

AUCTION

NOVEMBER 19TH, 2026 NOON PST



**MIXED USE PROPERTY – MULTIFAMILY AND RETAIL
& ADJACENT PARKING LOT**

1250 & 1252 SOUTH LAKE STREET | LOS ANGELES, CA 90006

BEGIN

OFFERING MEMORANDUM

Braun International (Auction Company) and Ingenious Asset Group Inc (Broker) has been engaged by Owner for the sale of the property. The Property is being offered for sale in an “As Is, Where Is” condition, and Owner 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 Owner.

The use of this Offering Memorandum and the information provided herein is subject to change.

The enclosed materials are being provided solely to facilitate the prospective buyer's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Owner or any of their respective representatives, affiliates, offers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein.

All interested parties shall make their own measurements of the property or engage a third party to verify any and all measurements of the property contained herein. This offering memorandum has been prepared to provide summary unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject Property. The information contained herein is not a substitute for a thorough due diligence investigation. Braun International Real Estate has not made any investigation and makes no warranty or representation with respect to the income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's, or asbestos.

The compliance with Local, County, State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject Property. All potential buyers must take appropriate measures to verify all of the information set forth herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Owner shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projects, and conclusions without reliance upon the material contained herein.

Owner reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for Sale at any time and for any reason. Owner and Agent expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/ or to terminate discussions with any entity at any time, with or without notice. The seller has established a reserved price. If the reserve price is not met, the seller, at their own option, may elect to sell the property or not sell the property.

This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Owner. Owner shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until the binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Owner promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Owner or Agent.

By accepting this marketing brochure, you agree to release Braun International Real Estate, and the representing agent(s), and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/ or purchase of this Property.

MIXED USE PROPERTY – MULTIFAMILY AND RETAIL & ADJACENT PARKING LOT

1250 & 1252 SOUTH LAKE STREET | LOS ANGELES, CA 90006

INVESTMENT SUMMARY

- Offering Summary
- Investment Highlights
- Property Photos
- Floor Plan
- Plat Map

PROPERTY OVERVIEW

- Property Aerial
- Location Aerial

DEMOGRAPHICS & INCOME PROFILE

- Los Angeles County

AUCTION INFORMATION

- Due Diligence Available

CONTACT INFORMATION

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INGENIOUS ASSET GROUP INC

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- Phone: 310.207.2288

OFFERING SUMMARY

PROPERTY INFORMATION

Property Address	1250 South Lake Street Los Angeles, CA 90006
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SITE DESCRIPTION

APN	5136-024-018
Property Type	Parking Lot
Zoning	LAR4
Lot Size	8,699 SF (approx.)

PROPERTY INFORMATION

Property Address	1252 South Lake Street Los Angeles, CA 90006
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SITE DESCRIPTION

APN	5136-024-019
Property Type	Mixed use retail / Multifamily
Units	Residential Units • 10 – 1 bedroom/1 bathroom apts • 1 – 1 bedroom/3 bathroom apt • 1 – 2 bedroom/1 bathroom apt Commercial Units • 6 – ground level retail units
Zoning	LAM2
Lot Size	8,504 SF (approx.)
Gross Building Area	12,960 SF

THE OFFERING

Property Highlights

- 18-unit Mixed-use property located in the heart of Koreatown.
- 1250 S Lake St- Parking Lot (APN 5136-024- 018) approx. 8,699 SF, zoned LAR4.
- 1252 S Lake St- Mixed-Use (APN 5136-024-019) Existing building a mixed-use with 10 residential units and 6 commercial units, approx. 12,960 bldg. SF on approx. 8,504 SF lot, zoned LAC2.
- Unit mix 10 x 1 bed 1 bath, 1 x 1 bed 3 bath & 1 x 2 bed 1 bath residential units + 6 commercial units. One of the commercial units is vacant.
- Separately metered for both gas and electricity for residential.
- Both properties will be sold together.
- Sold AS IS and WHERE IS, with all faults and without warranty, express or implied and with current tenants in place.
- Seller will not be responsible for any repairs, inspection reports, termite work, and mandatory government retrofit requirements prior to close. Buyer to conduct their own investigations.
- Seller is a Court appointed fiduciary and cannot make any representations as to the condition, history of the subject property.
- TRAFFIC COUNT - W Pico Blvd at S Hoover St - ±28,448 Vehicles Per Day
- 2025 Annual Gross Income: \$170,000 (approx.)
- Pro forma 2026 Annual Gross Income: \$166,000 (approx.)

