

5022 W WASHINGTON BLVD

LOS ANGELES, CA 90016

21 Multi-Family Units



FOR
SALE

Offered at:
\$2,350,000

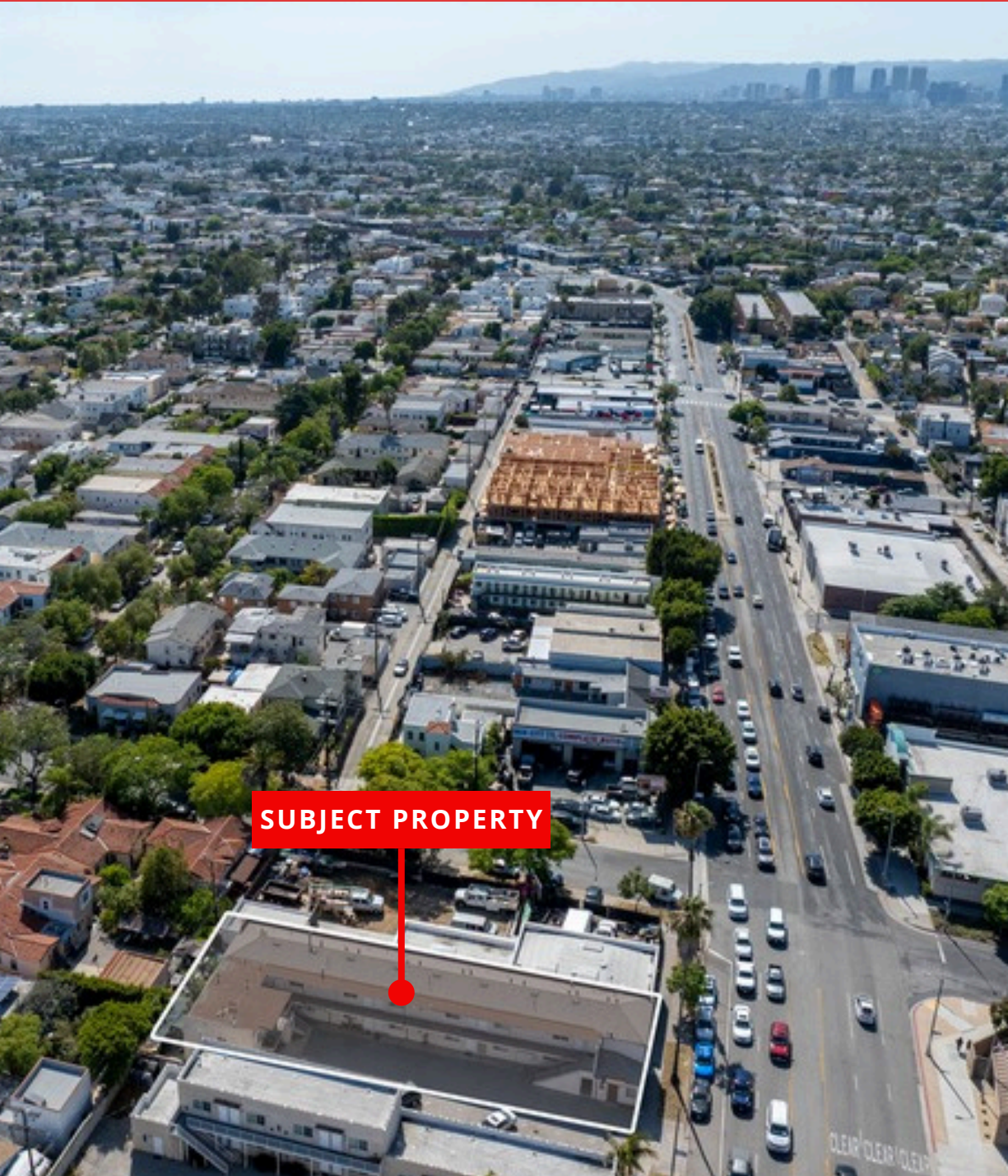
≈7.99% ±\$111,904

CAP RATE

PRICE PER UNIT

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

EXECUTIVE SUMMARY



5022 W Washington Blvd, Los Angeles, CA 90016
For Sale | $\pm 7,553$ SF of Building & $\pm 10,149$ SF of Land

We are pleased to present, a 21 units multi-family property located at 5022 W. Washington Blvd in the highly desirable Mid-City Los Angeles submarket. Situated on a $\pm 10,149$ SF parcel with flexible C2 commercial zoning and Opportunity Zone designation, the property offers investors a rare value-add or redevelopment opportunity in one of Los Angeles' strongest urban growth corridors.

