

WASHINGTON BLVD PORTFOLIO SALE

5022 & 5024-5030 W WASHINGTON BLVD LOS ANGELES, CA 90016

AVAILABLE INDIVIDUALLY OR TOGETHER



5022 W Washington Blvd

5024-5030 W Washington Blvd

FOR
SALE

Offered at:
\$4,350,000

±20,766 SF Total Land Area

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

EXECUTIVE SUMMARY

5022 W Washington Blvd, Los Angeles, CA 90016
For Sale | ±11,093 SF of Building & ±20,766 SF of Land

Major Properties is pleased to present a rare portfolio opportunity consisting of two adjacent commercial properties located along the rapidly evolving Washington Boulevard corridor in Mid-City / West Adams Los Angeles.

The portfolio includes a 21-unit converted multifamily property located at 5022 W Washington Blvd and a commercial building located at 5024–5030 W Washington Blvd. Together, the properties provide approximately ±20,766 SF of land with flexible LAC2 zoning and confirmed Opportunity Zone designation.

The assets may be acquired individually or together, providing investors, developers, and owner-users flexibility to pursue a variety of investment strategies including multifamily repositioning, mixed-use redevelopment, adaptive reuse, land banking, or long-term value-add investment.

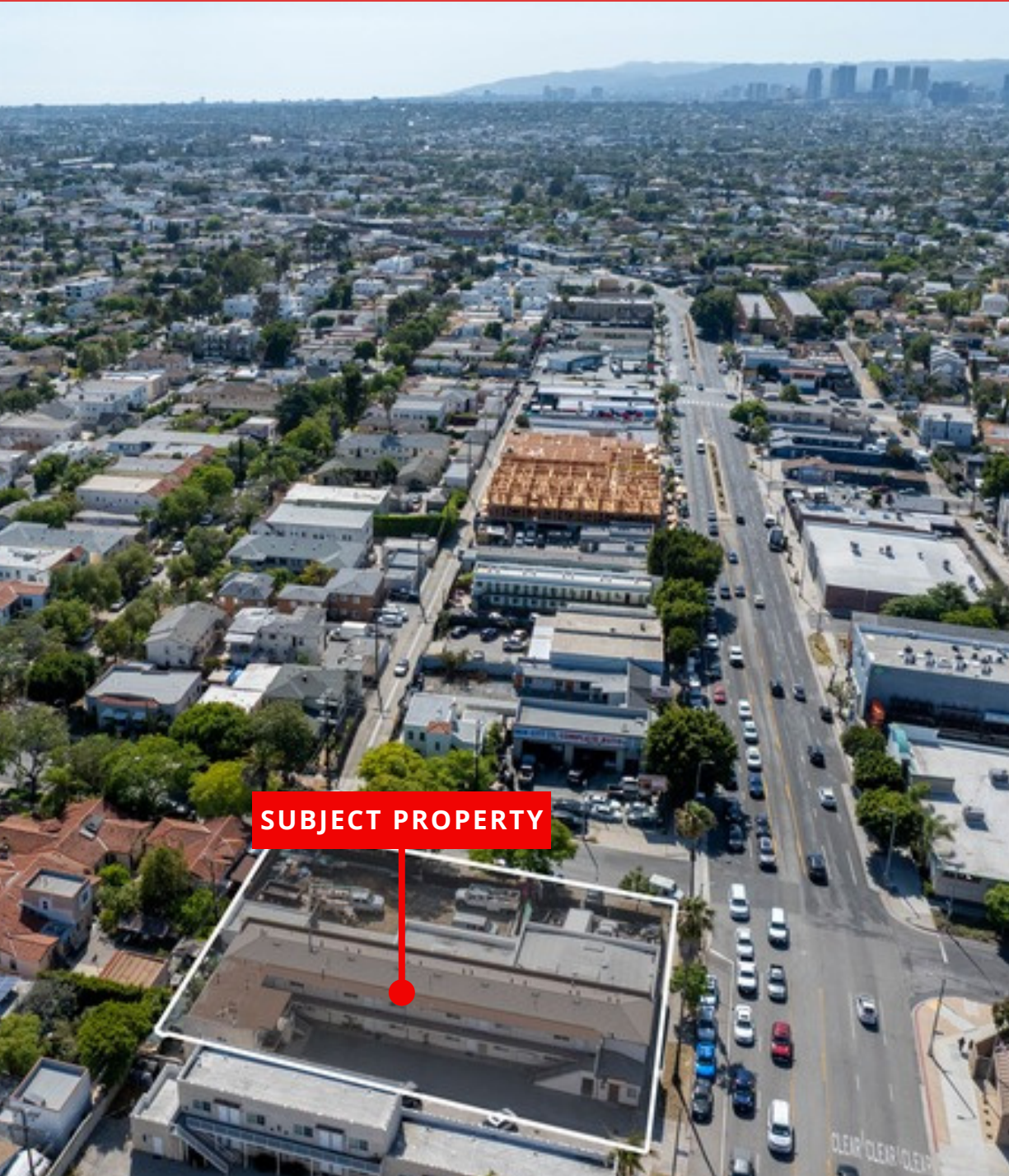
Strategically positioned just west of La Brea Avenue with quick access to the 10 Freeway, the portfolio benefits from strong frontage, central Los Angeles connectivity, and proximity to Culver City, Miracle Mile, Downtown Los Angeles, and the Westside.

