



COMMERCIAL GROUP

FOR SALE

2214-2218 W Florence Ave,
Los Angeles, CA 90043

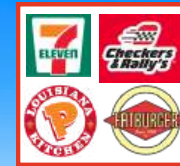
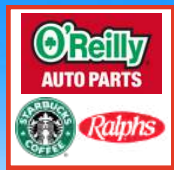


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POWERED BY

RISE
REAL ESTATE

PROPERTY AERIAL MAP



S Van Ness Ave

2214-2218



W Florence Ave

SUBJECT



PROPERTY OVERVIEW



TYPE

Retail



SIZE

2,500 SF



PRICE

\$849,000



CAP RATE

4.00%



YEAR BUILT

1941



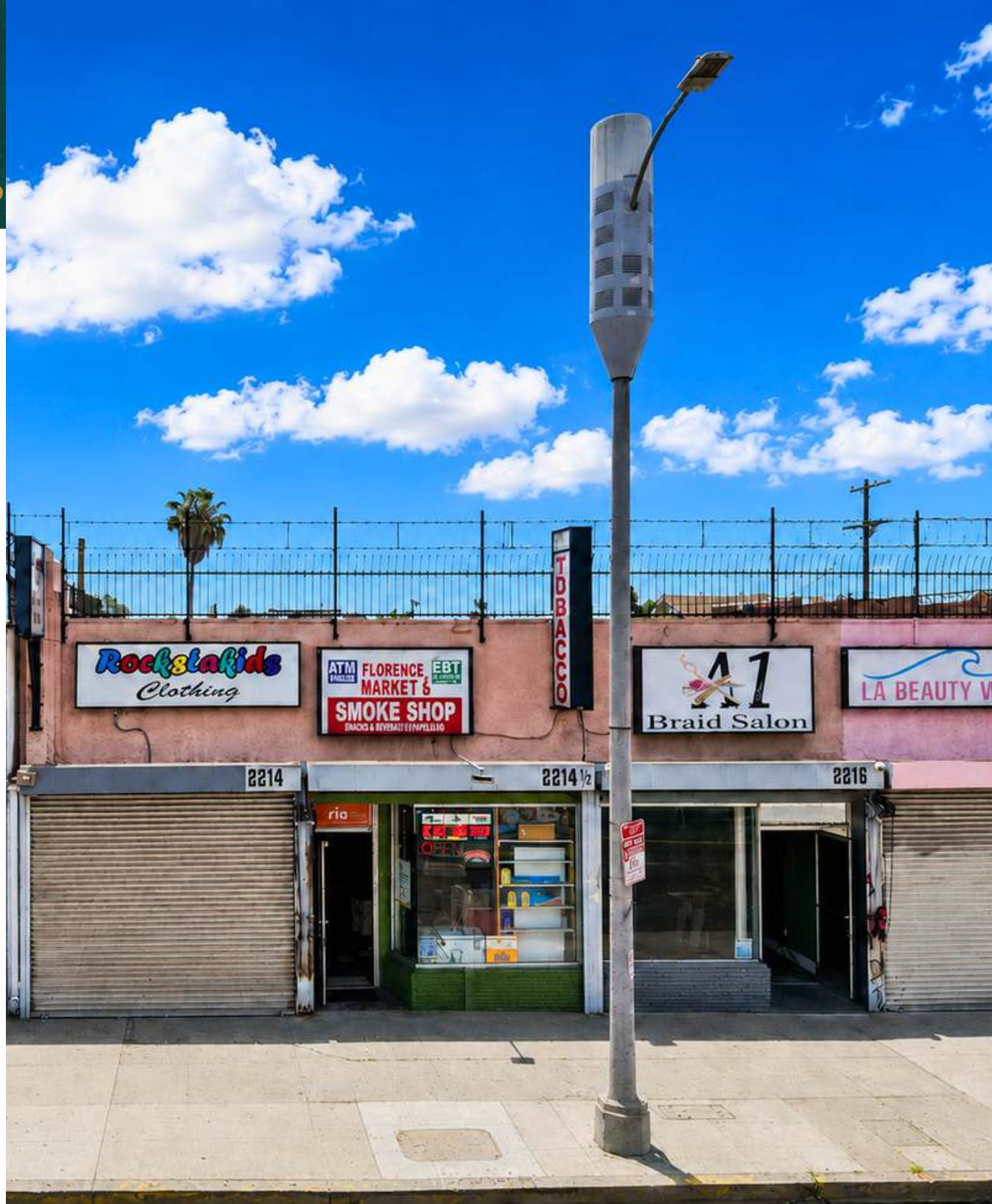
ZONING

LAC2



PARCEL NUMBER

4009-001-004



PROPERTY SHOWCASE



MULTI-TENANT RETAIL CONFIGURATION

Four retail commercial units featuring separately metered spaces and private restrooms for each tenant



RENTAL UPSIDE POTENTIAL

Three occupied units currently leased on a month-to-month basis at \$1,650 per month, presenting strong opportunity for future rent increases



IMMEDIATE LEASING OPPORTUNITY

One recently vacated unit allowing for immediate occupancy or new tenant placement.



