

Mixed-Use: Retail & 2 Single Family Residences

6611-6617 S. MAIN ST., LOS ANGELES, CA 90003



- A FREESTANDING RETAIL BUILDING & 2 (2 BEDROOM / 1 BATHROOM) SINGLE FAMILY RESIDENCES WITH A BILLBOARD PROVIDING ADDITIONAL INCOME TOTALING 3,150 SF ON 8,021 SF ZONED C2 CORNER LOT.
- **THE SINGLE FAMILY RESIDENCES ARE NON-RENT CONTROL!!!**
- DIRECTLY ACROSS THE STREET FROM BETHUNE MIDDLE SCHOOL, PUBLIC JR HIGH SCHOOL & ANIMO FLORENCE- FIRESTONE CHARTER MIDDLE SCHOOL.
- LOCATED BETWEEN THE MAJOR SIGNALIZED INTERSECTIONS OF GAGE AVE. & MAIN ST. AND FLORENCE AVE.& MAIN ST.
- EXCELLENT DEMOGRAPHICS; OVER 55,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & APPROXIMATELY 500,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

David Yashar, ICSC Member
Director
DYashar@kw.com
(310) 724-8043
DRE# 01102638

Omid Saleh
OSaleh@kw.com
(310) 724-8066
DRE# 01980838

Eric Simonyan
ESimonyan@kw.com
(310) 724-8066
DRE# 01984661

Keller Williams Realty Westside

Phone: (310) 482-2500

• 10960 Wilshire Blvd Suite 100

• Los Angeles, CA 90024

• www.DavidYashar.com

Confidentiality & Disclaimer

6611-6617 S. MAIN ST., LOS ANGELES, CA 90003

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Torrance, CA in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KW COMMERCIAL
23670 Hawthorne Blvd.,
Suite 100
Torrance, CA 90505

DAVID YASHAR
Director
O: 310.724.8043
dyashar@kw.com
CA #01102638

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this 3,150 SF mixed-use: retail & residential opportunity with Billboard on 8,021 SF C2 zoned corner lot. The property consists of 3 buildings. The retail building is located at the corner of Main & 67th St., the two Single Family Residences (2 bedroom / 1 bathroom) are located behind the retail building.

The site provides good frontage; with approximately 70 Feet along Main St and 114 Feet along 67th St.

The retail building is approximately 1,500 SF. It is currently on a lease thru November 2020. The ownership has recently replaced the drywall, installed new roll-up security door, recently painted the interior & exterior, installed new lighting, and laid new asphalt on the driveway.

The two single family residences are located at the west portion of the lot. Both SFR on a month to month tenancy and are 2 bedroom / 1 bathroom.

This offering will attract a developer, owner/user, and/or an investor who is looking for a corner located property in an infill location of Los Angeles.

LOCATION OVERVIEW

The property is located at the northwest corner of Main & 67th St., less than 0.2 miles south of Gage Ave. It is directly across the street from Bethune Middle School, Public Jr High School & Animo Florence-Firestone Charter School.

The property has great freeway access, just east of the 110 freeway.

The trade area benefits from strong demographics, with over 55,000 people residing within a 1-mile radius & approximately 500,000 people reside within a 3-mile radius.



Income Summary



INVESTMENT SUMMARY

Price:	\$795,000
Year Built:	1922
Tenants	3
SF	3,150
Price / SF: (per owner)	\$252.38
Lot Size (SF):	8,021
Price / SF(Lot):	\$99.11
Floors:	1
Parking Spaces:	On-Site & Street
Zoning:	LA-C2
APN:	6012-002-031;032
Actual Cap Rate:	3.4%
Proforma Cap Rate:	4.5%
Market Cap Rate:	6.0%

TENANT ANNUAL SCHEDULED INCOME

	Actual	Proforma	Market
Gross Rent	\$44,388	\$54,645	\$67,800
TOTALS	\$44,388	\$54,645	\$67,800

ANNUALIZED INCOME

	Actual	Proforma	Market
Gross Potential Rent	\$44,388	\$54,645	\$67,800
Less: Vacancy	\$0	(\$1,639)	(\$2,034)
Effective Gross Income	\$44,388	\$53,006	\$65,766
Less: Expenses	(\$17,014)	(\$17,358)	(\$17,869)
Net Operating Income	\$27,374	\$35,648	\$47,897