Originally constructed in 1948 as a motel but was converted to multifamily. The property consists of approximately $\pm 7,553$ SF of improvements and benefits from exceptional connectivity to Culver City, Downtown Los Angeles, USC, Koreatown, and the Westside.

The property is strategically positioned along Washington Boulevard, a major east-west corridor experiencing ongoing redevelopment, increasing residential density, and expanding commercial activity.

The combination of central location, Opportunity Zone tax advantages, and flexible zoning creates a compelling investment opportunity for hospitality operators, developers, and value-add investors.

\$2,350,000
PRICE

$\pm \$111,904$
PRICE PER UNIT

$\approx 7.99\%$
CAP RATE

$\pm \$311$
PER BLDG SF

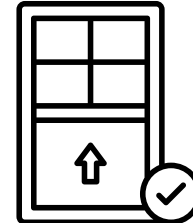
***Buyer to verify all information**

PROPERTY HIGHLIGHTS

EXISTING 21 UNIT APARTMENT IN OPPORTUNITY ZONE



**Redevelopment
potential**



**Vinyl windows
throughout**



**Easy access to
major
transportation
corridors**



**Recent roof
improvements
(2022)**



**Opportunity
zone**



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

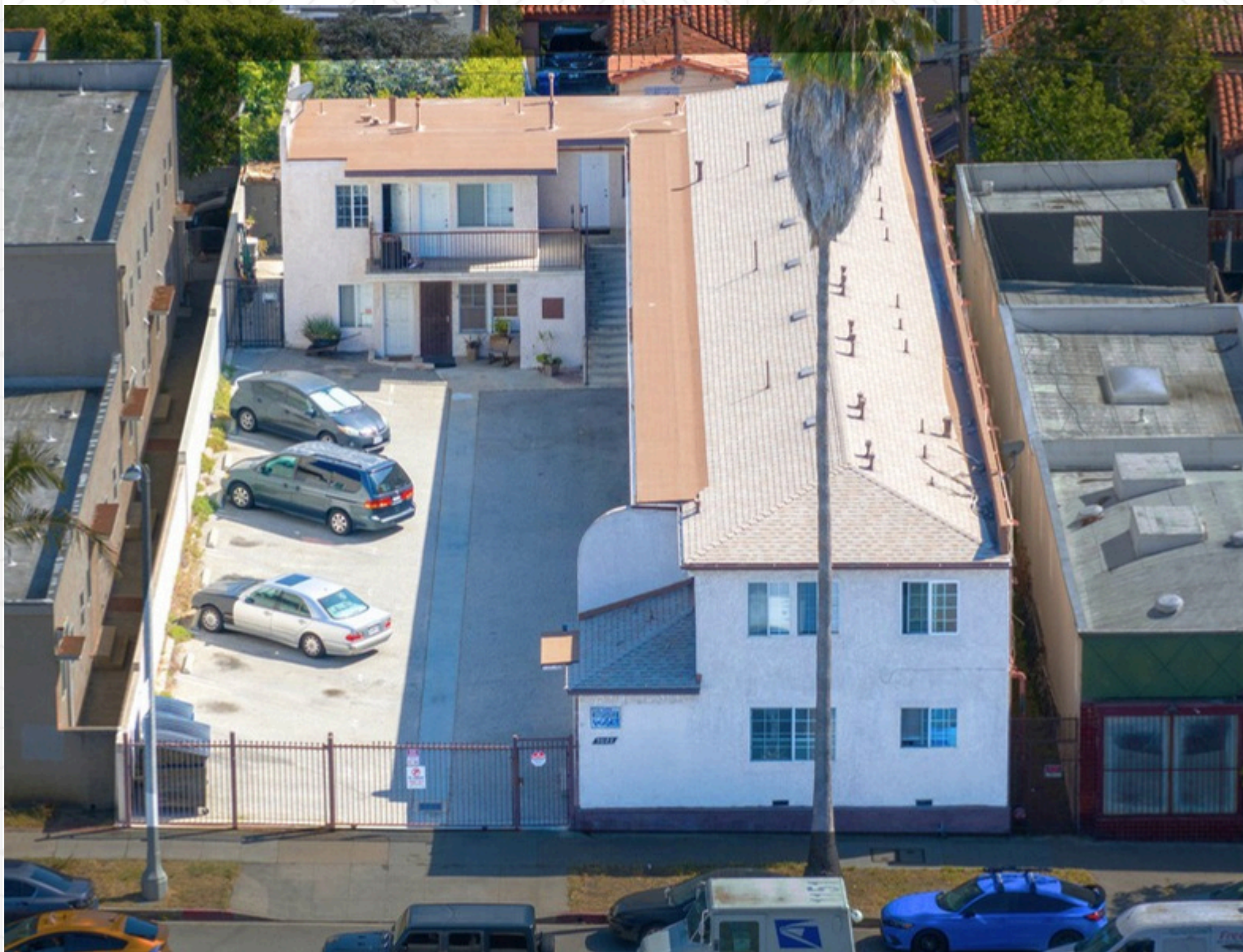
PROPERTY DETAILS

Address	5022 W Washington Blvd, Los Angeles, CA 90016
Property Type	Multi-Family
Price/SF Price/Unit	±\$311/bldg SF ±\$111,904
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

*Buyer to verify all information

Presenting this rare value-add multi-family investment opportunity in the highly desirable Mid-City Los Angeles market. Situated along the heavily traveled Washington Boulevard corridor, the property benefits from excellent connectivity to Culver City, Downtown Los Angeles, USC, and the Westside.

The property consists of a 21-unit apartment on a 10,149 SF parcel with flexible commercial zoning and Opportunity Zone designation, creating multiple investment





