OFFERING MEMORANDUM · FOR SALE

1048–1052 S Los Angeles Street

Los Angeles, CA 90015 · Fashion District · Mixed-Use Commercial

K2 Investment Inc. | DRE #01201662 | 213.624.0490 | bkalhor@mac.com

$4,950,000	**$251,516**	**5.08%**	**5.34%**	**15,229 SF**	**2.5%**
Asking Price	2025 NOI	2025 Cap Rate	Stabilized Cap	Building Size	Co-Broke
$325/SF	*Owner-submitted*	*At asking price*	*Full lease-up*	*15 leasable units*	*Buyer's broker*

THE BUILDING

This is not a typical 1922 building. Following a significant fire in 2009, ownership undertook a comprehensive reconstruction that went far beyond cosmetic repair. Of the original structure, only a single wall was retained. Every system — structural framing, electrical, plumbing, roof, elevators, and HVAC — was replaced new and fully permitted through LADBS.

The result: a Fashion District character asset with new-construction infrastructure and minimal near-term capex.

THE OPPORTUNITY

All active tenants operate on month-to-month leases — giving an incoming owner full flexibility to reposition, re-tenant at market rates, or reconfigure without waiting on long-term expirations.

4 units currently vacant = **$8,400/month ($100,800/year)** in immediately recoverable income. Full lease-up yields a **5.34% stabilized cap rate.**

LADBS PERMITS ON FILE

- ✓ Full structural rebuild — roof, restrooms, windows & stairs
- ✓ Seismic retrofit with footing anchor bolts
- ✓ Elevator & lobby reconstruction
- ✓ Electrical room with seismic gas shut-off
- ✓ North façade re-stucco
- ✓ Methane hazard mitigation

FINANCIAL SUMMARY · 2024 – 2025

Line Item	2024	2025	Change
Gross Rental Income	$339,420	**$343,315**	+1.1%
Maintenance	$19,000	$18,000	-5.3%
Insurance	$26,295	$19,790	-24.7%
Repairs	$5,000	$3,000	-40.0%
Supplies	$600	$600	—
Property Taxes	$46,632	$49,632	+6.4%
Utilities	$897	$777	-13.4%
Total Expenses	$98,424	**$91,799**	-6.7%
Net Operating Income	$240,996	**$251,516**	+4.4%

PROPERTY DETAILS

APN	5145-020-005
Year Built	1922 (rebuilt 2009+)
Building SF	±15,229 SF
Lot Size	0.18 AC
Zoning	LAM2
Property Type	Mixed-Use
Unit Types	Office/Retail/Wh.
Leasable Units	15 + 1 Owner Occ.
Lease Type	Month-to-Month
Corner	Signalized
Listing Period	Jul 15 – Jan 15 2027
Sale Type	Investment/Owner User

VACANCY UPSIDE

Unit A (Office)	**$2,500/mo**
Unit F (Office)	**Unlisted**
Unit 203 (Retail)	**$2,950/mo**
Unit 209 (Retail)	**$2,950/mo**
Monthly Upside	**$8,400**
Annual Upside	**$100,800**

OCCUPANCY SCENARIOS · AS OF JULY 2026

	2025 Actuals	Current Run-Rate	Stabilized (Full Lease-Up)
Units Occupied	15 of 15	11 of 15	15 of 15
Gross Income	$343,315	$255,420	$356,220
Operating Expenses	$91,799	$91,799	$91,799
Net Operating Income	**$251,516**	**$163,621**	**$264,421**
Cap Rate @ $4,950,000	**5.08%**	**3.31%**	**5.34%**

Run-Rate reflects 4 vacant units (A, F, 203, 209). Expenses held at 2025 actuals. All figures per owner-submitted documents — independent verification required.

3D BUILDING TOUR

VIRTUAL 3D TOUR

Walk the building remotely via Matterport

my.matterport.com/show/?m=XNHiepCCuMo

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