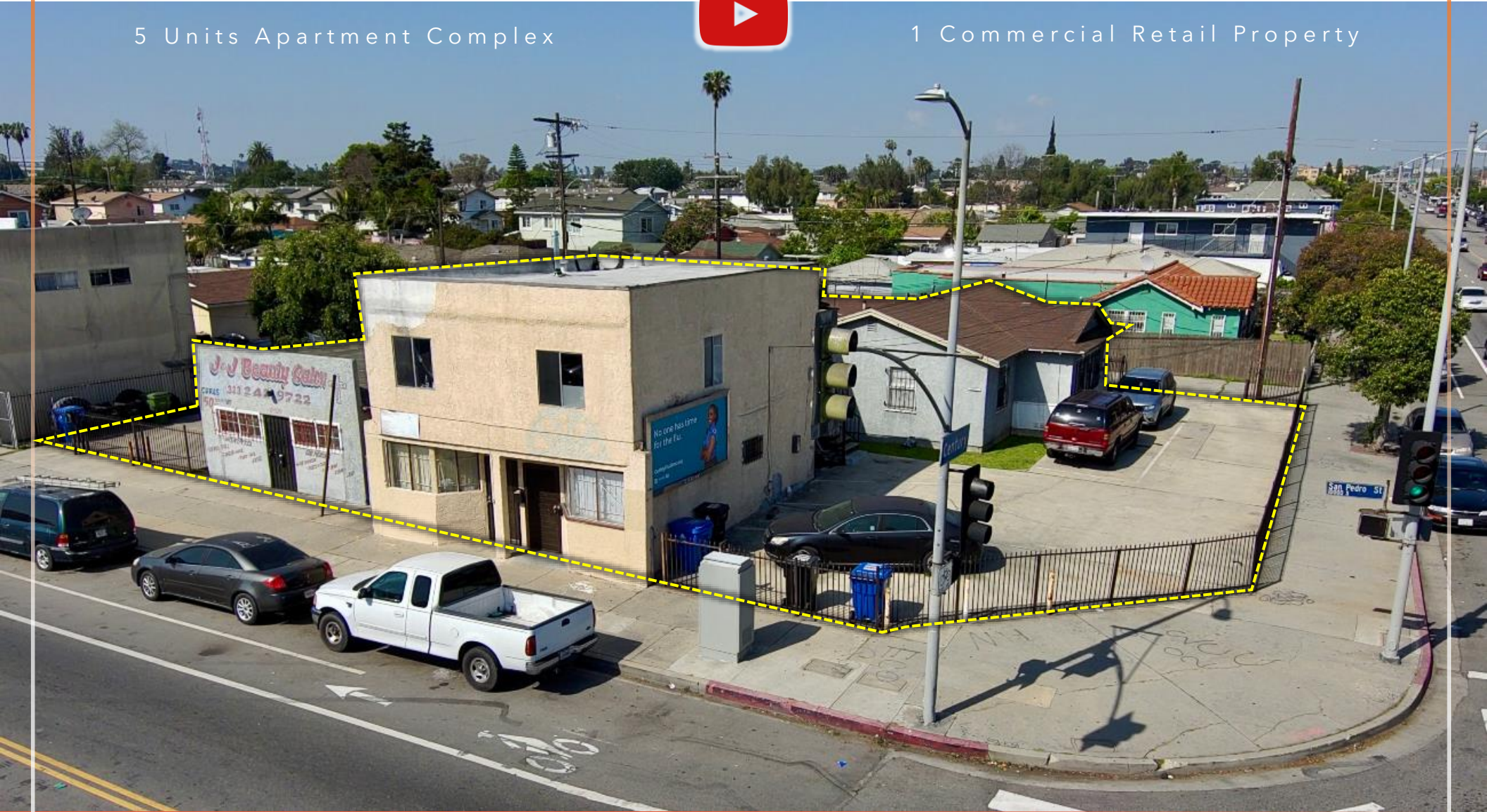


10007 S. SAN PEDRO STREET

5 Units Apartment Complex



1 Commercial Retail Property



LOS ANGELES, CA 90003 • MIXED USE RETAIL/RESIDENTIAL PROPERTY





PROPERTY SUMMARY



10007 S. SAN PEDRO STREET LOS ANGELES, CA 90003

PRICING

OFFERING PRICE	\$950,000		
PRICE/UNIT	\$158,333		
PRICE/SF	\$199,300		
GRM	11	7.4	5.41
CAP RATE	6.4%	3.4%	14.1%
	Current (If All Rents are Paid)	Actual	Market

