

Mixed-Use: Retail & Residential

4500-4504 S. BROADWAY, LOS ANGELES, CA 90037



- APPROXIMATELY 13,500 SF MIXED-USE BUILDING ON 14,131 SF C2 ZONED CORNER LOT.
- CURRENTLY UNDER RENOVATION - NEW PLUMBING & ELECTRICAL THROUGHOUT.
- UNIT MIX CONSIST OF 2 LARGE RETAIL SPACES, 1-(3 BED + 2 BATH), 2-(2 BED + 1 BATH), 1-(2 BED + 2 BATH) & 1-(1 BED + 1 BATH).
- GREAT FREEWAY ACCESS; LESS THAN 1/4 OF A MILE FROM THE 110 FREEWAY.
- DIRECTLY ACROSS THE STREET FROM A FUTURE 41 UNIT AFFORDABLE HOUSING COMPLEX!!!
- EXCELLENT DEMOGRAPHICS: OVER 70,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 475,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

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Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this 13,500 SF 2-Story Mixed-Use: Retail / Residential building on 14,131 SF C2 zoned tier 3 corner lot. The lot provides excellent frontage; 98 feet along Broadway and 141 feet along 45th St.

The ownership has installed new electrical, new plumbing, new HVAC systems, upgraded to 800 AMP electrical panels, upgraded to a 2 inch water meter, installed water sub-meters, replaced the windows, installed gates, & placing new stucco exterior. The end result will consist of 2 retail space with high ceilings, one of which has a mezzanine space, both retail spaces can be combined into a single unit on the ground floor and 1 (3 bedroom + 2 bath units), 1 (2 bedroom + 2 bath units), 2 (2 bedroom + 1 bath units), and 1 (1 bedroom + 1 bath unit) on the second floor.

This offering will attract an investor looking to purchase a renovated Mixed-Use building, or a developer looking to take advantage of the lot size and tier 3 designation in a densely populated area of Los Angeles

LOCATION OVERVIEW

The subject property is located just one block south of W. Vernon Ave. on the Southeast corner of S. Broadway & W. 45th St.

It is directly across the street 4501 S. Broadway, which will be converted into a 41 unit affordable housing complex.

The property has great freeway access; less than 1/4 of a mile from the 110 freeway.

The area provides excellent demographics with over 70,000 people residing within a 1-mile radius and over 475,000 people residing within a 3-mile radius.



Income Summary



INVESTMENT SUMMARY

Price:	\$2,795,000
Year Built:	1911
Year Renovated:	2020
Tenants	2
SF	13,500
Price / SF: (per owner)	\$207.04
Lot Size (SF):	14,131
Price / SF(Lot):	\$197.79
Floors:	2
Parking Spaces:	On-Site & Street
Zoning:	LA-C2-2D-CPIO
TOC:	Tier 3
APN:	5110-005-031;032
Actual Cap Rate:	-1.7%
Proforma Cap Rate:	6.7%

TENANT ANNUAL SCHEDULED INCOME

	Actual	Proforma
Gross Rent	\$252,000	\$252,000
TOTALS	\$252,000	\$252,000

ANNUALIZED INCOME

	Actual	Proforma
Gross Potential Rent	\$252,000	\$252,000
Less: Vacancy	(\$252,000)	(\$7,560)
Effective Gross Income	\$0	\$244,440
Less: Expenses	(\$48,340)	(\$58,118)
Net Operating Income	(\$48,340)	\$186,322

ANNUALIZED EXPENSES

	Actual	Proforma
Property Taxes	\$33,540	\$33,540
Insurance	\$3,500	\$3,500
Utilities	\$3,000	\$3,000
Trash	\$3,300	\$3,300
Repairs & Maintenance	\$5,000	\$5,000
Management	\$0	\$9,778
Total Expenses	\$48,340	\$58,118
Expenses Per RSF	\$3.58	\$4.31

Rent Roll

Rent Roll

	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Curent Monthly Rent	Current Rent/SF	Proforma Monthly Rent	Proforma Rent/SF	Proforma Lease Type
A	Retail (VACANT)	5,000			\$6,250.00	\$1.25	\$6,250.00	\$1.25	Gross
B	Retail (VACANT)	3,000			\$4,500.00	\$1.50	\$4,500.00	\$1.50	Gross
1	3bd+2ba (VACANT)	890			\$2,500.00		\$2,500.00		
2	2bd+2ba (VACANT)	931			\$2,100.00		\$2,100.00		
3	2bd+1ba (VACANT)	718			\$2,000.00		\$2,000.00		
4	2bd+1ba (VACANT)	619			\$2,000.00		\$2,000.00		
5	1bd+1ba (VACANT)	586			\$1,650.00		\$1,650.00		
Total Square Feet		3,744			\$21,000.00		\$21,000.00		

DRIVE BY ONLY

DO NOT DISTURB TENANTS!!!

