprised of two structures totaling 3,592 SF with a fully vacant 1,872sf corner retail building ideal for immediate owner occupancy or divided into 3 retail units with parking in the rear. The separate apartment was built in 1954 is a two story 4 unit property totaling 1,720sf with all 1/1 units fully occupied w/ MTM tenants & upside in the rents.

On a corner lot totaling 5,058 SF in size with C2 zoning for multiple use allowed.

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

HIGHLIGHTS

- Located in USC Patrol Zone!
- Owner/User Opportunity w/ 52% Vacancy - SBA Financing
- High Visibility with Strong Traffic Area.
- Centrally Location near USC on Jefferson Blvd within the USC Patrol Zone, near Exposition Park, LA Coliseum, DTLA, Freeways, Restaurants & Shops.

AERIAL VIEW

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DRONE VIEW

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RENT ROLL

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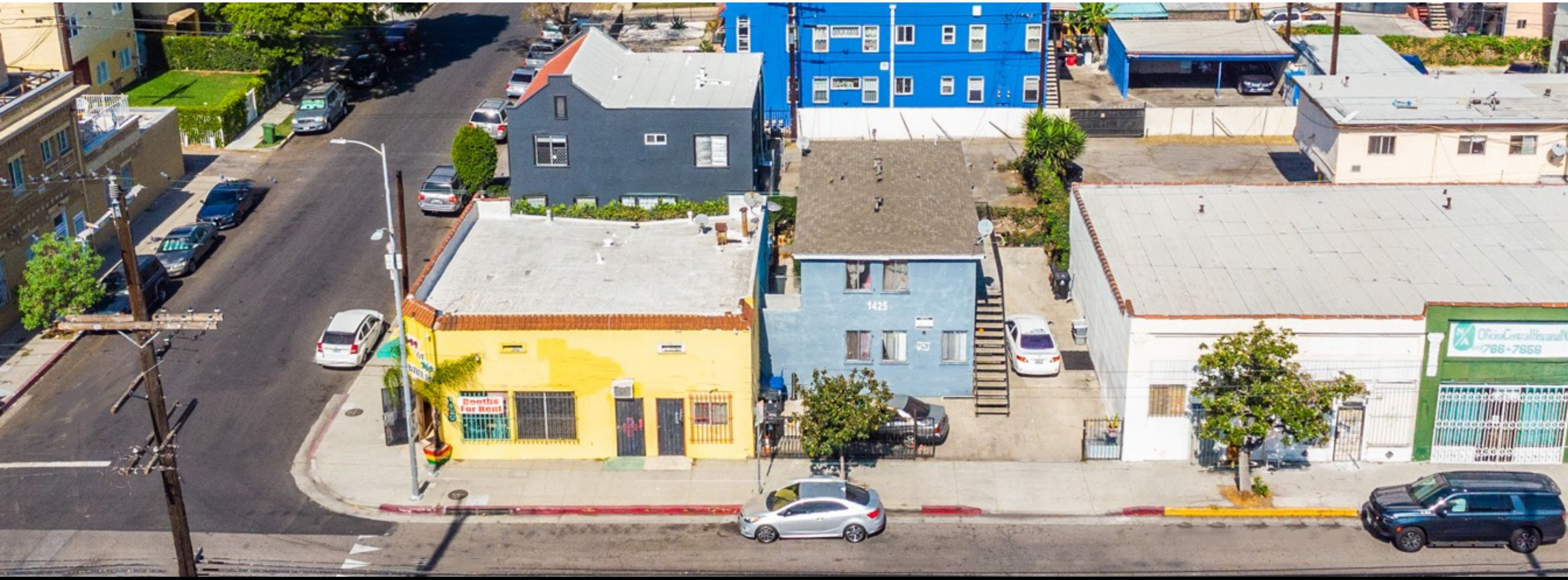
UNIT #	TYPE	SIZE	NOTES	CURRENT RENTS	MARKET RENTS	DEPOSIT	LEASE START	LEASE END
1427-1429	RETAIL	1,872	**VACANT**	$0	$5,500	-	-	-
1425	1+1	430	Occupied	$914	$1,700	$800	7/1/09	MTM
1425 1/2	1+1	430	Occupied	$1,400	$1,700	$1,400	9/1/25	8/31/26
1425 1/4	1+1	430	Occupied	$1,500	$1,700	$1,500	9/1/25	8/31/26
1425 3/4	1+1	430	Occupied	$931	$1,700	$850	5/1/18	MTM
	TOTAL	**3,592**		**$4,744**	**$12,300**			



