

Mixed-Use: Retail & Apartments

4181-4189 S. FIGUEROA ST., LOS ANGELES, CA 90037



OFFERING MEMORANDUM

- 2 BUILDINGS TOTALING APPROX. 11,076 SF ON 12,872 SF C2 ZONED LOT.
- SIGNALIZED CORNER LOCATION WITH APPROX 86 FT OF FRONTAGE ALONG S. FIGUEROA & APPROX 150 FT OF FRONTAGE ALONG 42ND ST.
- 4 RETAIL STORES & 4 LARGE 2 BEDROOM / 1 BATHROOM APARTMENTS; WITH ON-SITE PARKING.
- EXCELLENT LOCATION; LESS THAN 1/2 A MILE FROM USC, THE LA COLISEUM, EXPOSITION PARK & THE ENTRANCE TO THE 110 FREEWAY.
- EXCELLENT DEMOGRAPHICS; OVER 60,000 PEOPLE RESIDING WITHIN A 1-MILE RADIUS & JUST UNDER 500,000 PEOPLE RESIDING 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



1642 Westwood Blvd Suite 300



Los Angeles, CA 90024



www.DavidYashar.com

Confidentiality & Disclaimer

4181-4189 S. FIGUEROA ST., LOS ANGELES, CA 90037

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 L.A. Westside in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

DAVID YASHAR

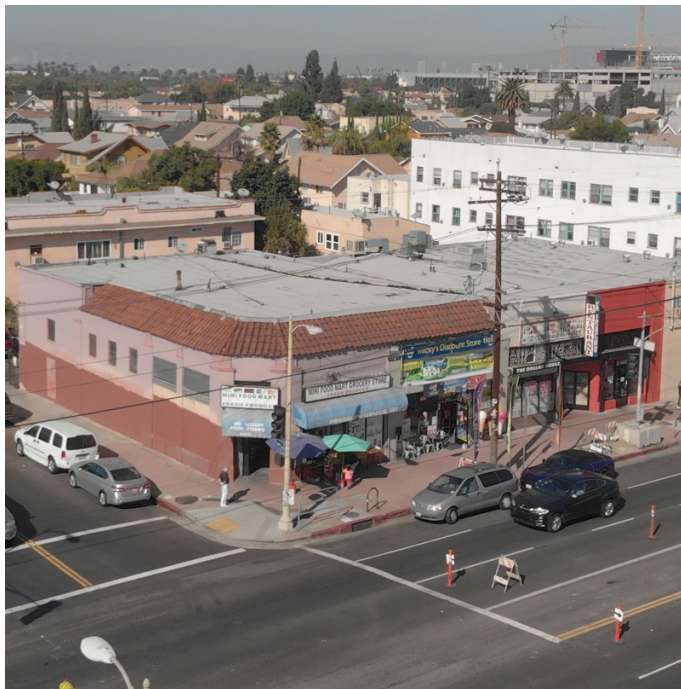
Director
0 310.724.8043
dyashar@kw.com
CalDRE #01102638

KW COMMERCIAL

23670 Hawthorne Blvd.,
Suite 100
Torrance, CA 90505

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

This Retail/Residential property is located at the signalized corner of S. Figueroa & 42 St. The property consists of A single-story retail building and a two-story residential building separated by a parking lot totaling 11,076 SF on 12,872 SF C2 zoned lot.

The subject property consists of four retail tenants totaling approx. 6,002 SF in size. The tenants consist of a Mini Food Mart Grocery Store, The Dollar House, El Sazon K-Tracho Restaurant (has multiple locations), and a Money Transfer Office. The Mini Food Mart is a combination of 2 units and could be subdivided. The Mini Food Mart, Dollar House, and the Money Transfer Office have a mezzanine space used for additional storage. The Restaurant has an ADA compliant bathroom and central air.

The 2-story residential building is located at the west portion of the lot on 42 St. It is comprised of 4 large - 2 bedrooms 1 bathroom units and totals approx 5,074 SF.

This offering will attract an investor looking for an income producing property on a major commercial thoroughfare just south of USC & the Coliseum.

LOCATION OVERVIEW

The subject property is located at the Northwest signalized corner of S. Figueroa and 42nd St.

The site is approximately 1/2 a mile south of the University of Southern California Campus, newly constructed Banc of California Soccer Stadium & the Los Angeles Memorial Coliseum, which will be the temporary home of the Los Angeles Rams football team until their stadium in Inglewood is complete.

The property is also located approximately 1/2 a mile from the California Science Center, Natural History Museum, California African American Museum, and the future George Lucas Museum.

