

# Office Building & Auto Body Shop W/ Parking Lot

2425-2431 E. SLAUSON AVE., HUNTINGTON PARK, CA 90255



- APPROXIMATELY 17,054 SF OFFICE BUILDING & AUTO BODY SHOP ON 25,982 SF M2 ZONED LOT, WITH ALLEY ACCESS.
- ONLY 1 PARCEL EAST OF THE SIGNALIZED INTERSECTION OF SANTA FE & SLAUSON AVE.
- LESS THAN 1/4 OF A MILE WEST OF THE MAJOR SIGNALIZED INTERSECTION OF SLAUSON AVE. & PACIFIC BLVD.
- ACCESSIBLE FROM BOTH SLAUSON AVE. & 58TH ST.
- AMPLE ON-SITE PARKING ON A SEPARATE PARKING LOT; IN ADDITION TO PLENTY OF STREET PARKING.
- CENTRALLY LOCATED BETWEEN THE 110, 10, 710 & 105 FREEWAYS.
- EXCELLENT DEMOGRAPHICS: OVER 30,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 350,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

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Each Office is Independently Owned and Operated

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# Property Description



## PROPERTY OVERVIEW

KW Commercial is pleased to offer this Mixed-Use: Office Building and Auto Body Shop with a separate parking lot. The improvements total approximately 17,054 SF in size on 25,982 SF lot. The subject offering consists of 2 parcels (consisting of 4 legal lots), one facing Slauson Ave & the other facing 58th St. The Office Building & Auto Body Shop has a frontage of approximately 150 feet along Slauson Ave.

The office building consists of 35 units, with a majority of the tenants on a month to month tenancy. The Auto Body Shop is currently on a month to month tenancy but has been at this location since 1998. The Auto Body Shop has all licenses and permits for a spray booth.

The building provides plenty of on-site parking in the rear accessible from Slauson Ave. via the alley adjacent to the office building and from 58th St. The site also provides ample street parking.

This offering will attract an investor who is looking for a property with upside potential in rents in an area with strong demographics.

## LOCATION OVERVIEW

It is located on the North side of E. Slauson Ave., just one parcel east of the signalized intersection of Santa Fe & Slauson Ave. It is also less than 1/4 of a mile from the major signalized intersection of Pacific Blvd & Slauson Ave.

Schools within 1 mile of the property include Lina Esperanza Marquez High School, Middleton Street Elementary School, KIPP Community Prep Upper School, Prepa Tec Charter Middle School, Aspire Ollin University Prep Academy, Huntington Park High School, just to name a few.

This offering is centrally located between the 110, 10, 710, & 105 freeways.

Huntington Park is one of the densest sub-markets of Los Angeles. Huntington Park is located just 10 minutes (4 miles) from Downtown Los Angeles.

The area benefits from excellent demographics; over 30,000 people reside within a 1-mile radius and over 350,000 people reside within a 3-mile radius.

# Income Summary



## INVESTMENT SUMMARY

Price:	\$2,495,000
Year Built: (Construction)	1963
SF:	17,054
Price / SF:	\$146.30
RSF:	13,591
Price / RSF:	\$183.58
Lot Size (SF):	25,982
Price / SF (Land):	\$96.03
Floors:	2
Parking:	Rear & Street
Zoning:	HP-M2
APN:	6309-008-023;011
Current Cap Rate:	6.4%
Proforma Cap Rate:	8.7%

## TENANT ANNUAL SCHEDULED INCOME

	Actual	Proforma
Gross Rent	\$218,256	\$286,013
<b>TOTALS</b>	<b>\$218,256</b>	<b>\$286,013</b>

## ANNUALIZED INCOME

	Actual	Proforma
Gross Potential Rent	\$218,256	\$286,013
Less: Vacancy	\$0	(\$8,580)
<b>Effective Gross Income</b>	<b>\$218,256</b>	<b>\$277,432</b>
Less: Expenses	(\$57,916)	(\$59,691)
<b>Net Operating Income</b>	<b>\$160,340</b>	<b>\$217,741</b>