INVESTMENT SUMMARY

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PRICING SUMMARY

Total Purchase Price	**$1,395,000**

FINANCIAL INDICATORS

Actual Cap Rate	6.5%
Actual GRM	11.3
Pro Forma Cap Rate	8.5%
Pro Forma GRM	9.3
Price Per Building SF	$388.36
Price Per Land SF	$275.80
Vacancy (SBA)	**52%**

PROPERTY SUMMARY

APN#	5040-022-001
No. Units	7
No. of Buildings	2
Year Built	1922/1954
Building Sq. Ft.	3,592
Lot Size	5,058
Parking	6
Zoning	LA-C2
Meter (Separate)	Electric & Gas

PROPOSED FINANCING

Loan Amount	Cash to New Loan

SCHEDULED INCOME

Unit #	*Unit Type*	*Current*	*Pro Forma*
1427-1429	Retail	$5,500	$5,500
1425	1+1	$914	$1,750
1425 1/2	1+1	$1,400	$1,750
1425 1/4	1+1	$1,500	$1,750
1425 3/4	1+1	$931	$1,750
Total	**7**	**$10,245**	**$12,500**

ANNUAL OPERATING INFORMATION

		Current		*Pro Forma*
Gross Scheduled Rent		$122,935		$150,000
Less: Vacancy Reserve	2%	($2,459)	2%	($3,000)
Effective Gross Income		$120,477		$147,000
Estimated Expenses				
Property Taxes (1.20%)		($16,740)		($16,740)
Insurance (actual)		($4,490)		($4,490)
Utilities (Water & Sewer)		($3,174)		($3,174)
Maintenance & Repairs ($350/mo)		($4,200)		($4,200)
Miscellaneous/Reserves		($500)		($500)
Total Expenses		($29,104)		($29,104)
Expenses Per Unit		$4,158		$4,158
Expenses Per SF		$8.10		$8.10
% of GSI		24%		20%
Net Operating Income	**6.5%**	$91,372	**8.5%**	**$117,896**

EXTERIOR PHOTOS

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RETAIL PHOTOS

APARTMENT PHOTOS

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USC DPS PATROL ZONE MAP

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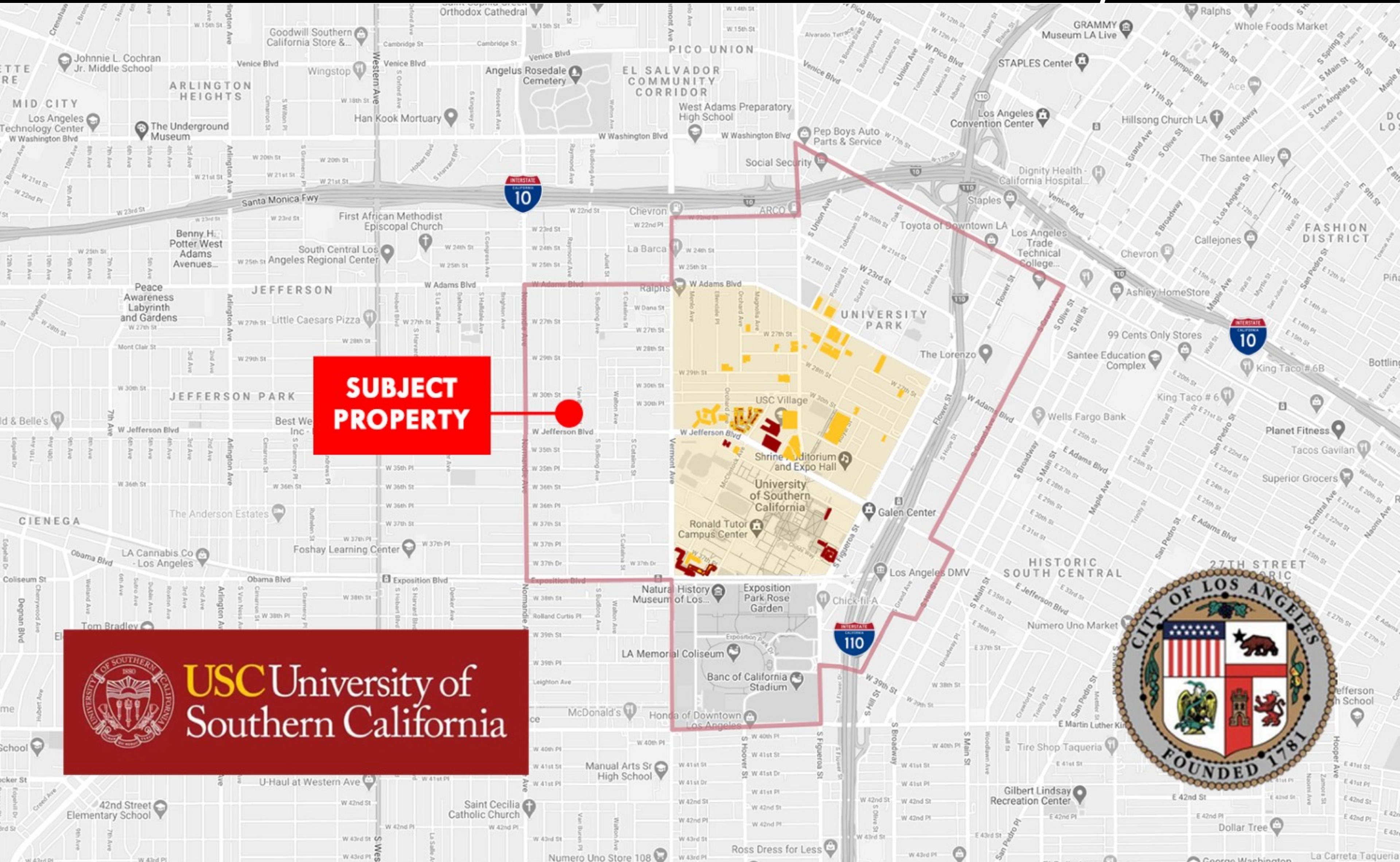