The offering is also less than 1/2 a mile from the 110 Freeway onramp and less than 1 mile from the Expo Park / USC metro station, which connects downtown Los Angeles to Santa Monica.

The demographics in the immediate area offer over 60,000 people residing within a 1-mile radius and just under 500,000 people residing within a 3-mile radius.

Income Summary



INVESTMENT SUMMARY

Price:	\$2,595,000
Year Built:	1922
Tenants	8
SF	11,076
Price / SF:	\$234.29
Lot Size (SF):	12,872
Floors:	2
Parking Spaces:	10 & Street
Zoning:	LAC2
APN:	5019-018-026
Current Cap Rate:	4.4%
Market Cap Rate:	7.0%

TENANT ANNUAL SCHEDULED INCOME

	Actual	Market
Gross Rent	\$194,878	\$244,968
TOTALS	\$194,878	\$244,968

ANNUALIZED INCOME

	Actual	Market
Gross Potential Rent	\$194,878	\$244,968
Less: Vacancy	(\$26,400)	(\$7,349)
Effective Gross Income	\$168,478	\$237,619
Less: Expenses	(\$53,594)	(\$55,669)
Net Operating Income	\$114,884	\$181,950

ANNUALIZED EXPENSES

	Actual	Market
Property Taxes	\$31,140	\$31,140
Insurance	\$4,500	\$4,500
Utilities	\$8,000	\$8,000
Trash	\$2,500	\$2,500
Repairs & Maintenance	\$2,400	\$2,400
Management	\$5,054	\$7,129
Total Expenses	\$53,594	\$55,669
Expenses Per RSF	\$4.84	\$5.03

*** Listing Agent & Broker do not guarantee this information. Buyer to do their own Due Diligence.**

Rent Roll

Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Proforma Monthly Rent	Rent/SF	Increases	Options	Lease Type
4181***	Restaurant	1,400	8/1/17	8/1/22	\$2,700.00	\$1.93	\$2,900.00	\$2.07	\$200 per year		GROSS
4183**/**	Dollar House	1,400	8/1/16	5/1/20	\$2,200.00	\$1.57	\$2,310.00	\$1.65	5%	1 @ Landlord*	GROSS
4185*	Money Transfer	1,400	1/1/18	M/M	\$2,000.00	\$1.43	\$2,800.00	\$2.00			GROSS
4187*/*****	MiniMarket	1,802	5/1/18	M/M	\$2,700.00	\$1.50	\$3,604.00	\$2.00			GROSS
505****	2Bd+1bth		9/1/06	M/M	\$1,548.61		\$2,200.00				GROSS
507****	2Bd+1bth		2/1/11	M/M	\$1,445.61		\$2,200.00				GROSS
509	2Bd+1bth				\$2,200.00		\$2,200.00				GROSS
511	2Bd+1bth		10/1/14	M/M	\$1,445.61		\$2,200.00				GROSS
Total Square Feet		11,076			\$16,239.83		\$20,414.00				

Note:

- * Tenants have additional mezzanine space not included on square footage.
- ** Landlord is not collecting payment for water at this time. Tenants option is at Landlords Approval
- *** Tenant has been at the location for over 10 years. Tenant has central air in unit.
- **** According to last appraisal these units are 2 bedroom & 1 Bathroom
- ***** Unit has been combined by 2 units (4187 & 4189). Space can be divided into 2 units.

(1) Copper plumbing has been installed 2003.