Additional Photos



Additional Photos



Facing North on Broadway



Facing South on Broadway

Additional Photos

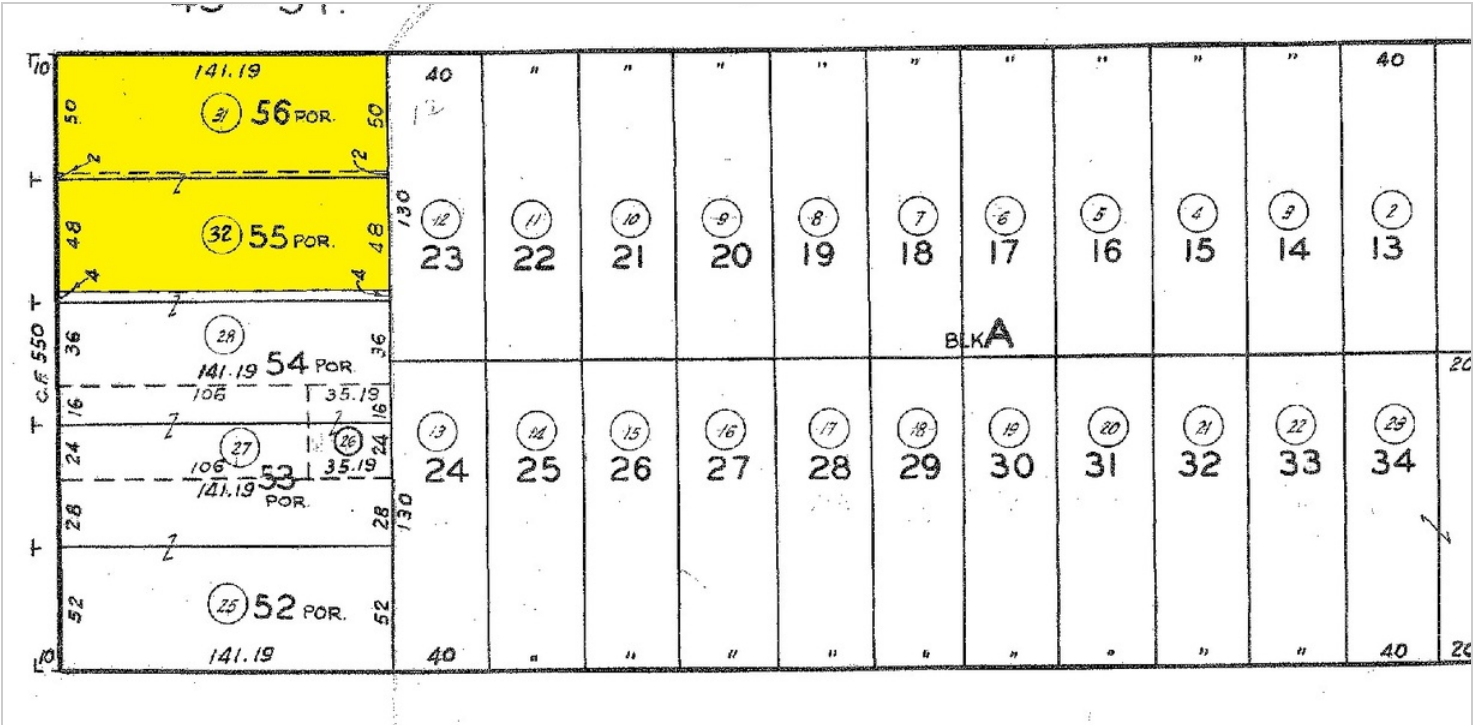


Interior of Retail Space

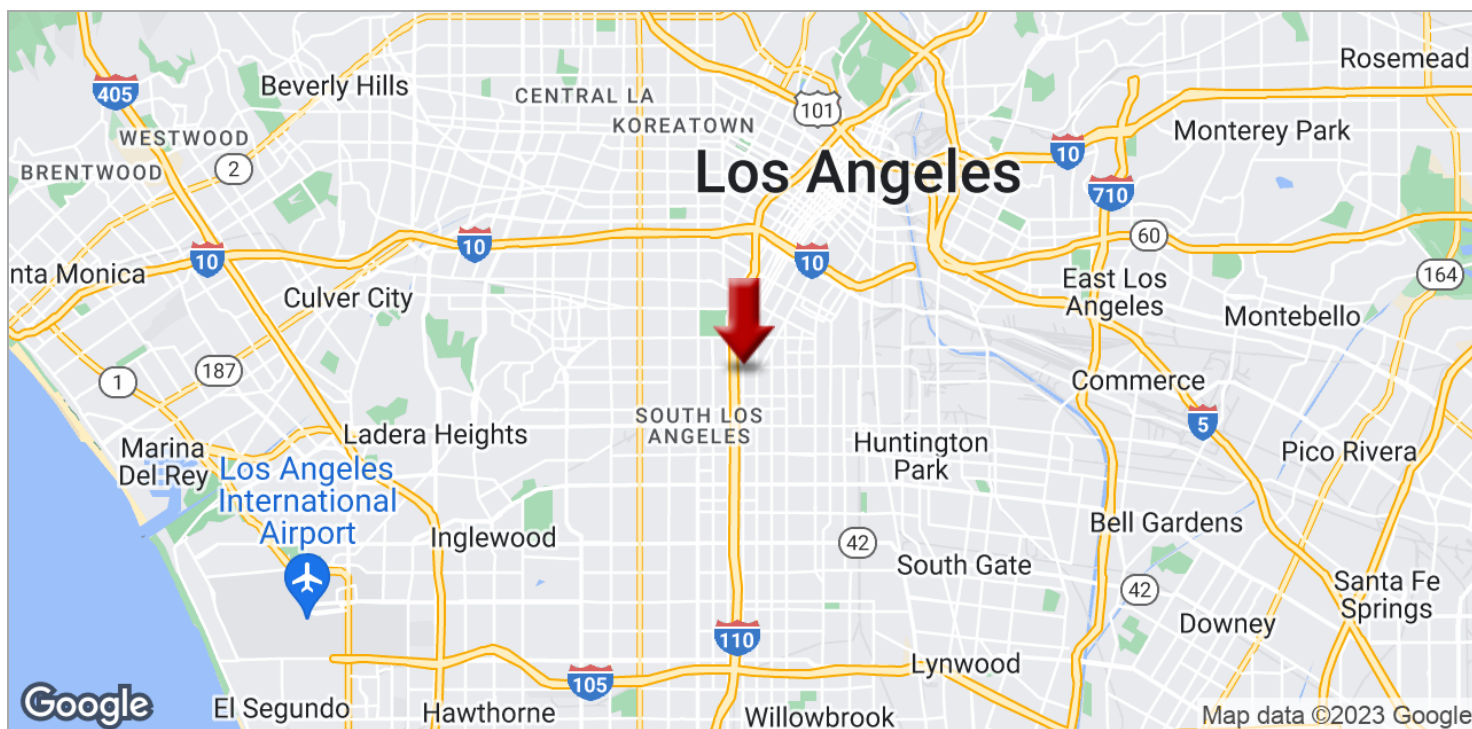
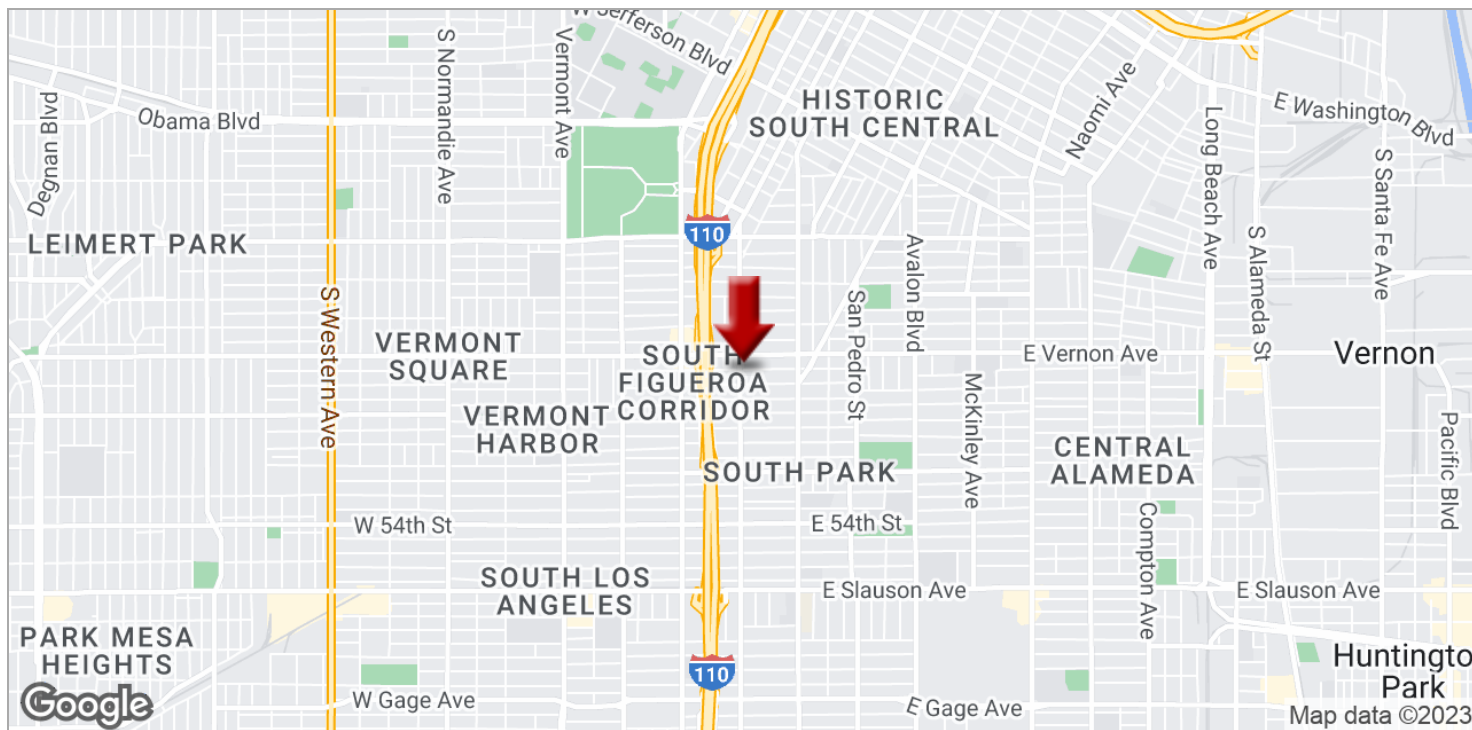