\$4,350,000
PRICE

±\$392
PER BLDG SF

±\$209
PER LAND SF

***Buyer to verify all information**



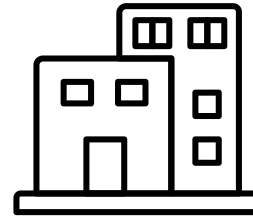
SUBJECT PROPERTY

PORTFOLIO HIGHLIGHTS

EXISTING 21 UNIT APARTMENT & VALUE-ADD
COMMERCIAL / REDEVELOPMENT OPPORTUNITY



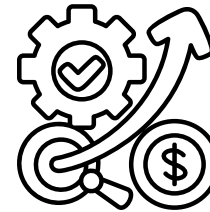
Redevelopment
potential



Two adjacent
commercial
properties



Easy access to
major
transportation
corridors



Existing income-
producing assets



Opportunity
zone



Located just west
of La Brea Ave
w/quick access to
the 10 Freeway.

Major Properties is pleased to present two adjacent commercial properties located along the rapidly evolving Washington Boulevard corridor in Mid-City Los Angeles. The portfolio includes a 21 Unit apartment property at 5022 W Washington Blvd and a commercial property at 5024-5030 W Washington Blvd. The properties may be acquired individually or together, offering investors, developers, and owner-users a rare opportunity to control approximately ±20,766 SF of land within an Opportunity Zone.

5022 W Washington Blvd

- **PRICE: \$2,350,000 / ±\$311 PER BLDG SF**
- 21 Units Apartment
- ±7,553 SF Building
- ±10,097 SF Lot
- Value-Add Multifamily Opportunity

5024-5030 W Washington Blvd

- **PRICE: \$2,000,000 / ±\$565 PER BLDG SF**
- Commercial Building
- ±3,540 SF Building
- ±10,669 SF Lot
- Redevelopment Opportunity

Combined Portfolio

- **PRICE: \$4,350,000 / ±\$392 PER BLDG SF**
- ±20,766 SF Total Land Area
- Opportunity Zone
- Prime Mid-City / West Adams Location
- Flexible LAC2 Zoning