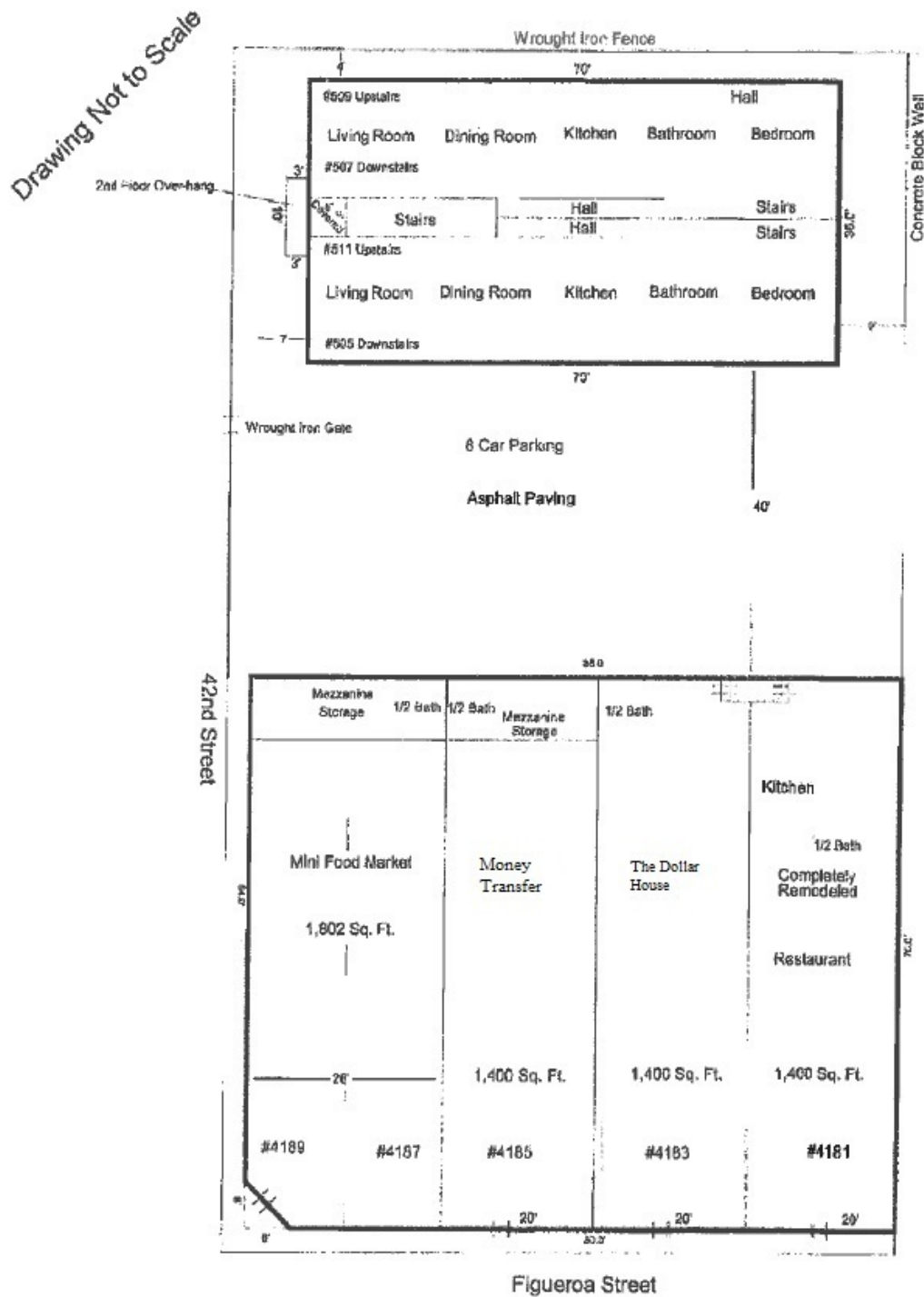
(2) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF EACH UNIT. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF FOR EACH/ALL UNITS!!!

DRIVE BY ONLY

DO NOT DISTURB TENANTS!!!