ANNUALIZED EXPENSES

	Actual	Proforma	Market
Property Taxes	\$9,540	\$9,540	\$9,540
Insurance	\$1,878	\$1,878	\$1,878
Utilities	\$700	\$700	\$700
Gardener	\$1,320	\$1,320	\$1,320
Repairs & Maintenance	\$1,800	\$1,800	\$1,800
Management	\$1,776	\$2,120	\$2,631
Total Expenses	\$17,014	\$17,358	\$17,869
Expenses Per RSF	\$5.40	\$5.51	\$5.67

Rent Roll

Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Curent Monthly Rent	Current Rent/SF	Actual Proforma Monthly Rent	Current Rent/SF	Possible Proforma Monthly Rent	Proforma Rent/SF	Lease Type
6611	Doors & Windows	1,500	11/15/19	11/14/20	\$1,500.00	\$1.00	\$2,250.00	\$1.50	\$2,250.00	\$1.50	Gross
6613	2+1	748		m-m	\$1,094.00		\$1,137.76		\$1,650.00		
6617	2+1	902		m-m	\$1,025.00		\$1,066.00		\$1,650.00		
	Billboard*			m-m	\$80.00		\$100.00		\$100.00		
Total Square Feet		3,150			\$3,699.00		\$4,553.76		\$5,650.00		

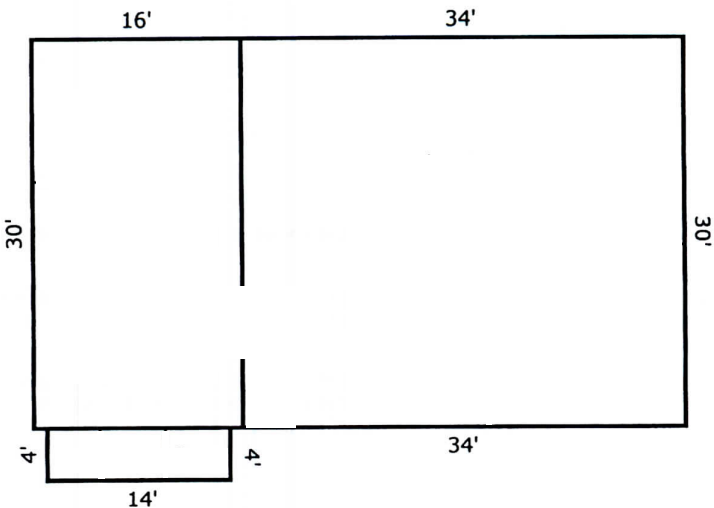
Note: Billboard has been at this location since January 2009.

DRIVE BY ONLY

DO NOT DISTURB TENANTS!!!

Site Plan

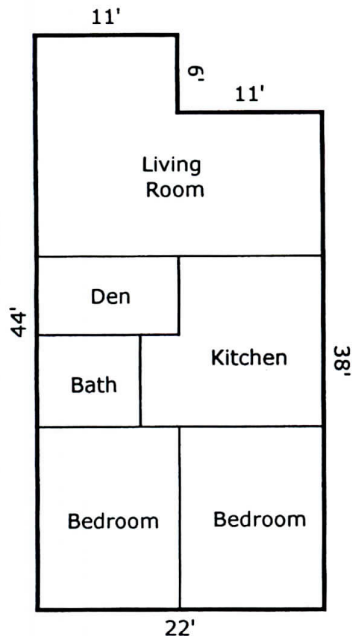
Unit 6611



Unit 6613



Unit 6617



Additional Photos



Additional Photos



Facing North on Main St.