PORTFOLIO OPPORTUNITY

5022 W Washington Blvd & 5024-5030 W Washington Blvd

AVAILABLE INDIVIDUALLY OR TOGETHER



PROPERTY DETAILS



5022 W Washington Blvd

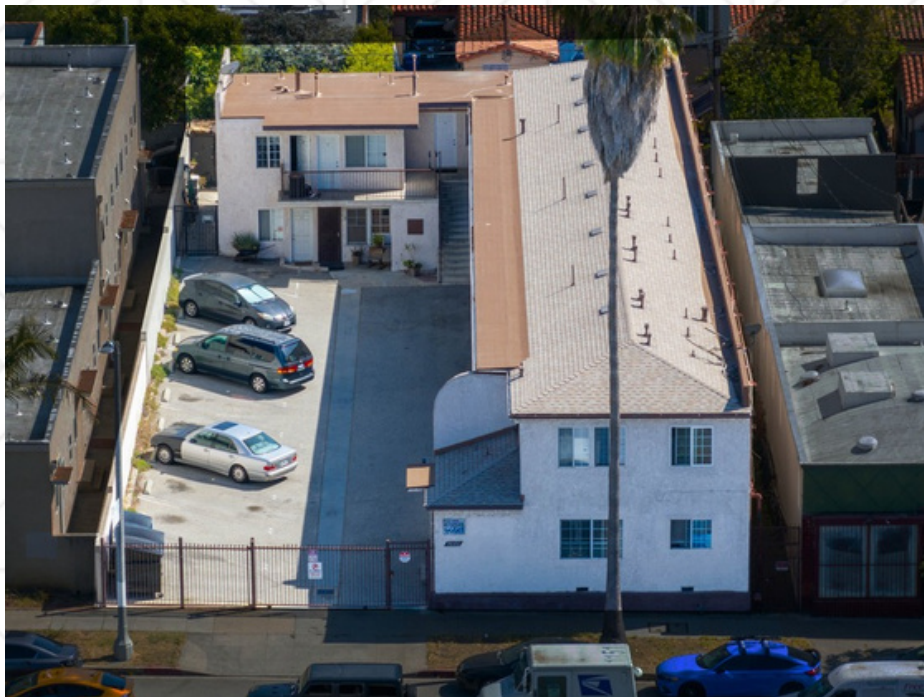
Address	5022 W Washington Blvd, Los Angeles, CA 90016
Property Type	Multi-Family
Price/SF Price/Unit	±\$311/bldg SF ±\$106,818
Building SF	±7,553 SF
Lot SF	±10,149 SF
Stories	2
# of Units	21
Sprinklered	Yes
Parking	11
Roof replaced	2022
Frontage	W Washington Blvd
Year Built / Renovated	1948 /
Zoning	<u>C2-1VL-CPIO</u>
Opportunity Zone	<u>Yes</u>
APN	5062-004-012



5024-5030 W Washington Blvd

Address	5024-5030 W Washington Blvd, Los Angeles, CA 90016
Property Type	Commercial / Retail
Price/SF	±\$187/land SF ±\$565/bldg SF
Building SF	±3,540 SF
Lot SF	±10,669 SF
Stories	1
Parking	12
Frontage	W Washington Blvd
Year Built	1939
Zoning	<u>C2-1VL-CPIO</u>
Opportunity Zone	Yes
APN	5062-004-011

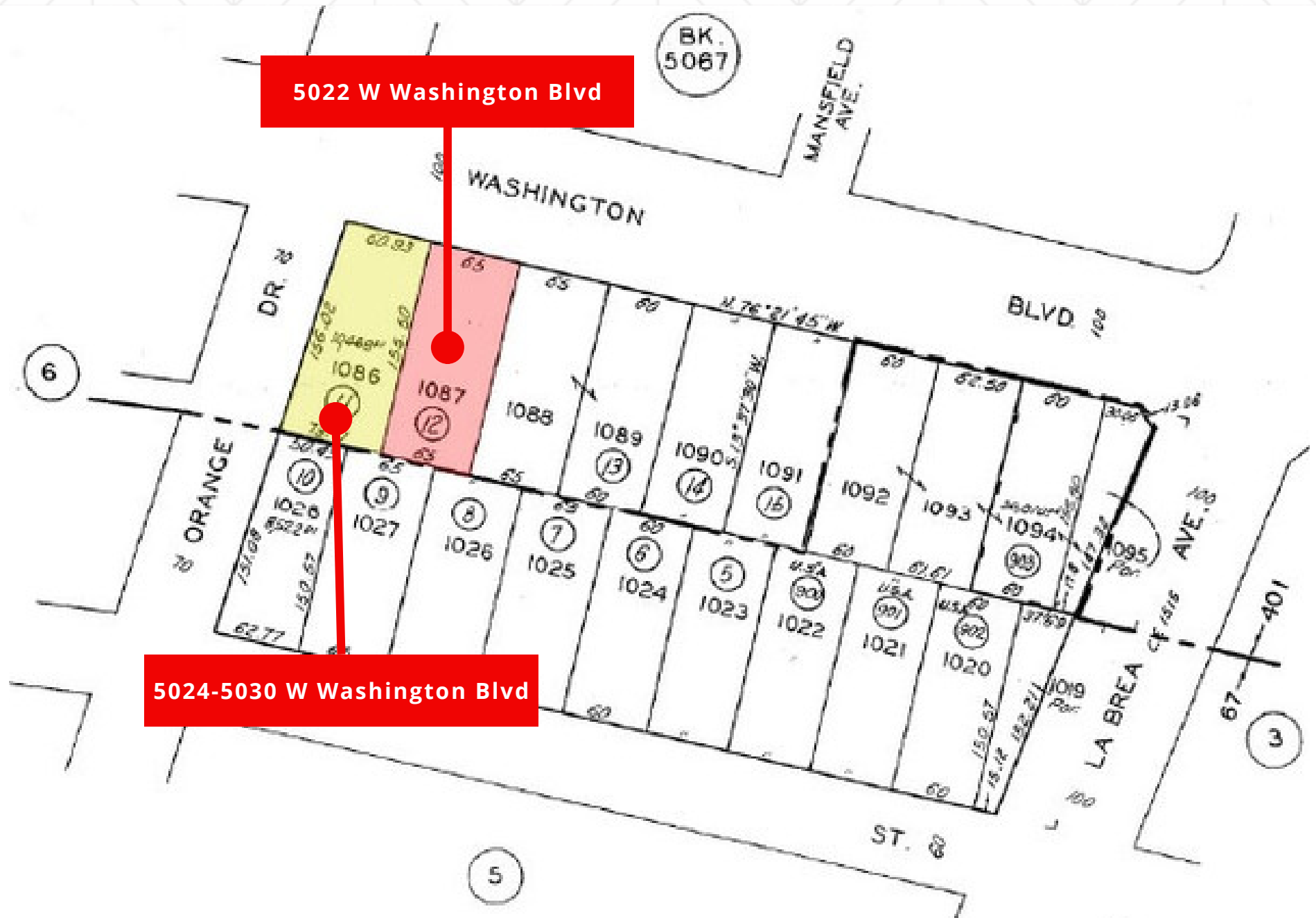
5022 W Washington Blvd
APARTMENT BUILDING