Interior of Residential Floor

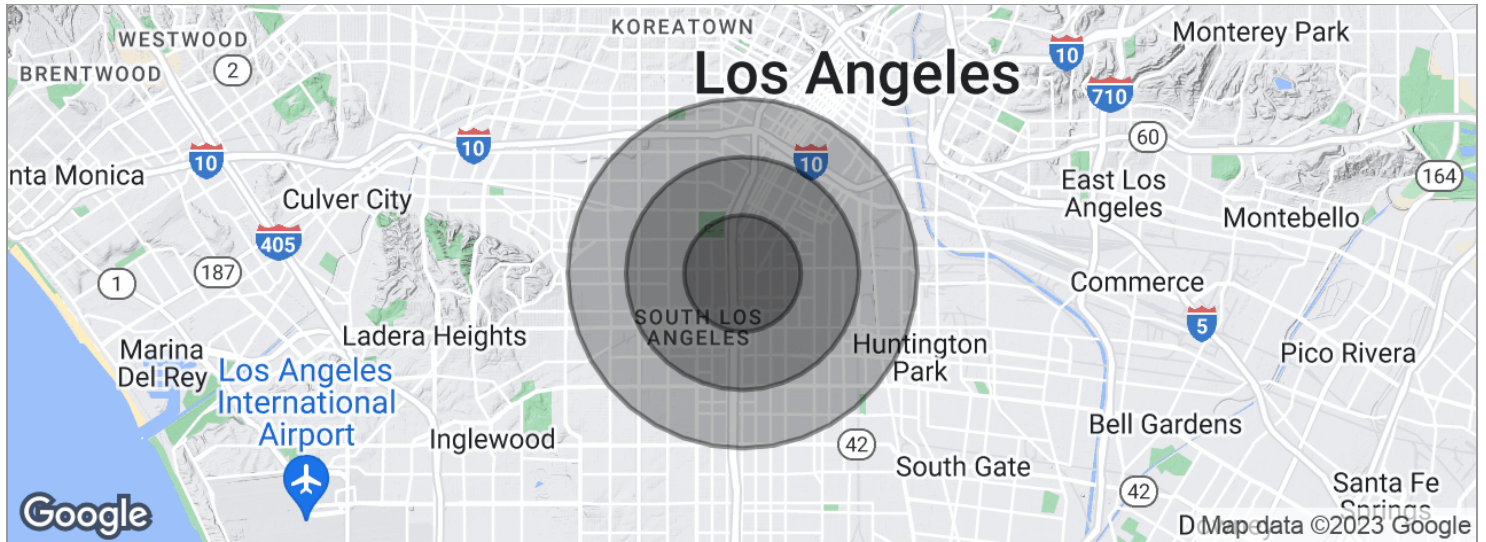
Location Maps



Location Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	70,408	244,632	476,832
Median age	26.1	26.3	27.6
Median age (male)	25.1	25.4	26.6
Median age (Female)	27.0	27.1	28.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	17,482	59,370	124,429
# of persons per HH	4.0	4.1	3.8
Average HH income	\$35,915	\$37,710	\$39,554
Average house value	\$427,691	\$407,499	\$405,366
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	82.7%	75.0%	73.4%
RACE (%)	1 MILE	2 MILES	3 MILES
White	19.4%	28.5%	31.5%
Black	15.5%	17.1%	19.5%
Asian	0.5%	2.5%	2.6%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.3%	0.2%	0.3%
Other	62.7%	50.1%	44.6%

* Demographic data derived from 2020 ACS - US Census