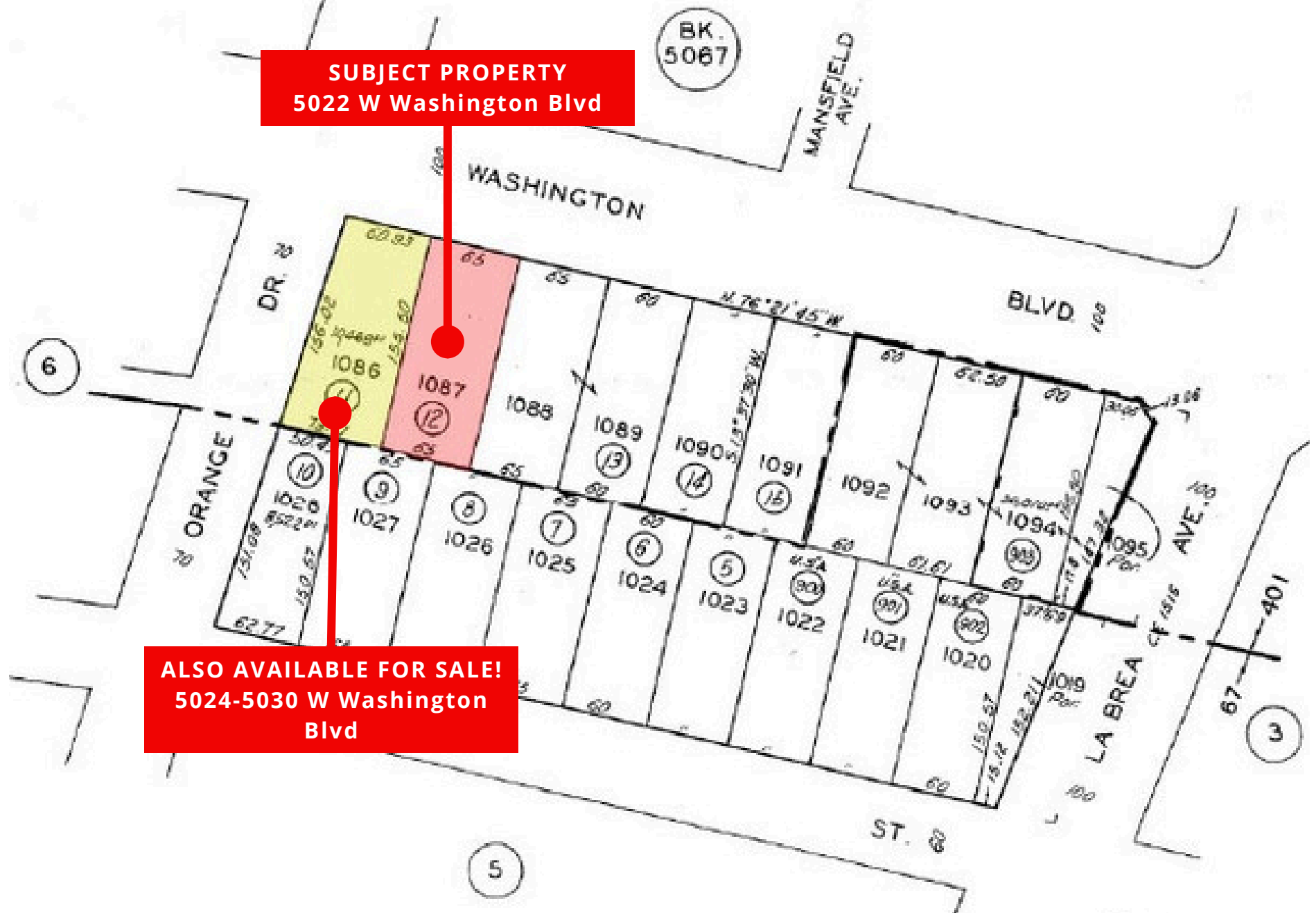
INTERIOR



PARCEL MAP

SUBJECT PROPERTY
5022 W Washington Blvd

ALSO AVAILABLE FOR SALE!
5024-5030 W Washington
Blvd



FINANCIAL SUMMARY

SCHEDULED INCOME

Unit	Unit Type	Status	Current Rent + Vacant Projected rent
1	Studio	Occupied**	\$1,450
2	Studio	Occupied	\$1,260
3	Studio	Occupied	\$1,202
4	1 Bed / 1 Bath	Occupied	\$1,336
5	1 Bed / 1 Bath	Occupied	\$1,335
6	Studio*	Occupied	\$876
7	1 Bed / 1 Bath	Occupied	\$1,563
8	Studio*	Occupied	\$876
9	Studio	Occupied	\$1,273
10	Studio	Occupied	\$1,420
11	Studio	Vacant	\$1,450
12	Studio*	Occupied	\$876
14	Studio	Occupied	\$1,273
15	Studio*	Occupied	\$890
16	1 Bed / 1 Bath	Occupied	\$1,565
17	Studio	Occupied	\$1,203
18	Studio*	Occupied	\$875
19	Studio	Occupied	\$984
20	Studio*	Occupied	\$836
21	1 Bed / 1 Bath	Occupied (manager)	\$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	

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*

This information has been obtained from sources deemed reliable; however, no guarantees, warranties, or representations, either express or implied, are made regarding its accuracy. The buyer is responsible for verifying all information and assumes any risk associated with inaccuracies.