## ANNUALIZED EXPENSES

	Actual	Proforma
Property Taxes	\$29,940	\$29,940
Insurance	\$2,660	\$2,660
Gardening	\$3,600	\$3,600
Water	\$1,200	\$1,200
Electric	\$8,122	\$8,122
Gas	\$501	\$501
Trash	\$1,745	\$1,745
Repairs & Maintenance	\$3,600	\$3,600
Management	\$6,548	\$8,323
<b>Total Expenses</b>	<b>\$57,916</b>	<b>\$59,691</b>
<b>Expenses Per RSF</b>	<b>\$3.40</b>	<b>\$3.50</b>

# Rent Roll

## Rent Roll

Suite	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/ SF	Proforma Monthly Rent	Rent/ SF	Lease Type
101	233	4/13/11	m-m	\$370.00	\$1.59	\$431.05	\$1.85	FSG
102	233	2/17/10	m-m	\$399.00	\$1.71	\$431.05	\$1.85	FSG
103	233	9/1/19	8/30/20	\$400.00	\$1.72	\$431.05	\$1.85	FSG
104	233	8/1/05	8/31/20	\$375.00	\$1.61	\$431.05	\$1.85	FSG
105	233	1/1/19	m-m	\$375.00	\$1.85	\$431.05	\$1.85	FSG
106	289	1/8/19	m-m	\$410.00	\$1.42	\$600.00	\$2.08	FSG
107	136	7/15/16	m-m	\$299.00	\$2.20	\$374.00	\$2.75	FSG
108	111	9/22/17	m-m	\$325.00	\$2.93	\$333.00	\$3.00	FSG
109	111	1/23/08	m-m	\$250.00	\$2.25	\$333.00	\$3.00	FSG
110	183	5/21/16	m-m	\$233.00	\$1.27	\$457.50	\$2.50	FSG
111	285	5/21/16	m-m	\$466.00	\$1.64	\$600.00	\$2.11	FSG
112	287	2/1/19	m-m	\$420.00	\$1.46	\$600.00	\$2.09	FSG
114	287	2/1/19	m-m	\$420.00	\$1.46	\$600.00	\$2.09	FSG
115	285	3/19/01	m-m	\$525.00	\$1.84	\$600.00	\$2.11	FSG
116	287	6/27/17	m-m	\$475.00	\$1.66	\$600.00	\$2.09	FSG
117	285	10/15/15	m-m	\$424.00	\$1.49	\$600.00	\$2.11	FSG
118	405	2/1/20	1/31/21	\$600.00	\$1.48	\$708.75	\$1.75	FSG
201	233	6/1/96	m-m	\$400.00	\$1.72	\$431.05	\$1.85	FSG
202	233	6/1/96	m-m	\$400.00	\$1.72	\$431.05	\$1.85	FSG
203	233	2/1/20	1/31/21	\$325.00	\$1.39	\$431.05	\$1.85	FSG
204	233	2/1/20	1/31/21	\$310.00	\$1.33	\$431.05	\$1.85	FSG
205	233	2/1/20	1/31/21	\$309.00	\$1.33	\$431.05	\$1.85	FSG
206	331	2/1/20	1/31/21	\$500.00	\$1.51	\$579.25	\$1.75	FSG
207	204	1/7/11	m-m	\$365.00	\$1.79	\$377.40	\$1.85	FSG
208	111	5/1/99	m-m	\$225.00	\$2.03	\$333.00	\$3.00	FSG
209	111	4/1/19	3/31/20	\$250.00	\$2.25	\$333.00	\$3.00	FSG
210	183	10/1/14	m-m	\$315.00	\$1.72	\$457.50	\$2.50	FSG
211	285	2/15/20	2/14/21	\$600.00	\$2.11	\$600.00	\$2.11	FSG
212	287	12/13/18	m-m	\$499.00	\$1.74	\$600.00	\$2.09	FSG
214	287	4/21/16	m-m	\$424.00	\$1.48	\$600.00	\$2.09	FSG
215	285	3/23/17	m-m	\$456.00	\$1.60	\$600.00	\$2.11	FSG
216	287	2/1/20	1/31/21	\$480.00	\$1.67	\$600.00	\$2.09	FSG
217	285	2/1/20	1/31/21	\$480.00	\$1.68	\$600.00	\$2.11	FSG
218	404	2/1/20	1/31/21	\$600.00	\$1.49	\$707.00	\$1.75	FSG
219	280	1/25/19	m-m	\$384.00	\$1.37	\$518.00	\$1.85	FSG
2429-31	4,970	8/1/98	m-m	\$4,100.00	\$0.82	\$6,212.50	\$1.25	Gross
<b>Total Square Feet</b>	<b>13,591</b>			<b>\$18,188.00</b>		<b>\$23,834.40</b>		

### Notes:

(1) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF EACH UNIT. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF FOR EACH/ALL UNITS!!!