PROPERTY PHOTOS





PROPERTY PHOTOS



PROPERTY PHOTOS



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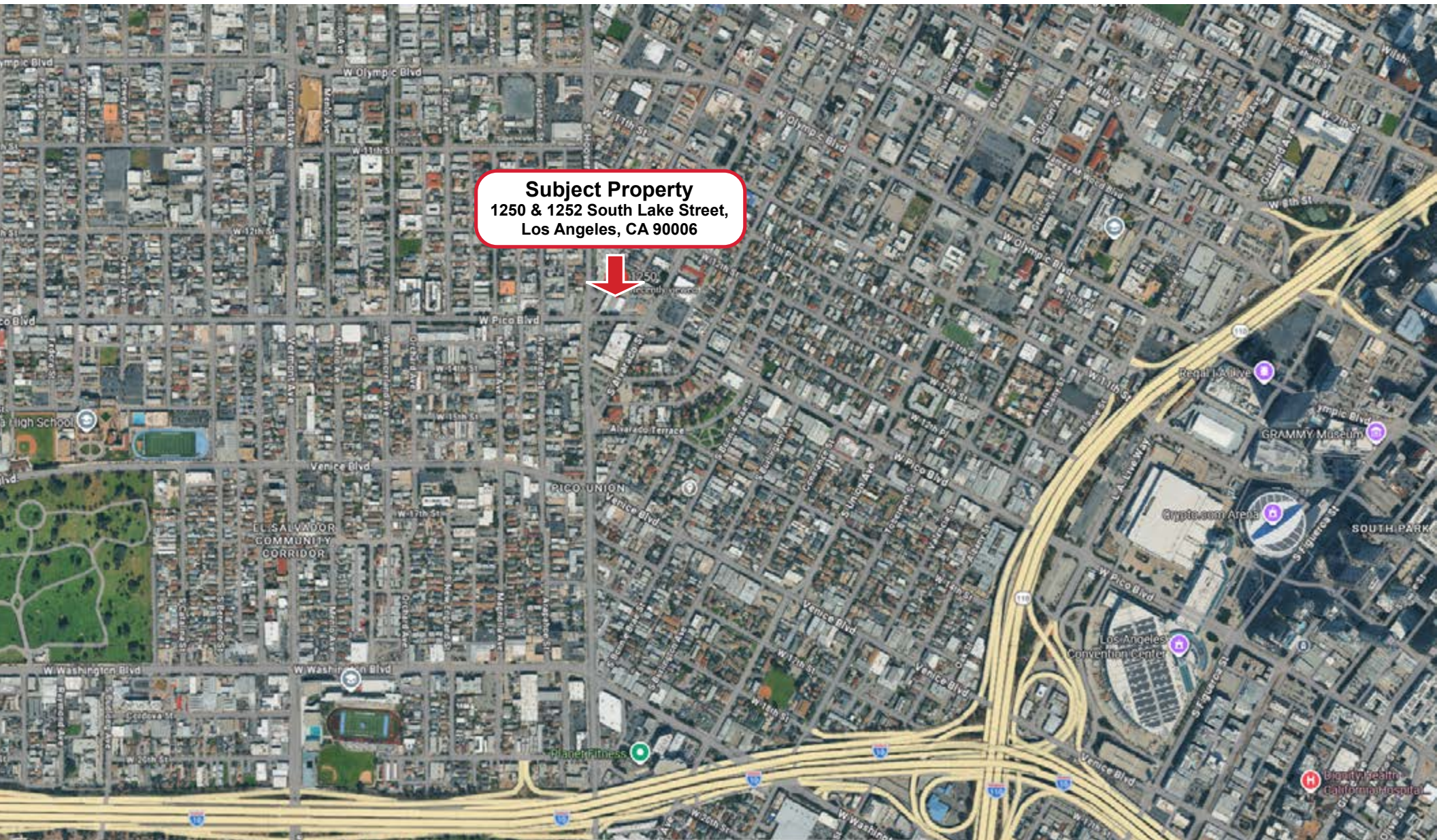
PROPERTY AERIAL