PROPERTY SUMMARY

UNITS	6
YEAR BUILT	1924-1953
GROSS SF	±4,966 SF
LOT SF	±10,468 SF
APN	6063-002-034
PARKING	9 Parking Spaces

BUILDING DETAILS

UNIT MIX	(1) Retail Commercial, (2) Studio, (2) 3+1, (1) 3+1.5
ELECTRIC METERS	6
GAS METERS	6
WATER METERS	4
WATER HEATERS	5

OPPORTUNITY

- ❑ Retail/Residential mixed use property

- ❑ Large corner lot

- ❑ Upside rental potential

- ❑ Updated Electrical and Plumbing (Based on HUD Requirements)

- ❑ 3 Units are Section 8



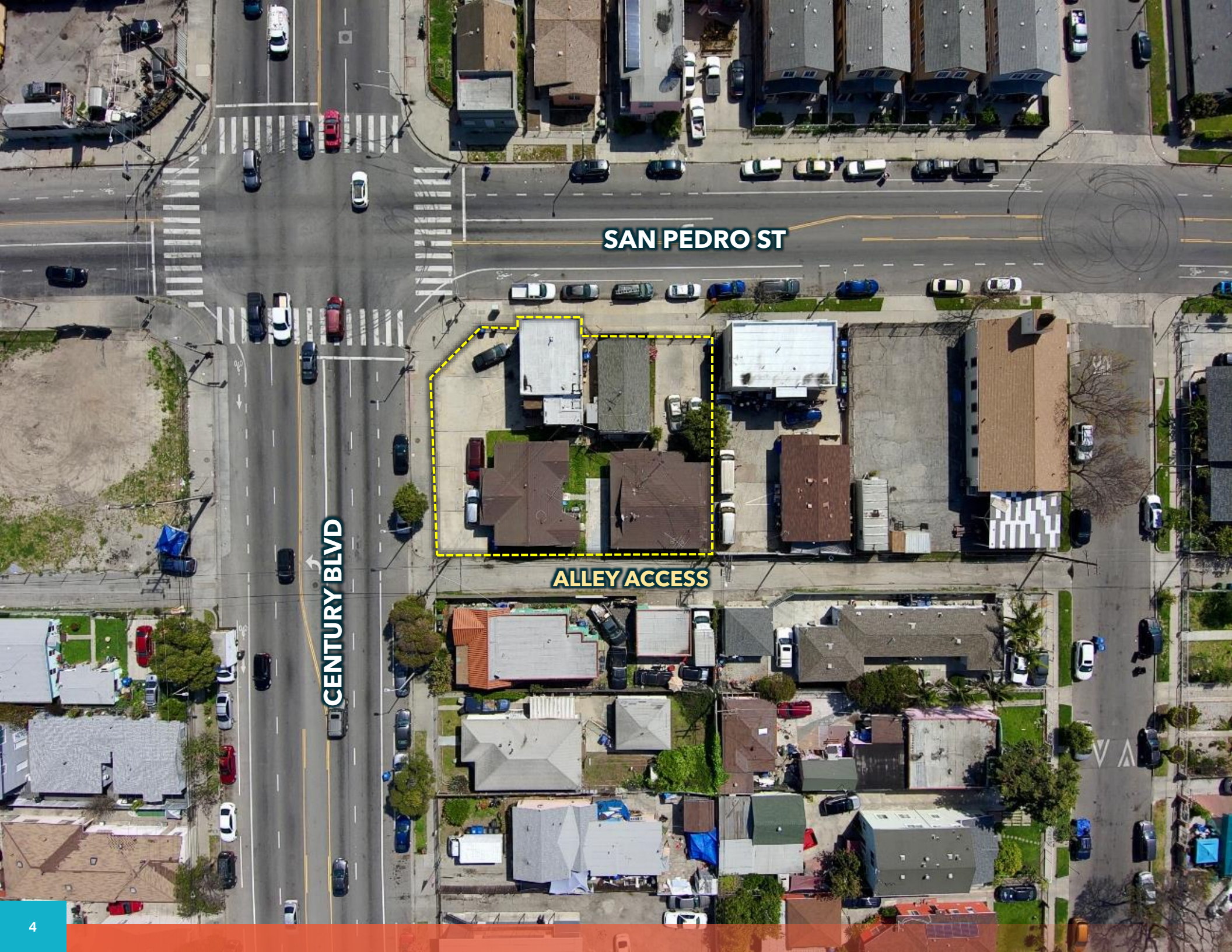
OVERVIEW

Kalachian Investment Group is pleased to present this mixed-use property situated on a large corner lot in the heart of Los Angeles and featuring a retail unit alongside five residential units. All five residential units are currently occupied and three of them being rented through the Section 8 program. This presents a stable and reliable source of rental income for the new owner. The property has excellent upside rental potential, as the current rents are below market averages in the area. This provides an opportunity for the new owner to maximize their returns. The property is fully occupied and has a strong rental history, making it an attractive investment opportunity.