ON-SITE PARKING AVAILABILITY

Approximately seven designated parking spaces with convenient front and rear access for tenants and customers.

PROPERTY FINANCIAL OVERVIEW



RENT ROLL

UNIT	TYPE	LEASE TERM	RENT	PROFORMA
2218	COMMERCIAL	MONTH TO MONTH	\$1,850.00	\$1,850.00
2216	COMMERCIAL	MONTH TO MONTH	\$1,815.00	\$1,815.00
2214 1/2	COMMERCIAL	MONTH TO MONTH	\$1,750.00	\$1,750.00
2214	COMMERCIAL	VACANT	\$0.00	\$1,750.00
TOTAL			\$5,415.00	\$7,165.00

FINANCIAL ANALYSIS		ACTUAL	PROFORMA
ANNUAL GROSS INCOME		\$64,980.00	\$85,980.00
LAUNDRY		\$0.00	\$0.00
LESS VACANCY		\$0.00	\$0.00
ADJUSTED GROSS INCOME		\$64,980.00	\$85,980.00
LESS EXPENSES	41%	\$31,055.80	\$31,055.80
NET OPERATING INCOME		\$33,924.20	\$54,924.20
LESS DEBT SERVICE		\$37,884.00	\$37,884.00
PRE-TAX CASH FLOW		-\$3,959.80	\$17,040.20
PERCENT RETURN		-0.47%	2.01%

CAP RATE	ACTUAL	PROFORMA
CAP RATE	4.00%	6.47%

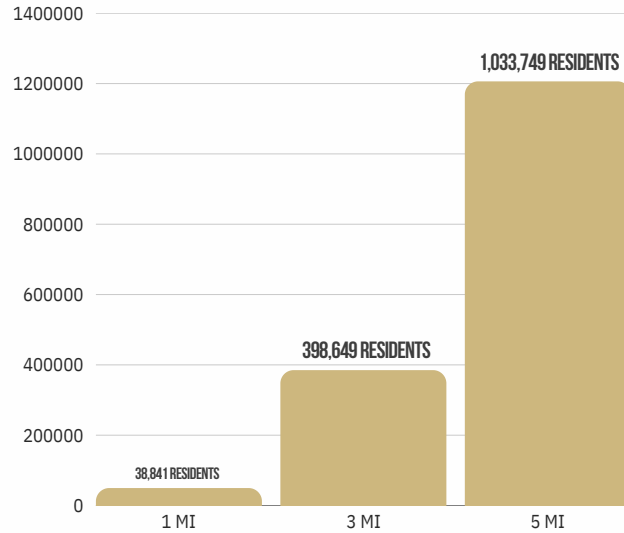
OPERATING EXPENSES	
PROPERTY TAX	\$12,187.80
INSURANCE	\$6,000.00
WATER	\$1,320.00
PEST CONTROL	\$1,200.00
REPAIRS/MAINTENANCE/RESERVES	\$2,500.00
MANAGEMENT	\$3,024.00
TRASH	\$3,624.00
PERMITS	\$1,200.00
TOTAL EXPENSES	\$31,055.80

PROPERTY IMPROVEMENTS

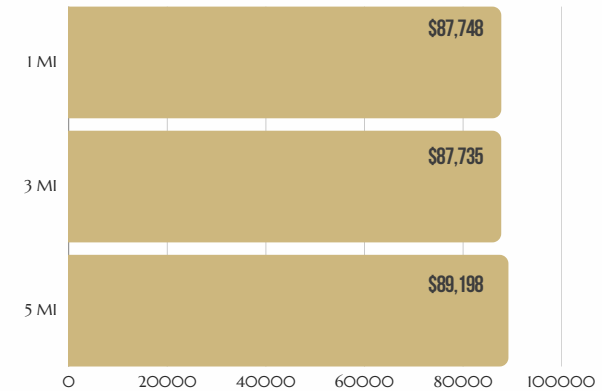
Ownership reports recent roof, plumbing, and electrical upgrades, which help reduce near-term capital expenditure requirements.

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
W Florence Ave	Arlington Ave	38,749 vehicles/day	.01miles
W Florence Ave	Arlington Ave	38,427 vehicles/day	.01miles
S Van Ness Ave	W 73rd St	17,428 vehicles/day	.04miles
S Van Ness Ave	W 73rd St	17,407 vehicles/day	.04miles
W Florence Ave	Haas Ave	38,921 vehicles/day	.06miles
S Van Ness Ave	W Florence Ave	14,588 vehicles/day	.07miles
S Van Ness Ave	W Florence Ave	14,582 vehicles/day	.07miles
S Van Ness Ave	W 74th St	16,356 vehicles/day	.09miles
S Van Ness Ave	W 74th St	16,200 vehicles/day	.09miles
S Van Ness Ave	S Van Ness Ave	1,053 vehicles/day	.14miles



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