1250 & 1252 SOUTH LAKE STREET | LOS ANGELES, CA 90006



LOCATION AERIAL

2231 EAST 7TH ST | LOS ANGELES, CA 90023



KOREATOWN, LOS ANGELES



Koreatown is one of Los Angeles' most vibrant and centrally located neighborhoods, positioned just west of Downtown Los Angeles and south of Hollywood. Known for its dense urban character, cultural diversity, and active commercial corridors, the neighborhood offers a compelling mix of residential, retail, dining, entertainment, and employment uses. Its central location provides convenient access to Downtown, Hollywood, Mid-Wilshire, Westlake, and other major employment centers throughout the Los Angeles basin.

The area is recognized for its strong concentration of restaurants, nightlife, markets, professional services, hotels, and neighborhood-serving businesses. Major corridors such as Wilshire Boulevard, Western Avenue, Olympic Boulevard, and 6th Street support a highly walkable urban environment with consistent activity throughout the day and evening. Koreatown is also served by Metro rail and multiple bus routes, providing residents and visitors with convenient connections to Downtown Los Angeles and destinations across the region.

Koreatown continues to attract renters, investors, developers, and businesses due to its central location, established housing base, and limited supply of developable land. A combination of historic architecture, newer multifamily development, and a strong local business community has helped maintain the neighborhood's distinctive identity while supporting continued investment. With its accessibility, cultural amenities, and proximity to many of Los Angeles' primary employment and entertainment districts, Koreatown remains an important urban market within greater Los Angeles.





Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. Home to approximately 9.9 million residents, it is the most heavily populated county in the U.S. and is only exceeded by eight states.

The county includes approximately 88 vibrant cities hosting more than 244,000 business establishments, the greatest concentration in the state, with more minority and women-owned businesses than any other in the U.S., and is the nation's top international trade and manufacturing center. Los Angeles County has one of the most educated labor pools in the country. Its well-trained workforce of more than 4.7 million people includes over 1.5 million college graduates. With a Gross Domestic Product (GDP) of approximately \$750 billion, if Los Angeles County were its own nation, its economy would be the 19th largest in the world.

Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace, and international trade. The Los Angeles area is so large and diverse, it has something for everyone. While Hollywood and the beach culture are most often associated with the collective image of Los Angeles, it also boasts an abundance of museums, some of the world's best restaurants and hotels, and access to nearly any type of recreational activity one can imagine.



WORLDBID AUCTION | NOVEMBER 19TH, 2026 NOON PST

PRE AUCTION: BIDS DUE NOW THRU NOVEMBER 5, 2026

AUCTION: QUALIFYING ROUND BIDS DUE PRIOR TO OR ON NOVEMBER 12 - 19, 2026 NOON PST

SUGGESTED STARTING BID: \$1,500,000 | PREVIOUSLY LISTED FOR: \$2,500,000

PRE AUCTION OFFERS:

- A Buyer may elect to submit a Pre Auction rather than participate in Auction bidding.
- Pre auction offers may be submitted on a standard CAR (California Association of Realtors) commercial purchase contract. Pre Auction offers may have any contingency a buyer requests.
- A Pre Auction offer must be submitted no later than November 5, 2026. The offer will state the buyer will remove all contingencies no later than November 12, 2026 or close escrow by that date. If the Buyer removes contingencies or closes escrow no later than November 12, 2026, the auction will be canceled.
- Your Pre Auction offer submitted on a CAR purchase contract must state that the 3% Buyer's Premium is included in your offering price.
- No exceptions to the date deadlines will be accepted.
- The buyer must provide a 10% deposit with their offer, proof of funds to close the purchase and a lender approval letter (if applicable).