The retail unit is an ± 810 SF beauty salon that is currently rented on a month-to-month basis. Property also has billboard income coming in due to its location.

Built in 1924-1953, the building is $\pm 4,156$ SF has a favorable unit mix of (2) Studios, (2) 3+1 (1) 3+1.5, situated on a $\pm 10,468$ SF of total land.

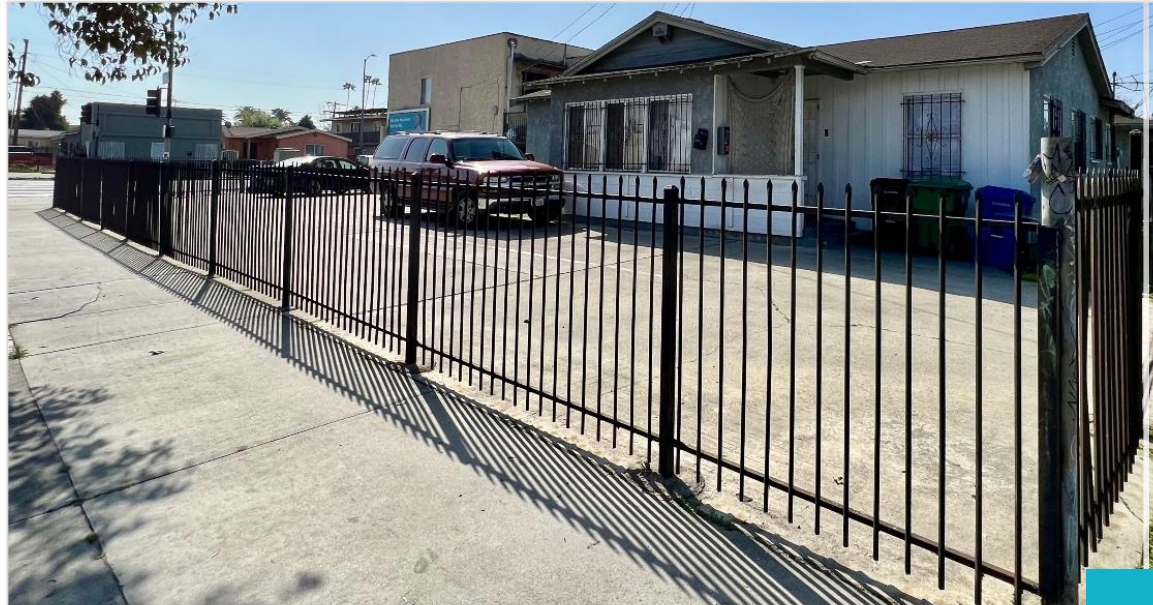
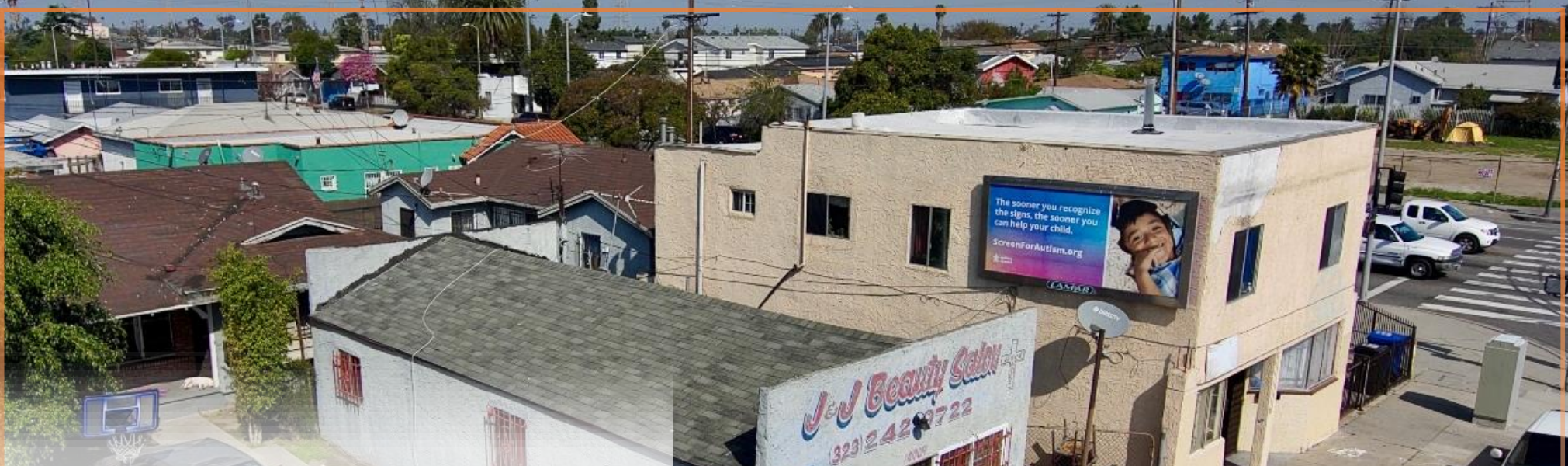
The property has a combined size of $\pm 4,966$ SF building size, It is subject to Rent Stabilization Ordinance (RSO)