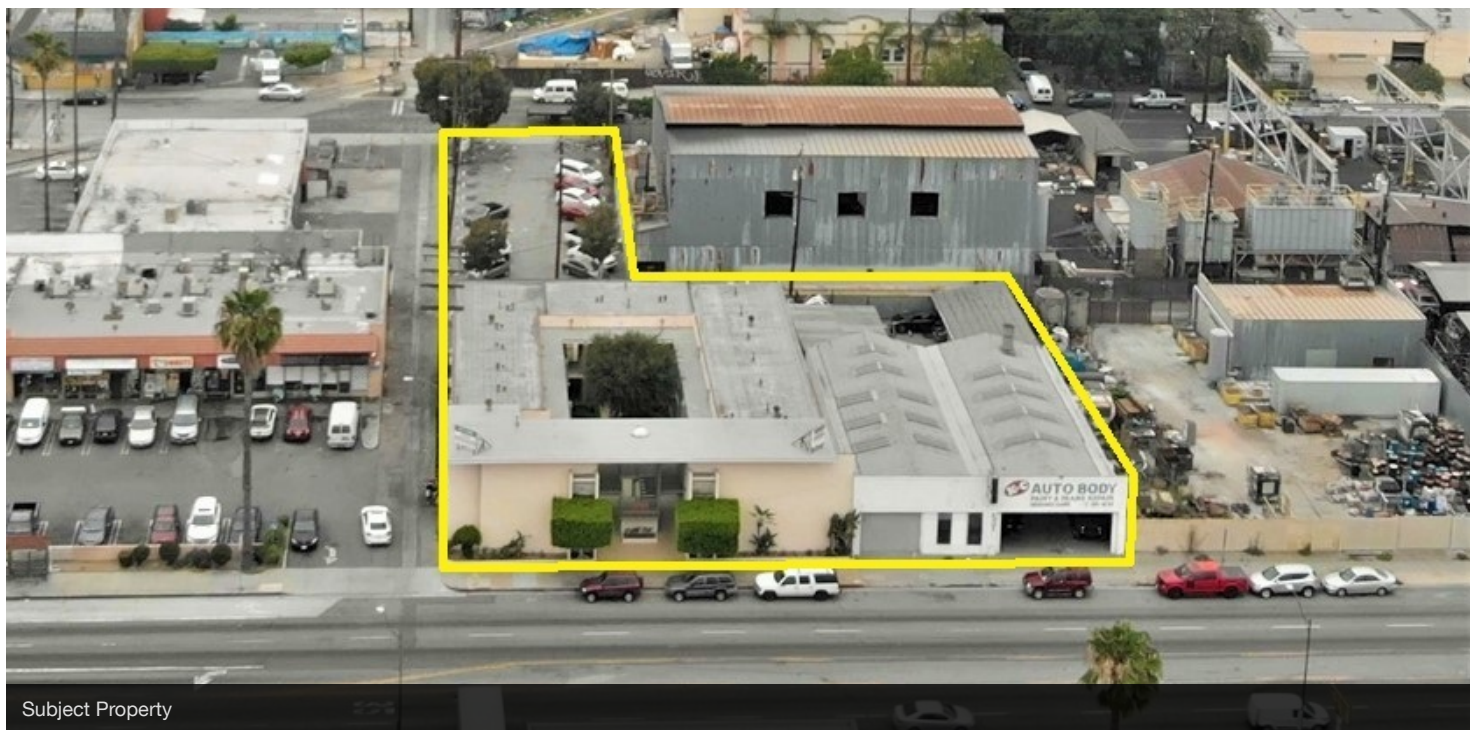
**\*\*DRIVE BY ONLY\*\***

## Rent Roll





## Additional Photos





## Additional Photos