METRO LINE MAP

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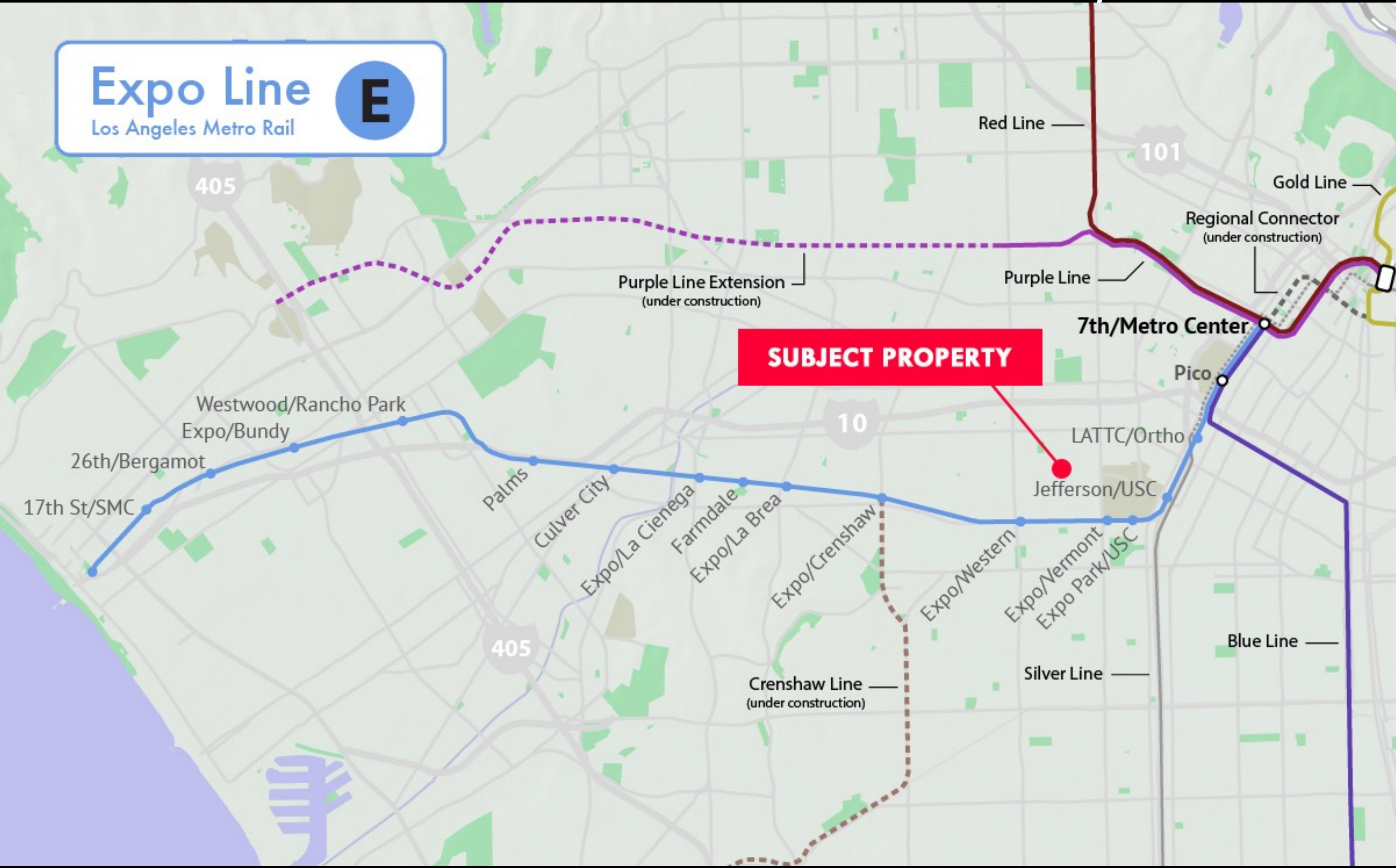