AUCTION DAY BIDDING:

- Your sealed bid must be submitted on the BraunWorldbid sealed bid auction purchase contract.
- Qualifying round bids must be submitted November 12-19, 11am PST and must be emailed Connor@braunco.com.
- The top 50% bids (by price) of the qualifying round bids received, those bidders will be notified by November 19th, 2026 1:00pm PST, they are approved to submit their final bid.
- The bidders, which have qualified to bid in the Final Bid round, their bid is due on November 19th, 2026, 3pm PST.
- Both the qualifying and final round bids must be provided on the BraunWorldbid Sealed Bid auction purchase contract.
- Escrow Shall close no later than December 19, 2026.
- The Sealed Bid auction purchase is available on BraunWorldbid.com at the property listing.

OTHER TERMS:

- A 3% buyers premium must be included in your auction bid.
- A 2.5% commission will be paid to the real estate agent/broker who registers and represents the buyer who purchases the property.
- The buyers agent must submit the Agent Registration Form available at Braunworldbid.com to be paid a commission.
- The property is sold in AS IS condition.
- The Seller is not making any repairs.
- The property is conveyed and sold with current tenants in place.
- Both properties are conveyed and sold together.
- Seller will not be responsible for inspection reports,
- Seller will not be responsible for termite repairs, if needed.
- Seller will not be responsible for mandatory government retrofit requirements
- Buyer to conduct their due diligence prior auction bid submission
- Trust Sale, Seller is Court appointed and cannot make any representations regarding the property condition and property history.
- The property will be conveyed free and clear of liens and encumbrances save and except for the permitted exceptions which may include any existing easements, rights of way, prescriptive rights whether of record or not, recorded existing restrictions, covenants, conditions, oil and gas leases, mineral interests, water interests outstanding in person other than Seller and other instrument, other than conveyances of the surface fee estate that affect the property, validly existing rights of adjoining owners in any walls and fences situated on a common boundary, any discrepancies, conflicts, or shortage in area or boundary lines, any encroachments or overlapping of improvements, all right, obligations and other matters arising from existing by reason of any applicable governmental district, agency or authority, any liens as to which the title insurer shall provide coverage under the terms of its policy, including special endorsements and current taxes will be pro-rated as of the date of closing.
- Escrow is with Escrow of the West

- INCOME STATEMENTS FOR 2024,2025, 2026 TO AUGUST
- RETAIL AND MULTIFAMILY TENANT LEASES
- RENT ROLL
- RETAIL AND MULTIFAMILY TENANTS LEDGERS
- UTILITY INVOICES
- PERMITS
- PHASE ONE
- SELLERS PROPERTY DISCLOSURES
- PRELIMINARY TITLE REPORT
- SEALED BID AUCTION CONTRACT

CONTACT INFORMATION

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DISCLAIMER

This memorandum is provided for the sole purpose of allowing a potential buyer to evaluate the property. The potential buyer is urged to perform its own examination and inspection of property, and shall rely solely on such examination and investigation and not on this brochure or any materials, statements or information contained herein or otherwise provided. Neither Braun, its members, managers officers, employees or agents, nor any of its partners, directors, officers, employees and agents, nor seller, make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to this memorandum, the property or any materials, statements or information contained herein or relating thereto, or as to the accuracy or completeness of such materials, statements or information, or as to the condition of the property, quality or fitness of the property, or assumes any responsibility with respect thereto. Such materials, statements and information have in many circumstances been obtained from outside sources and have not been tested or verified. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this brochure contains information relating to any “hazardous materials” in relation to the property, such information shall in no way be construed as creating any warranties or representations, expressed or implied, by operation of law or otherwise, by Braun, broker, sales agents or seller, as to the existence or non-existence or nature or extent of hazardous materials in, under, on or around the property. This brochure is provided subject to errors, omissions, prior sale, change of price or terms and any other changes to the materials, statements and information contained herein or relating to the Property. Braun will not be responsible if the property is unsatisfactory to the buyer in any way. Braun suggests each buyer obtain appropriate advice from investment professionals prior to purchasing the property.