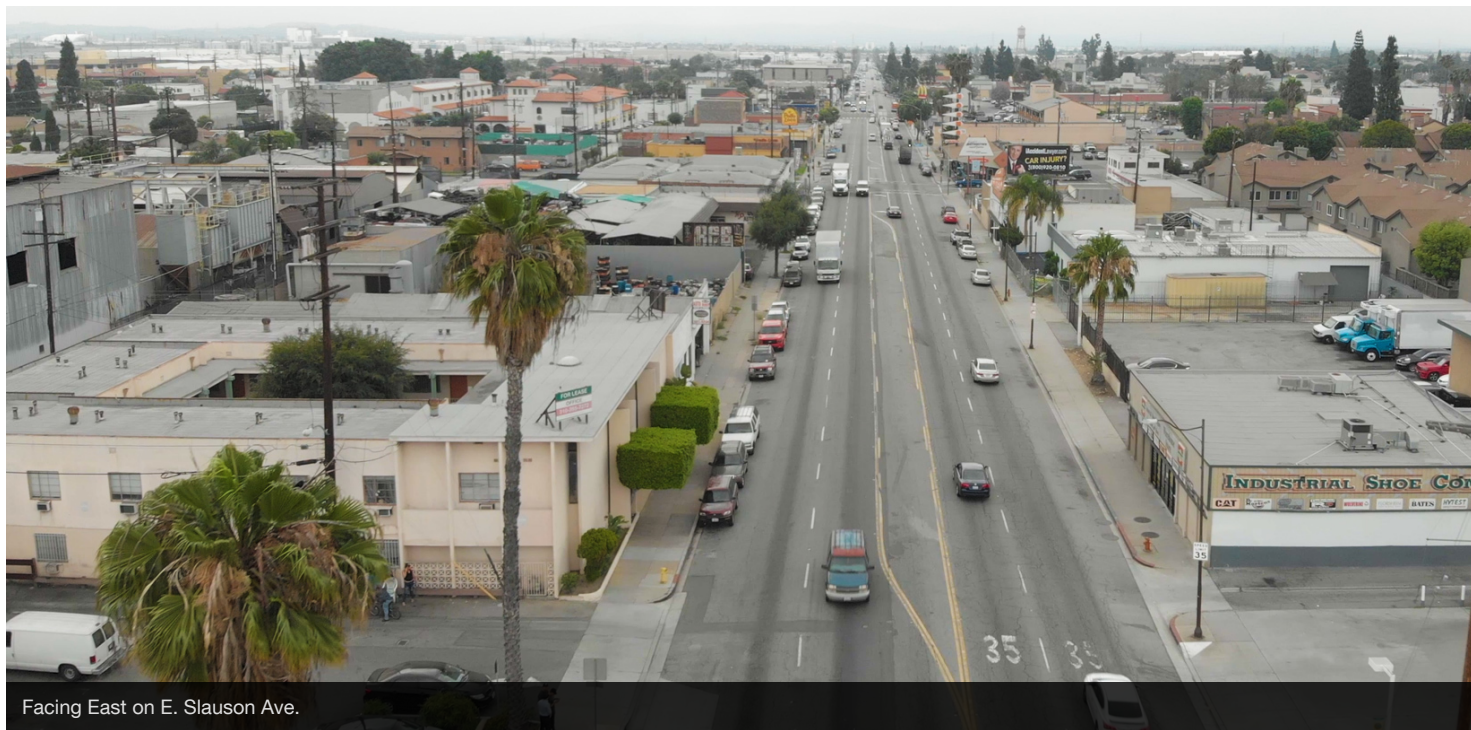
Subject Property



Courtyard in Office Building



## Additional Photos