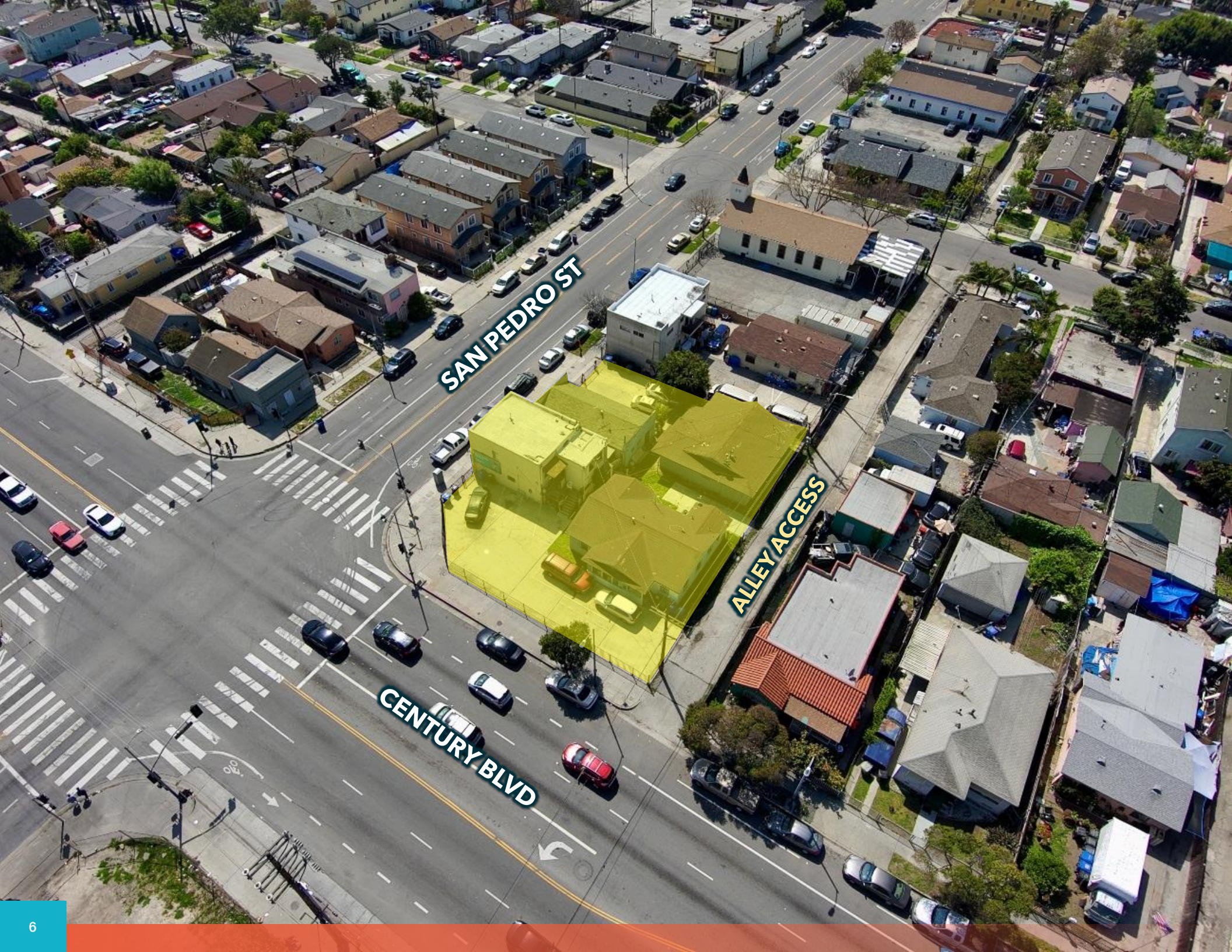


SAN PEDRO ST

CENTURY BLVD

ALLEY ACCESS





SAN PEDRO ST

ALLEY ACCESS

CENTURY BLVD

FINANCIAL ANALYSIS

PRICING			
OFFERING PRICE	\$950,000		
PRICE/UNIT	\$158,333		
PRICE/SF	\$191.30		
GRM	11	7.4	5.41
CAP RATE	6.4%	3.4%	14.1%
	Current (If All Rents are Paid)	Actual	Market

PROPERTY SUMMARY	
UNITS	6
YEAR BUILT	1924-1953
GROSS SF	±4,966 SF
LOT SF	±10,468 SF
APN	6063-002-034
PARKING	9 Parking Spaces

ANNUALIZED INCOME		Current		Market
Gross Scheduled Income		\$99,768		\$175,380
Vacancy Rate Reserve	3%	(\$2,993)	3%	(\$5,261)
Gross Operating Income		\$96,775		\$170,119

ANNUALIZED EXPENSES		Current		Market
New Property Taxes (1.2%)		\$11,400		\$11,400
Insurance		\$4,591		\$4,591
Trash & Utilities		\$4,966		\$4,966
Off-Site Management		\$6,390		\$6,390
Repairs		\$8,691		\$8,691
Total Expenses		\$36,038		\$36,038
Expenses/Unit		\$6,006		\$6,006
Expenses/SF		\$7.26		\$7.26
% of GOI		37%		21.2%

RETURN		Current		Market
NOI		\$60,737		\$134,081

RENT ROLL

Unit #	Type	Current Rent	Paid by HACLA	Tenant Portion	Market Rents*	Rent up to Date	Laundry
10009	Retail Commercial (Beauty Salon)	\$600	-	\$600	\$1,215	Yes	-
10005	Studio	\$1,000	-	\$1,000	\$1,500	Yes	No
10007	Studio	\$620	-	\$0	\$1,500	No	No
10005 ½	3+1	\$1,100	\$770	\$0	\$3,000	No	No
10007 ½	3+1	\$2,559	\$1,791	\$0	\$3,000	No	Yes
10011	3+1.5	\$2,406	\$1,684	\$0	\$3,200	No	Yes
Billboard	-Lease until 10/2024	\$29	-	\$29	\$1,200	Yes	-
Totals:		\$8,314	\$4,245	\$1,629	\$14,615		

* Market Rents are based on remodeled condition units and not guaranteed.



CENTURY BLVD

ALLEY ACCESS

SAN PEDRO ST

HUMPS

SOUTH LOS ANGELES

South Los Angeles sits between the two major jobs centers of Downtown Los Angeles and Culver City. The former, with a daytime population of some 207,000 people, is home to a large concentration of firms from the legal, utilities, accounting and financial services sectors, as well as many federal, state and local government agencies. The latter, on the other hand, has an employer base that skews more creative, with a mix of firms in arts, design, entertainment, sports and media.





Microsoft

ChowNow

HONEST

flexport
centerfield
core
digital media

FORUM

SoFi

Centinela Hospital Medical Center

LAX
Los Angeles
World Airports

CLIPPERS

H
HOLLYWOOD PARK

CRENSHAW IMPERIAL PLAZA
GENERAL DISCOUNT **dd's DISCOUNTS** **GROCERY OUTLET**
planet fitness **99¢ ONLY STORES** **Save a lot** **SUBWAY eat fresh.**

