



FOR SALE

2815 S. Western Ave,
Los Angeles, CA 90018



real

POWERED BY

RISE
REAL ESTATE

PROPERTY AERIAL MAP



PROPERTY OVERVIEW



TYPE

Commercial/Office/Residential
(mixed use)



SIZE

3,392 SF



PRICE

\$1,750,000



CAP RATE

2.07%



YEAR BUILT

1931



ZONING

LAC2



PARCEL NUMBER

5053-003-033



PROPERTY SHOWCASE



STABLE INCOME OPPORTUNITY

Rear house currently generates \$1,950/month in rental income, providing immediate cash flow potential.



WELL-MAINTAINED PROPERTY

Property has been well cared for with no known leaks and plumbing reported to be in good condition.



RECENT ROOF UPGRADE

Roof was replaced approximately 1 year and 8 months ago, offering added value and reduced near-term maintenance.



HISTORIC AREA LOCATION

Situated within a historical area (Jefferson Park), adding character and long-term neighborhood appeal.



TENANT BUYOUT OPPORTUNITY

The current owner is willing to consider a tenant relocation assistance package to facilitate a vacancy, providing an opportunity for an owner-user, investor, or future tenant to occupy the space subject to mutually agreeable terms.

PROPERTY FINANCIAL OVERVIEW



RENT ROLL

UNIT	TYPE	RENT MONTHLY	ANNUAL
FRONT CELL PHONE	COMMERCIAL	\$1,050.00	\$12,600.00
TRADICIONES STORE	COMMERCIAL	\$1,650.00	\$19,800.00
MINI MARKET	COMMERCIAL	\$1,850.00	\$22,200.00
TOTAL			\$54,600.00

UNIT	TYPE	RENT MONTHLY	ANNUAL
REAR UNIT	RESIDENTIAL	\$1,950.00	\$23,400.00
TOTAL			\$23,400.00

FINANCIAL ANALYSIS

ANNUAL GROSS INCOME	\$78,000.00
LAUNDRY	\$0.00
LESS VACANCY	\$0.00
ADJUSTED GROSS INCOME	\$78,000.00
LESS EXPENSES 53%	\$41,707.50
NET OPERATING INCOME	\$36,292.50
LESS DEBT SERVICE	\$64,656.00
PRE-TAX CASH FLOW	-\$28,363.50
PERCENT RETURN	-1.62%

OPERATING EXPENSES

PROPERTY TAX (0.135)	\$24,987.50
INSURANCE	\$6,500.00
WATER AND TRASH	\$2,500.00
GAS SEPARATED METER	\$0.00
REPAIRS/MAINTENANCE/RESERVES	\$3,500.00
MISC.	\$500.00
PERMITS	\$600.00
MANAGEMENT (\$260/MO)	\$3,120.00
UTILITIES - SEPARATED METER	\$0.00
TOTAL	\$41,707.50

CAP RATE

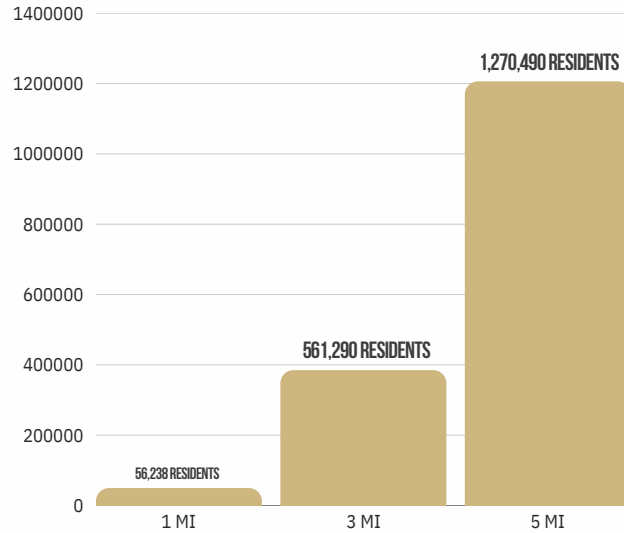
ACTUAL

CAP RATE

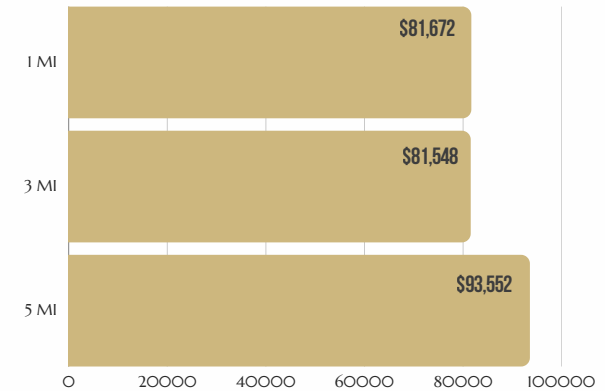
2.07%

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
S Western Ave	W 28th St	26,671 vehicles/day	.02miles
S Western Ave	W 28th St	26,965 vehicles/day	.02miles
S Western Ave	W 28th St	28,426 vehicles/day	.06miles
S Western Ave	W 28th St	28,739 vehicles/day	.06miles
S Western Ave	W 28th St	34,985 vehicles/day	.07miles
S Western Ave	W 28th St	35,371 vehicles/day	.07miles
S Hobart Blvd	W 28th St	1,345 vehicles/day	.08miles
S Hobart Blvd	W 28th St	1,329 vehicles/day	.08miles
W 27th St	S Hobart Blvd	1,757 vehicles/day	.10miles
W 27th St	S Hobart Blvd	1,736 vehicles/day	.10miles



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