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



THE AREA



DOWNTOWN LA

KOREATOWN

LOWE'S

COUNTRY CLUB PARK

HOLDEN
PERFORMING
ARTS CENTER

PLANET FITNESS

ULTA BEAUTY

JAMBA JUICE

CHIPOTLE

LIVING SPACES

ROSCOE'S CHICKEN & WAFFLES

OLIVE GARDEN

7 MILES TO DTLA

W. WASHINGTON BLVD

5022
W. WASHINGTON BLVD

THE AREA



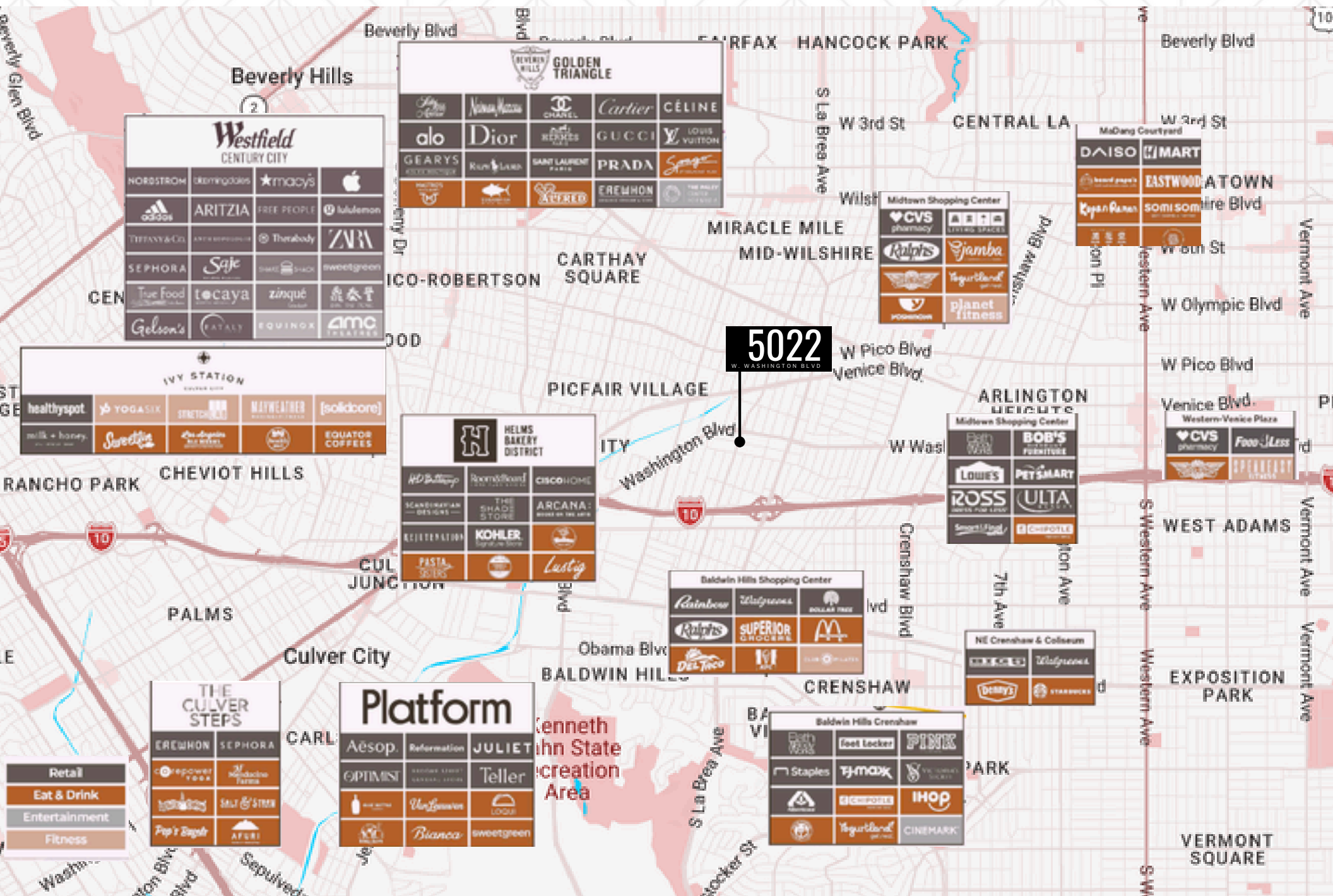
5022

W. WASHINGTON BLVD

6 MILES TO WLA

W. WASHINGTON BLVD

THE AMENITIES



**FOR MORE INFORMATION REGARDING THIS
OPPORTUNITY, PLEASE CONTACT:**



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MajorProperties.com

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