LAS
LOS ANGELES SOUTHWEST COLLEGE

24 FITNESS **STARBUCKS**

LOWE'S **ROSS DRESS FOR LESS**
PET SMART **Banfield**
PET HOSPITAL

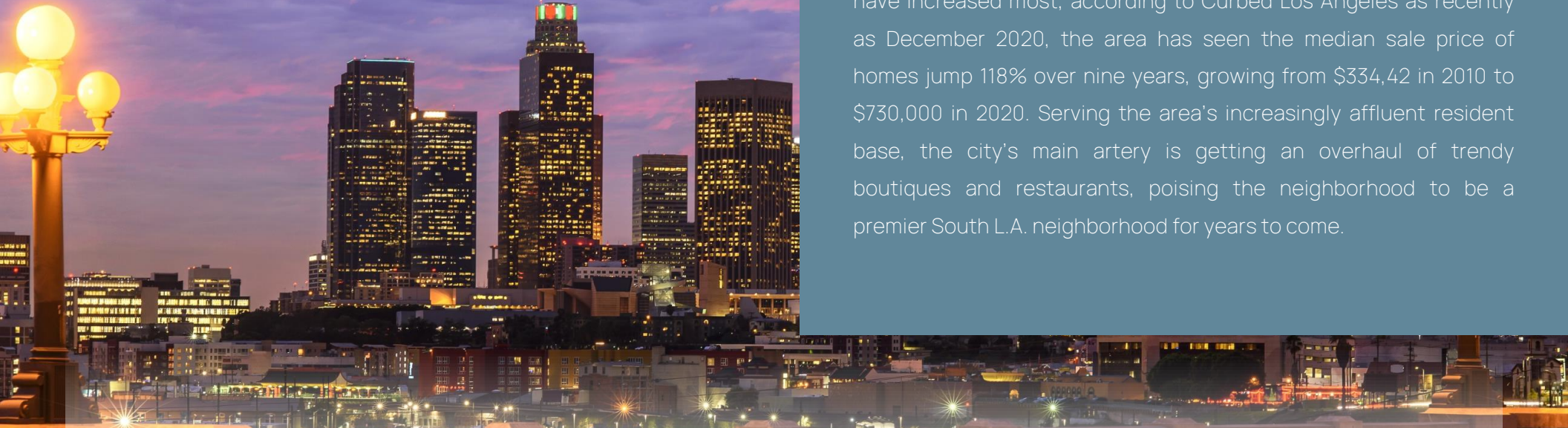
Raytheon

SUBJECT

COMMUNITY PROFILE

New developments and improved mass transit options within the submarket have lately drawn an influx of high-income young professionals to the area. Baldwin Hills Crenshaw Plaza has been approved by the city to undergo a major transformation.

In addition, LA Metro's new Crenshaw Line is expected to be completed in 2021, and will extend from the existing Exposition Line down to LAX. Named one of the top 10 places where L.A. home prices have increased most, according to Curbed Los Angeles as recently as December 2020, the area has seen the median sale price of homes jump 118% over nine years, growing from \$334,42 in 2010 to \$730,000 in 2020. Serving the area's increasingly affluent resident base, the city's main artery is getting an overhaul of trendy boutiques and restaurants, poising the neighborhood to be a premier South L.A. neighborhood for years to come.