5024-5030 W Washington Blvd
COMMERCIAL BUILDING



PARCEL MAP



FINANCIAL SUMMARY

5022 W WASHINGTON BLVD

Unit	Unit Type	Current + Vacant Projected rent
1**	Studio	\$1,450
2	Studio	\$1,260
3	Studio	\$1,202
4	1 Bed / 1 Bath	\$1,336
5	1 Bed / 1 Bath	\$1,335
6	Studio*	\$876
7	1 Bed / 1 Bath	\$1,563
8	Studio*	\$876
9	Studio	\$1,273
10	Studio	\$1,420
11	Studio (Vacant)	\$1,450
12	Studio*	\$876
14	Studio	\$1,273
15	Studio*	\$890
16	1 Bed / 1 Bath	\$1,565
17	Studio	\$1,203
18	Studio*	\$875
19	Studio	\$984
20	Studio*	\$836
21	1 Bed / 1 Bath	\$885
22***	Studio* (Vacant)	\$1,350
* - No kitchen **Unit 1 will be vacating September 18, 2026 *** Used as Storage		
Monthly Scheduled Income		\$24,778
ANNUAL SCHEDULED INCOME		\$297,336

5024-5030 W WASHINGTON BLVD

Tenant / Address	Monthly Rent	Lease Type
5024 W Washington Blvd	\$1,450	Month-to-Month
5030 W Washington Blvd	\$1,750	Month-to-Month
1910 Orange Dr	\$3,300	Month-to-Month
Monthly Scheduled Income		\$6,500
ANNUAL SCHEDULED INCOME		\$78,000

The portfolio combines stable existing income with significant redevelopment and repositioning potential. Investors may acquire the assets individually or together, creating a rare urban infill assemblage opportunity within the rapidly evolving West Adams / Mid-City Los Angeles corridor.

FINANCIAL SUMMARY

ANNUAL OPERATING DATA

INCOME SUMMARY	Amount
*Rental Income	\$24,778.00
Laundry Income	\$190.00
MONTHLY GROSS INCOME	\$24,968.00
ANNUAL GROSS INCOME	\$299,616.00
Less Total Expenses	(\$112,074)
NET OPERATING INCOME	\$187,678.12

EXPENSE SUMMARY

Category	Amount
Property Management & Payroll	\$14,491.26
**Maintenance & Repairs Est	\$17,840.16
Cleaning	\$732.00
Pest Control	\$540.00
Administrative & Licensing	\$6,644.99
Insurance	\$10,178.00
***Property Taxes	\$29,375.00
Utilities & Waste	\$32,136.47
TOTAL EXPENSES	\$111,937.88

SUMMARY OF KEY METRICS

INVESTMENT METRICS	Current
Asking Price	\$2,350,000.00
CAP Rate	7.99%
\$/Door	\$111,904
GRM	7.84
Building SF	7,553
P/SF	\$311.13

**Rental income consists of current in-place rental income of \$21,731 per month, plus \$3,047 in projected rental income from currently vacant units.*

***Maintenance & Repairs Est is equal to approximately 6% of scheduled gross income, in addition to recurring property expenses such as cleaning, pest control, and general upkeep.*