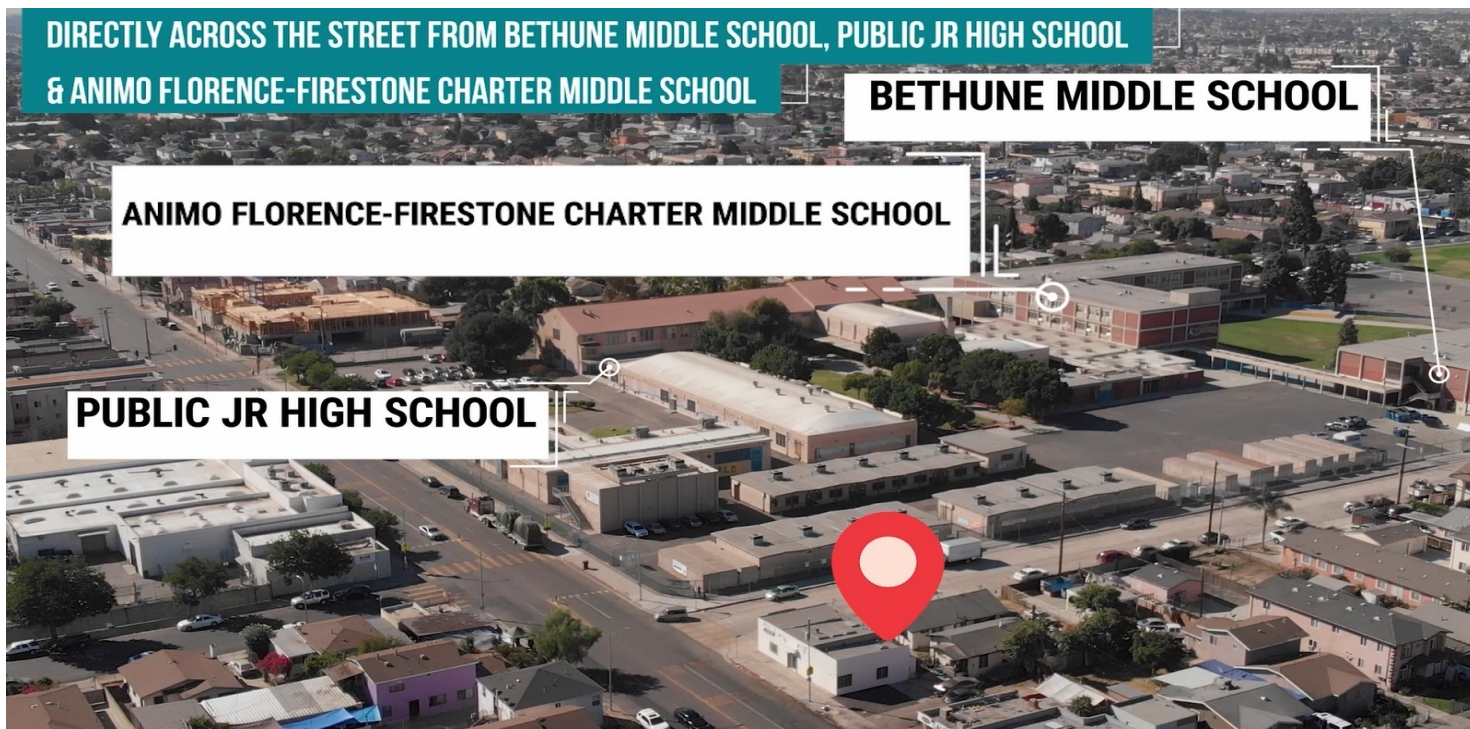


Facing South on Main St.