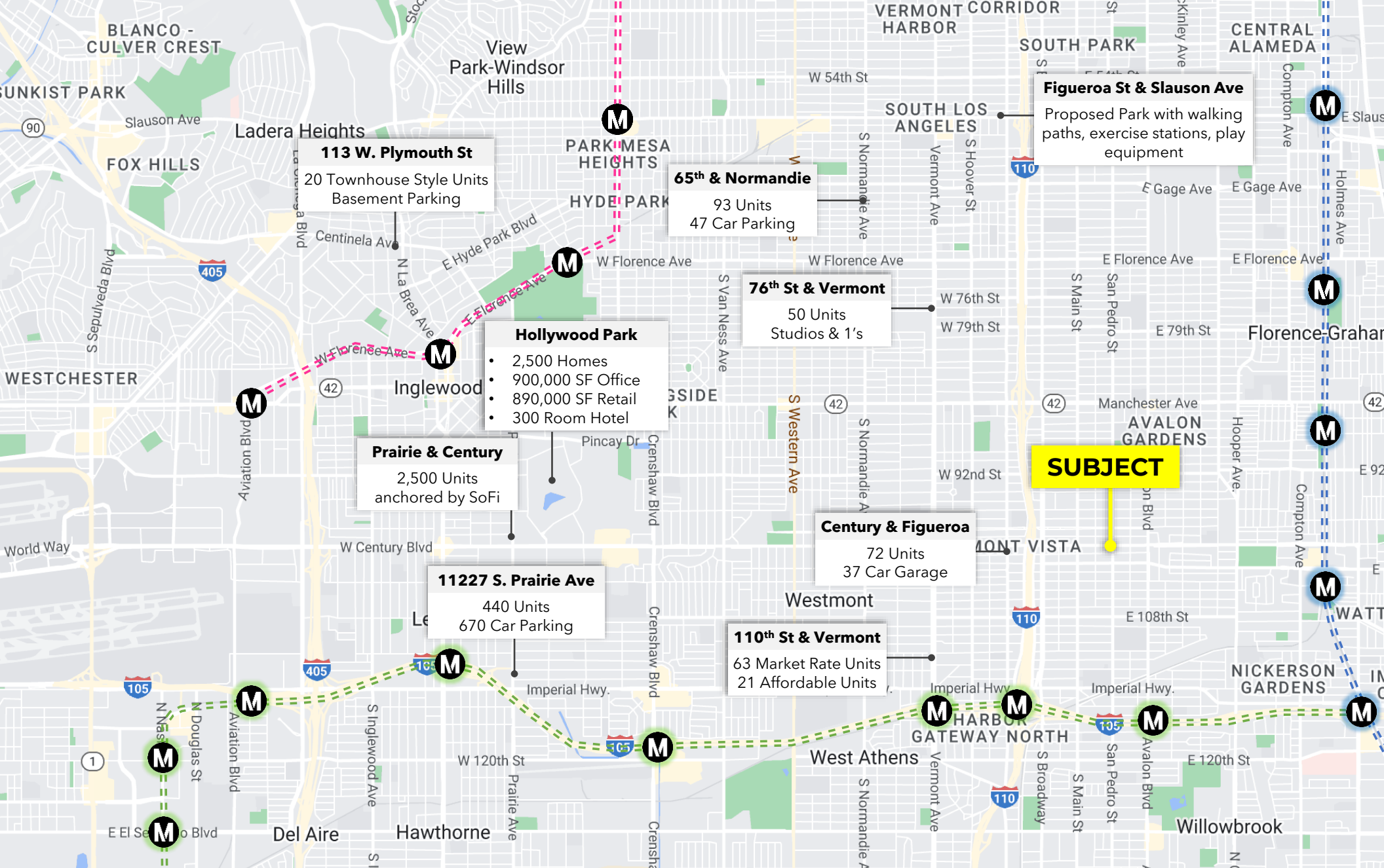
BALDWIN HILLS CRENSHAW PLAZA



METRO CRENSHAW LINE



DESTINATION CRENSHAW



SOUTH LOS ANGELES

Development Synergy

LANDMARKS WITHIN 5 MILE RADIUS

Lucas Museum of Narrative Art

The \$1-billion Lucas Museum of Narrative Art, located at Exposition Park in Downtown LA. Designed by Ma