LOCATION MAP

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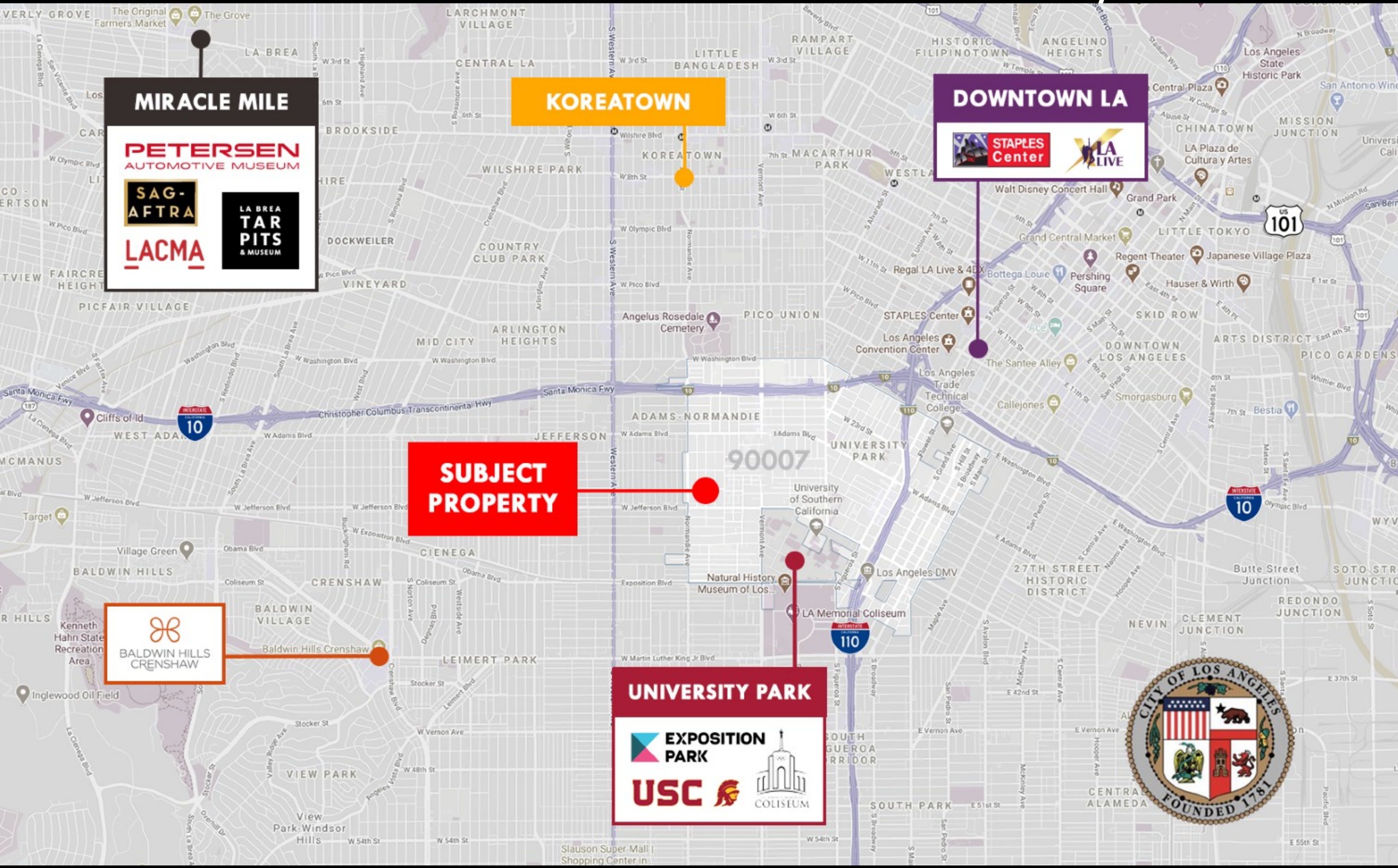

MARKET OVERVIEW

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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Sold $750M in Transactions

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