****Property tax based on \$2,350,000 asking price*

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THE AREA



KOREATOWN

DOWNTOWN LA

LOWE'S

COUNTRY CLUB PARK

PLANET FITNESS

ULTA BEAUTY

HOLDEN
PERFORMING
ARTS CENTER

JAMBA JUICE

CHIPOTLE

LIVING SPACES

OLIVE GARDEN

ROSCOE'S CHICKEN & WAFFLES

7 MILES TO DTLA

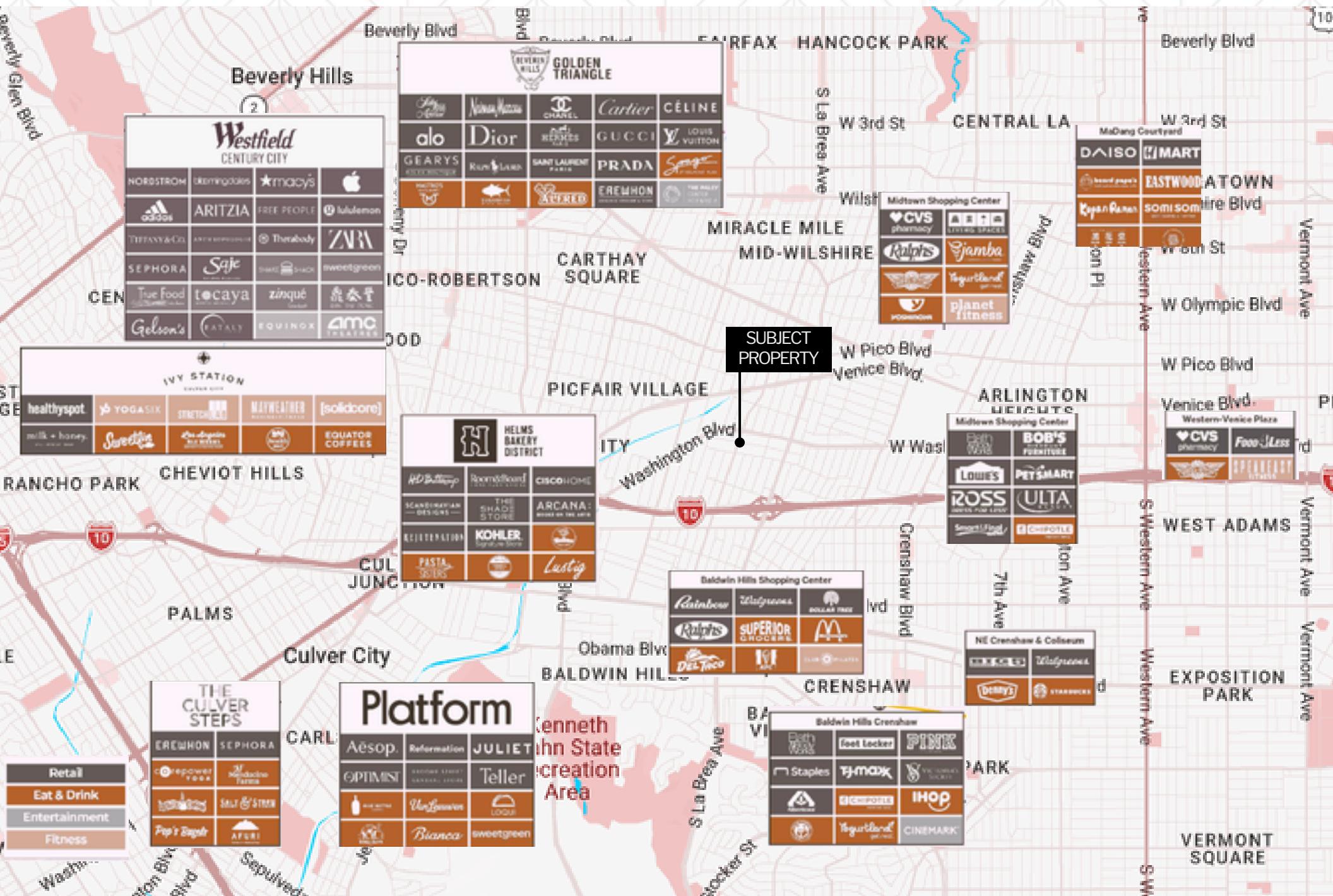
W. WASHINGTON BLVD

SUBJECT
PROPERTY

THE AREA



THE AMENITIES



**FOR MORE INFORMATION REGARDING THIS
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MajorProperties.com

MAJOR PROPERTIES

1200 W Olympic Blvd

Los Angeles, CA 90015