Yansong of MAD Architects, the 300,000 square-foot Lucas Museum is expected to be "one of the most imaginative and inclusive art museums in the world—a global destination that all Angelenos and Californians will be proud to call their own."



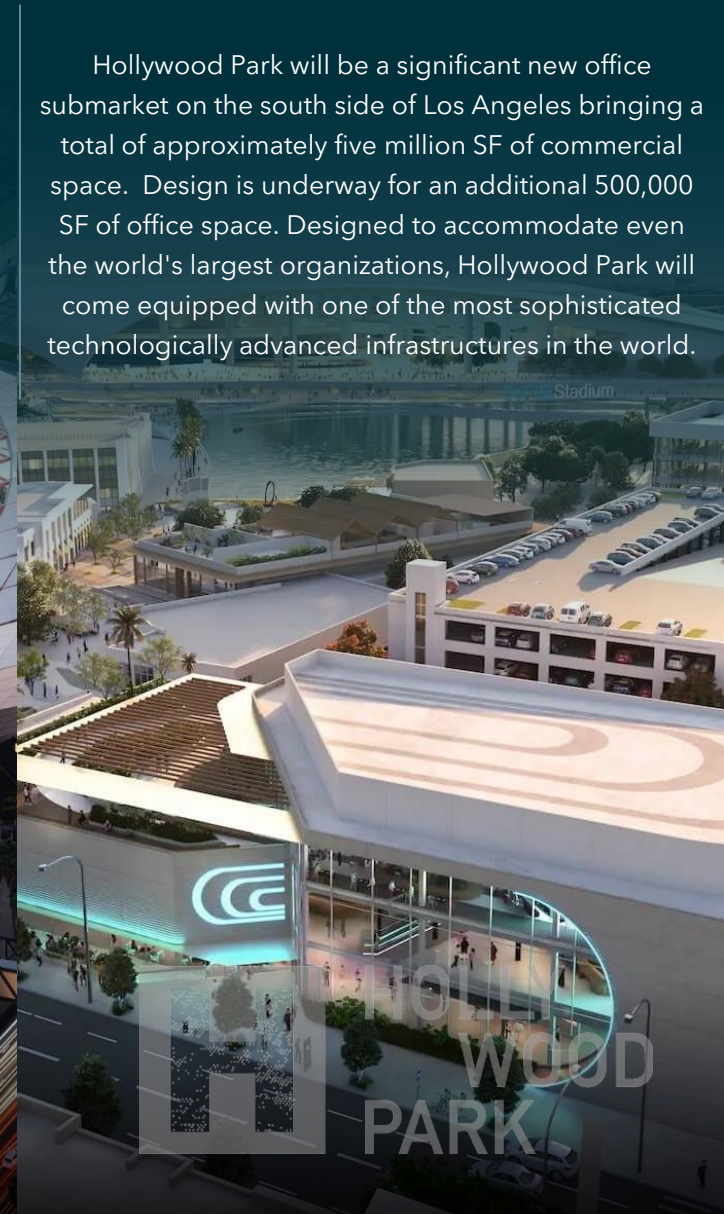
Inglewood Sports & Entertainment Complex