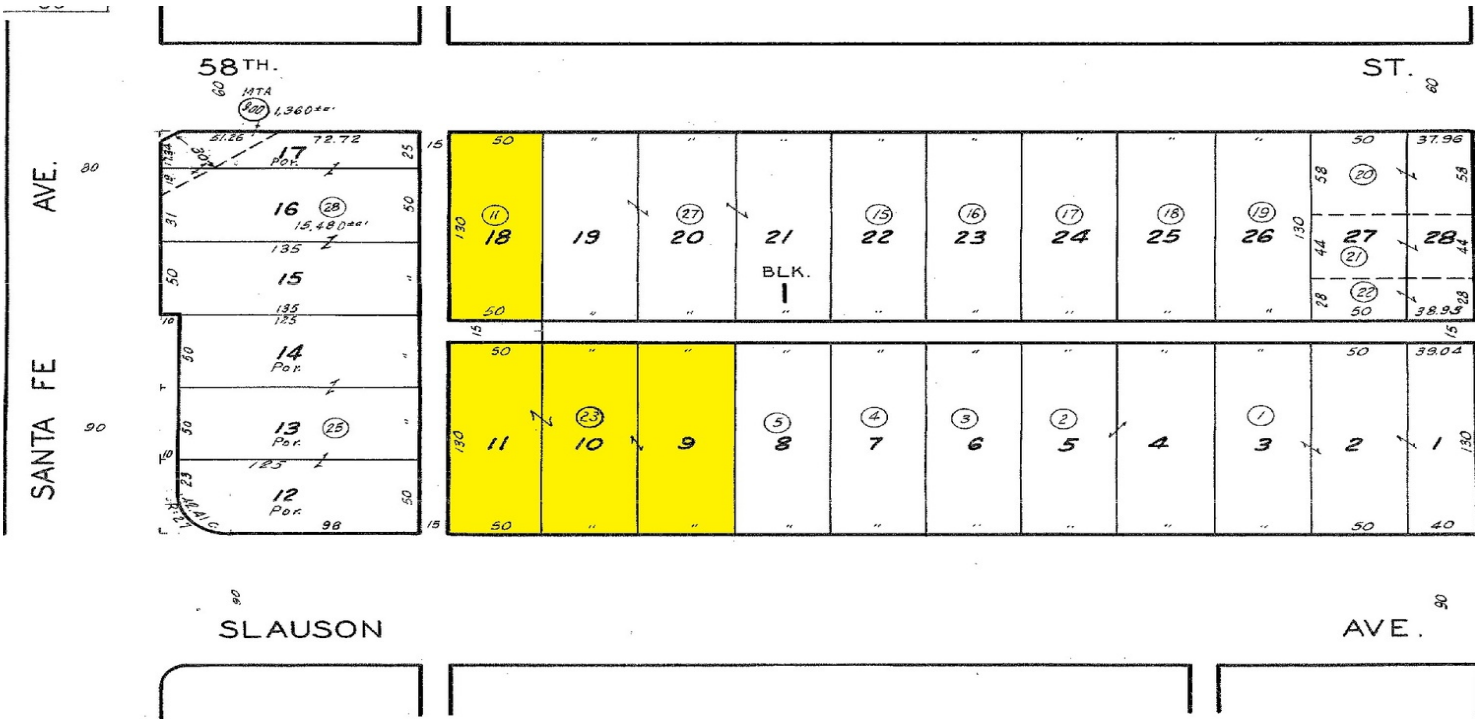
Facing East on E. Slauson Ave.



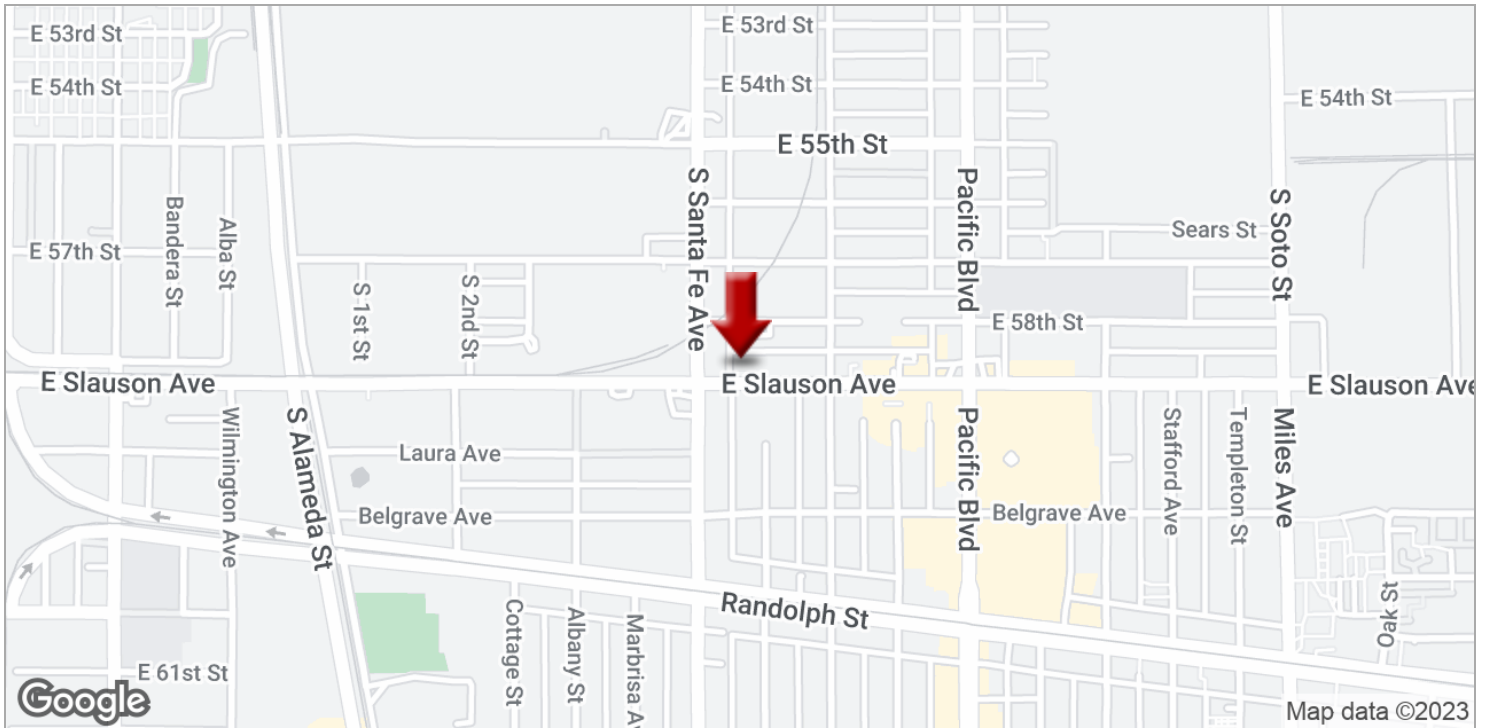
Facing West on E. Slauson Ave.