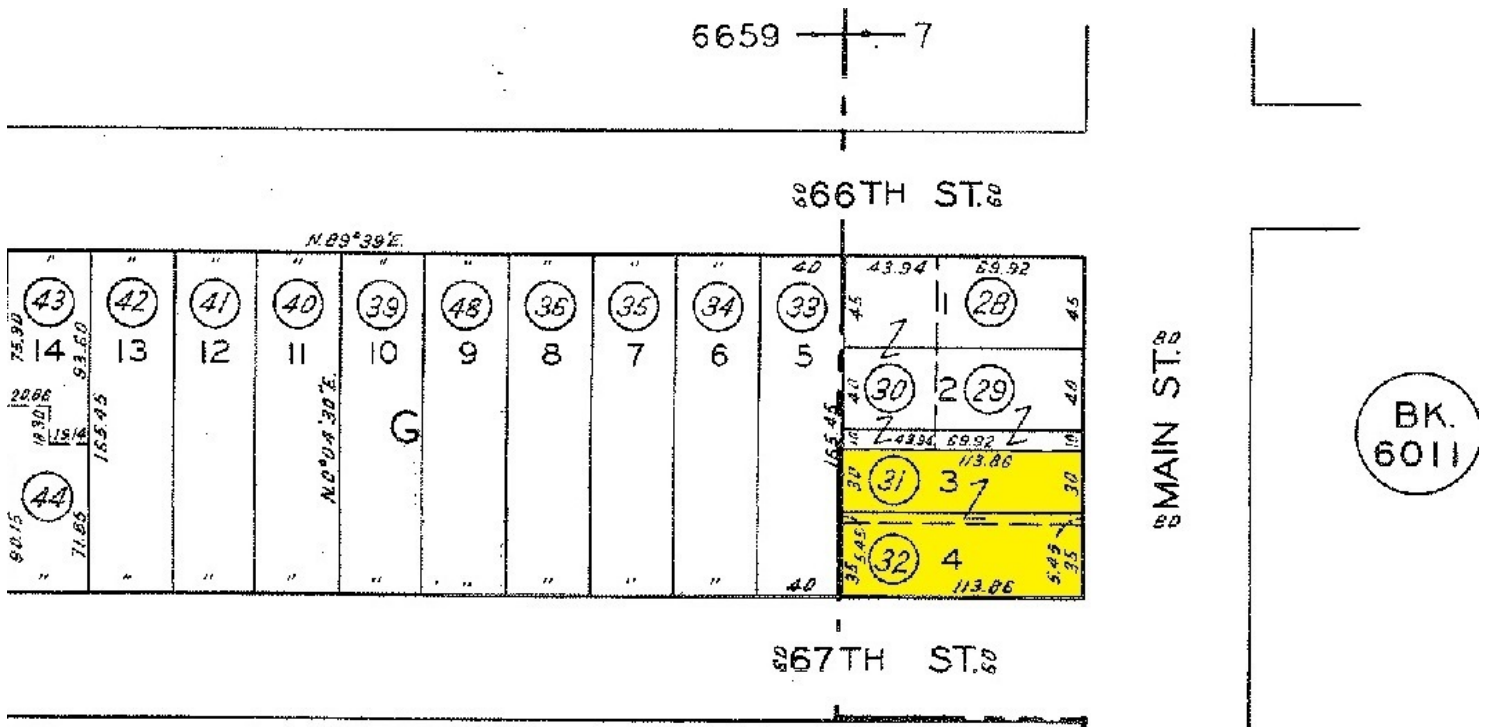
Additional Photos



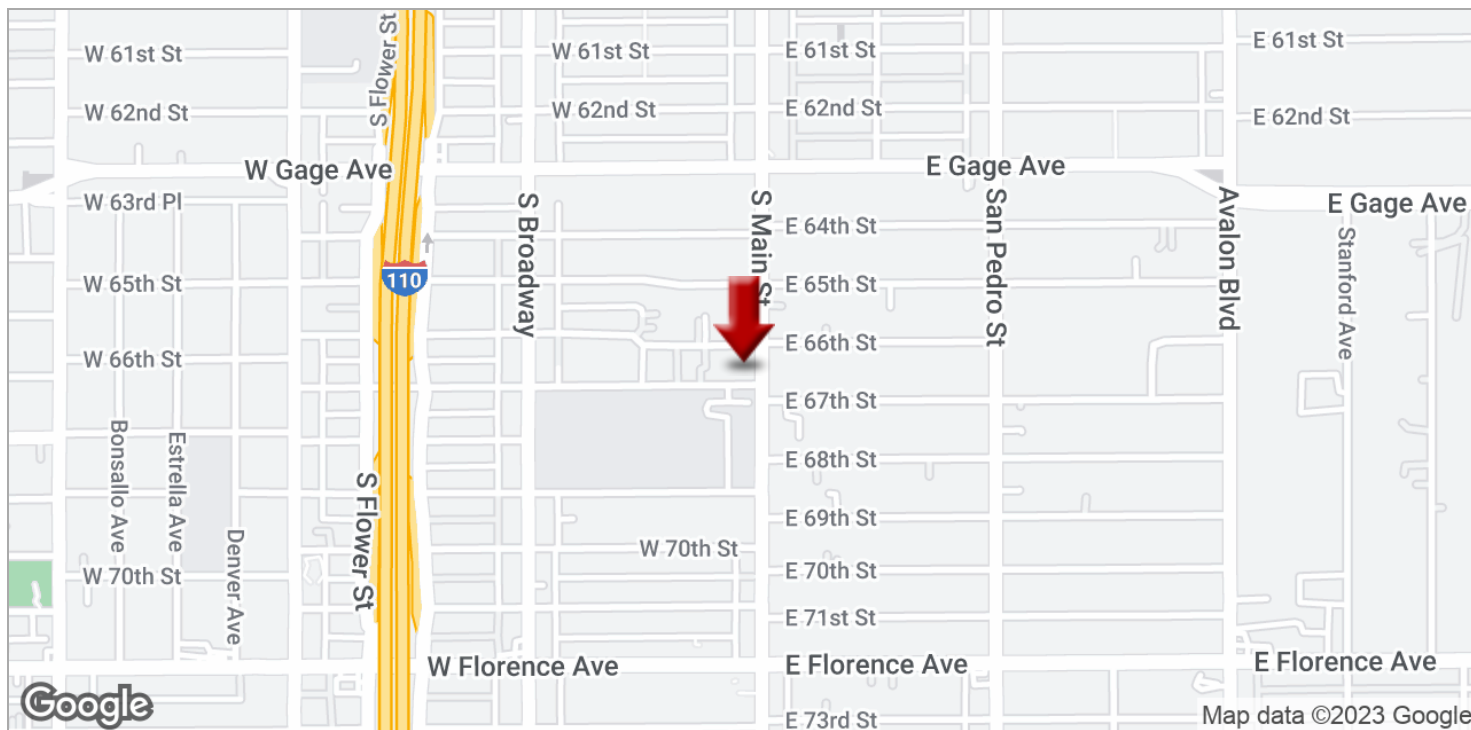
Additional Photos



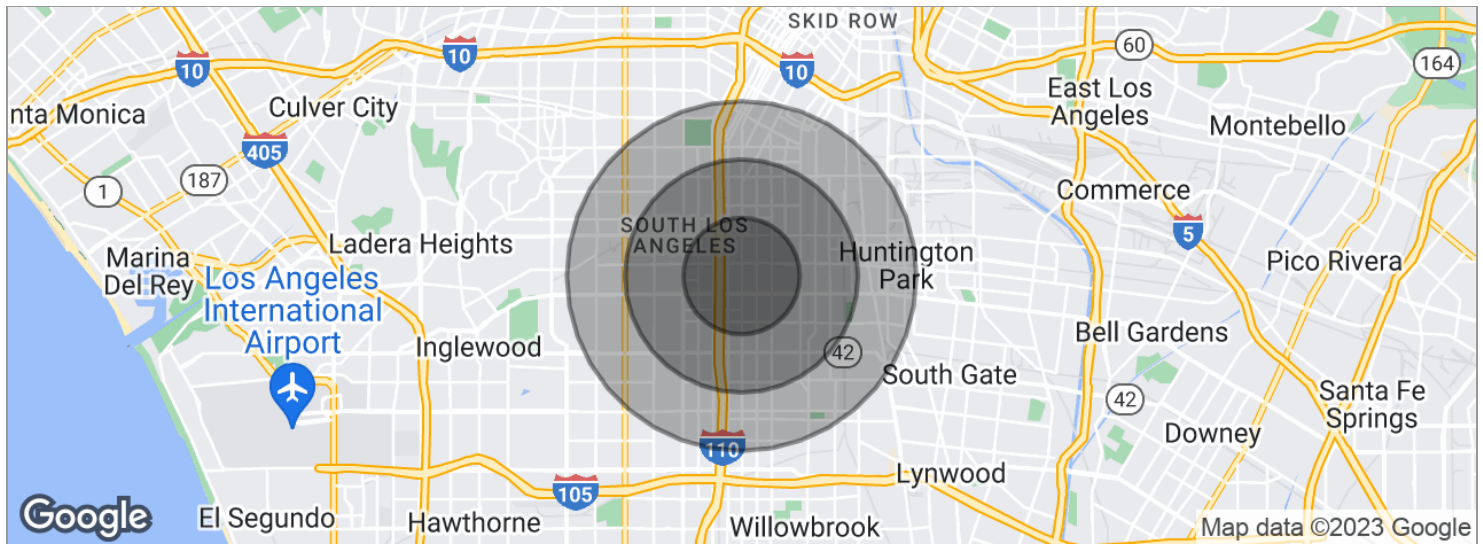
Aerial & Plat Maps



Location Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	55,428	239,307	497,474
Median age	25.8	26.8	27.4
Median age (male)	25.1	25.9	26.2
Median age (Female)	26.1	27.6	28.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	13,976	61,296	127,849
# of persons per HH	4.0	3.9	3.9
Average HH income	\$38,444	\$39,820	\$41,090
Average house value	\$365,212	\$385,250	\$376,881
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	78.8%	76.4%	73.1%
RACE (%)	1 MILE	2 MILES	3 MILES
White	50.2%	39.1%	36.2%
Black	19.7%	22.0%	24.5%
Asian	0.5%	0.4%	0.6%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.4%	0.3%	0.3%
Other	28.5%	36.9%	36.9%

* Demographic data derived from 2020 ACS - US Census