Located just south of Hollywood Park, home of Sofi stadium, the Inglewood Basketball and Entertainment Center is a Public/Private partnership between Murphy's Bowl LLC and the City of Inglewood. The project will consist of a 915,000 s.f. arena designed to host the LA Clippers basketball team with up to 18,500 seats for NBA games, family shows, concerts, conventions, corporate events and non-LA Clippers sporting events.



New Hollywood Park Complex

Hollywood Park will be a significant new office submarket on the south side of Los Angeles bringing a total of approximately five million SF of commercial space. Design is underway for an additional 500,000 SF of office space. Designed to accommodate even the world's largest organizations, Hollywood Park will come equipped with one of the most sophisticated technologically advanced infrastructures in the world.



LA COUNTY OVERVIEW

Los Angeles is on the leading edge of several growth industries. L.A. County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The L.A. five-county area also has more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace/technology.

The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D.C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

TOP EMPLOYERS	# OF EMPLOYEES
KAISER PERMANENTE	6,184
SONY PICTURES STUDIOS, INC.	4,600
CBS BROADCASTING	3,500
CALIFORNIA MEDICAL CENTER	3,000
HBO	1,650
CENTINELA HOSPITAL	1,500
TBWA/CHIAT/DAY	1,300
RALPHS	1,206
CEDARS-SINAI	1,201
JH DESIGN GROUP	1,000

LOS ANGELES COUNTY

Los Angeles County, officially the County of Los Angeles, in the Los Angeles metropolitan area of the U.S. state of California, is the most populous county in the United States, with more than 10 million inhabitants as of 2020. As such, it is the largest non-state level government entity in the United States. Its population is larger than that of 41 individual U.S. states. It is the third-largest metropolitan economy in the world, with a Nominal GDP of over \$700 billion—larger than the GDPs of Belgium, Norway, and Taiwan. It has 88 incorporated cities and many unincorporated areas and, at 4,083 square miles (10,570 km²), it is larger than the combined areas of Delaware and Rhode Island. The county is home to more than one-quarter of California residents and is one of the most ethnically-diverse counties in the U.S. Its county seat, Los Angeles, is also California's most populous city and the second most populous city in the U.S., with about 4 million residents.



10,441,080

POPULATION



\$807B

2020 GROSS COUNTY PRODUCT



\$65,006

MEDIAN HH INCOME



\$3.31 MILLION

2020 HOUSEHOLDS



2.8%

GCP GROWTH



Management

TOP OCCUPATION

SOUTH LOS ANGELES



HAWTHORNE
MAJOR EMPLOYERS



DOWNTOWN LA
MAJOR EMPLOYERS



Epicenter OF LOS ANGELES

The subject property sits between the major jobs centers of Downtown Los Angeles and Hawthorne. The former, with a daytime population of some 207,000 people, is home to a large concentration of firms from the legal, utilities, accounting and financial services sectors, as well as many federal, state and local government agencies. The latter, on the other hand, has an employer base that skews more technology, with a mix of firms in space tech, military equipment, and aviation.

10007 S. SAN PEDRO STREET

LOS ANGELES, CA 90003

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This Offering Memorandum has been prepared to provide summary, unverified financial and physical 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. KW Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, 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. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, KW Commercial has not verified, and will not verify, any of the information contained herein, nor has KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. KW Commercial has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. KW Commercial's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. KW Commercial and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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