*** Listing Agent & Broker do not guarantee this information. Buyer to do their own Due Diligence.**

Site Plan



Additional Photos

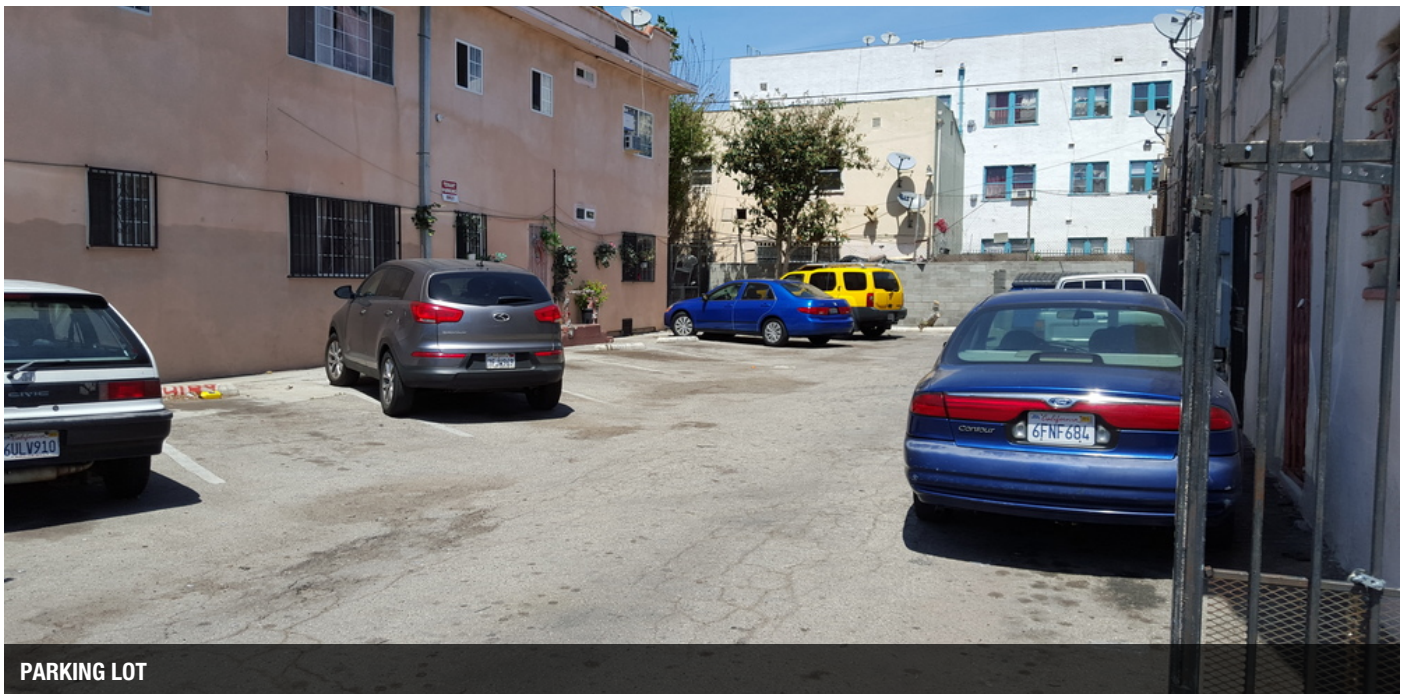