# Aerial & Plat Map

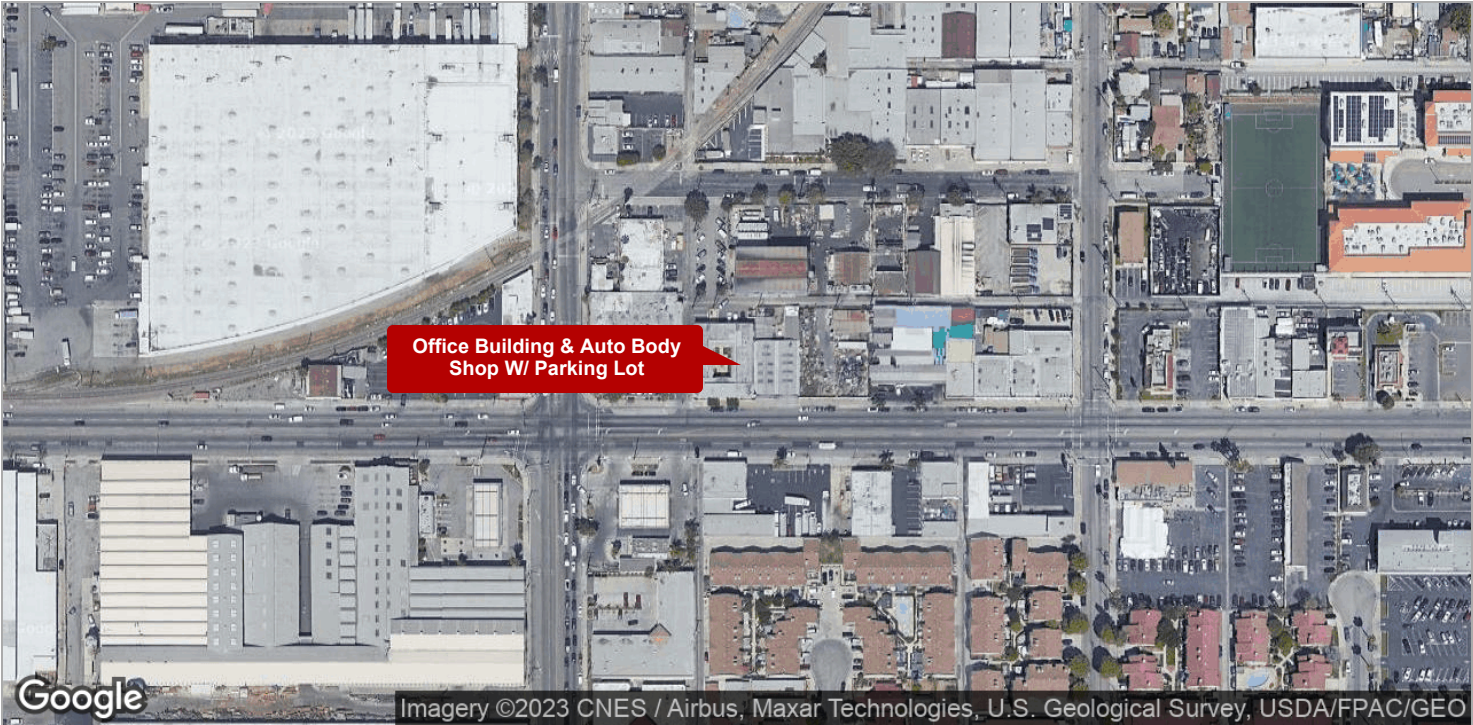


## Location Maps



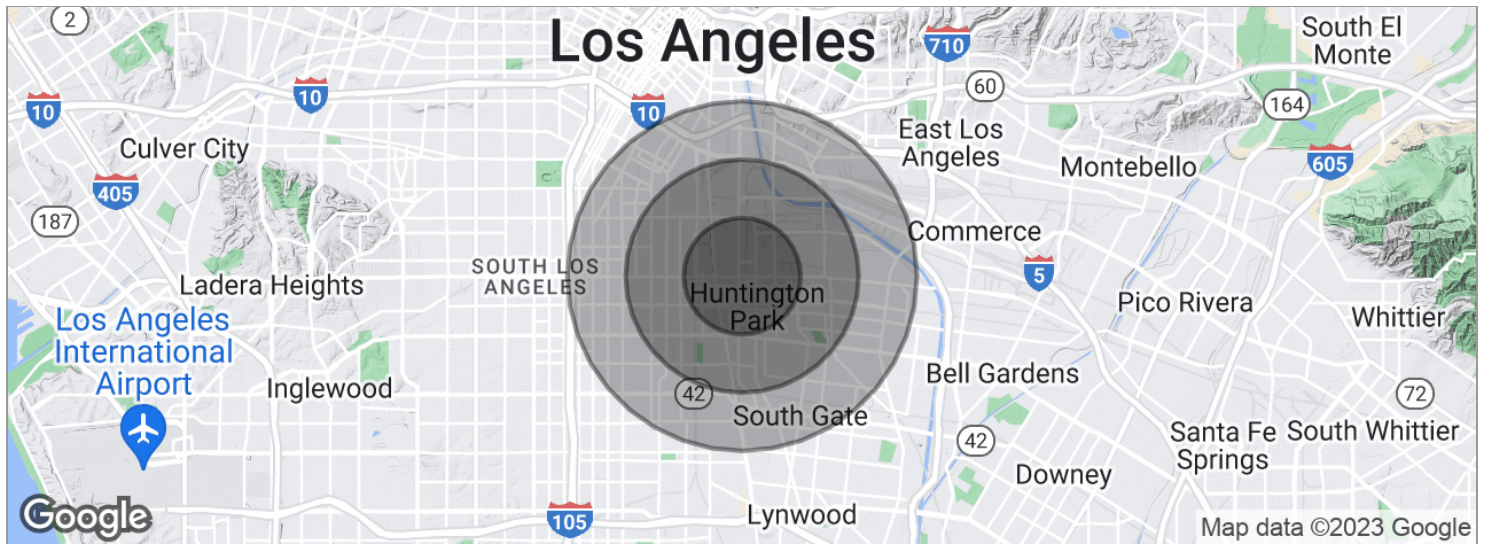


# Aerial Map





# Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	35,477	156,966	380,231
Median age	29.0	27.8	27.4
Median age (male)	27.3	27.0	26.4
Median age (Female)	30.1	28.8	28.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,181	37,448	90,407
# of persons per HH	3.9	4.2	4.2
Average HH income	\$40,808	\$44,183	\$44,273
Average house value	\$444,063	\$390,831	\$392,634
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	96.2%	94.1%	91.4%
RACE (%)	1 MILE	2 MILES	3 MILES
White	57.3%	55.8%	49.9%
Black	1.8%	4.0%	6.4%
Asian	1.1%	0.5%	0.6%
Hawaiian	0.3%	0.1%	0.1%
American Indian	0.6%	0.3%	0.4%
Other	38.0%	38.3%	41.4%

\* Demographic data derived from 2020 ACS - US Census