Retail Building

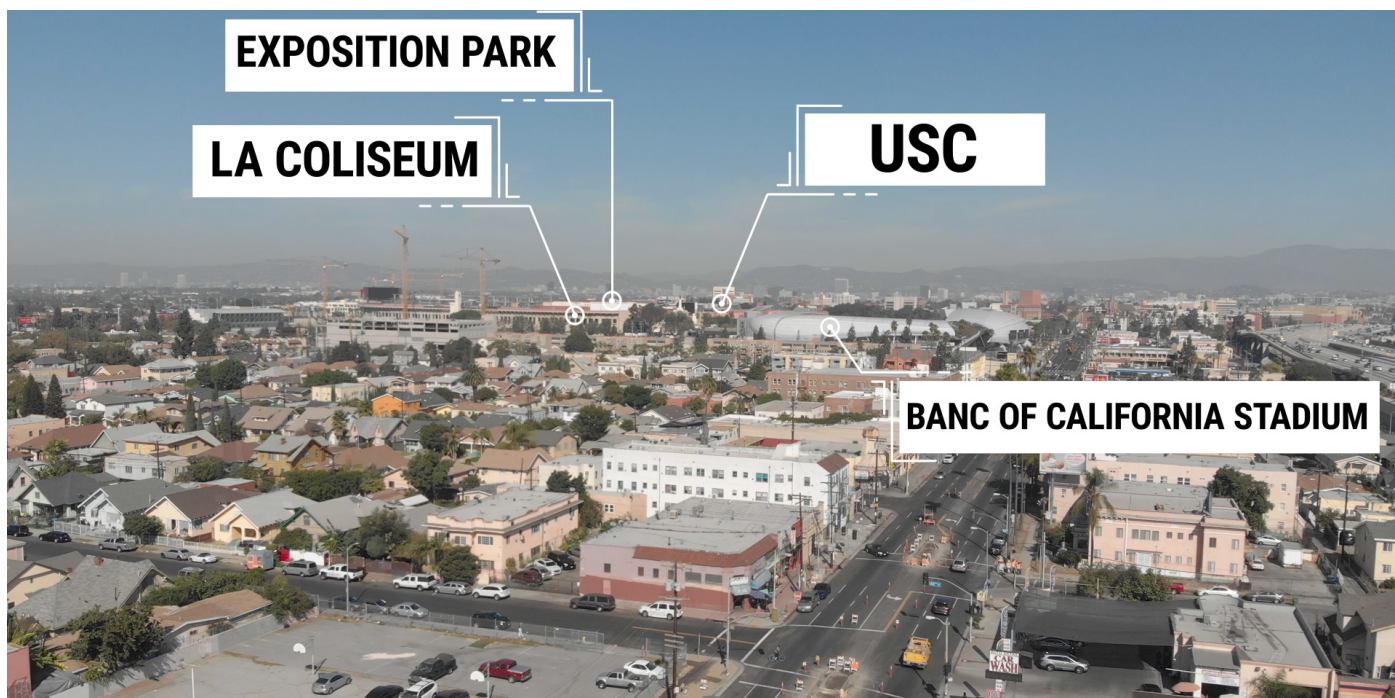


Residential Building

Additional Photos



Additional Photos



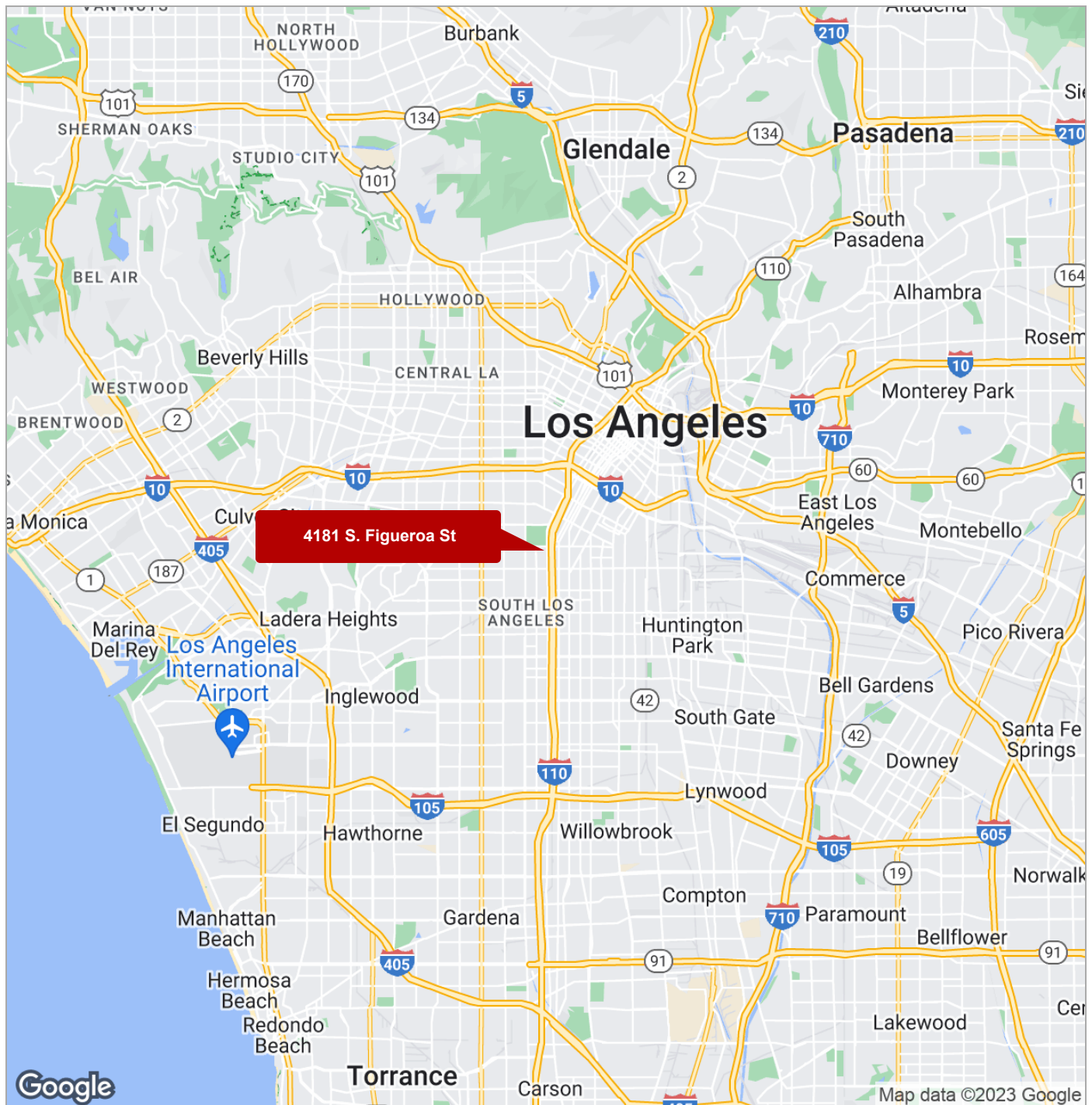
Additional Photos



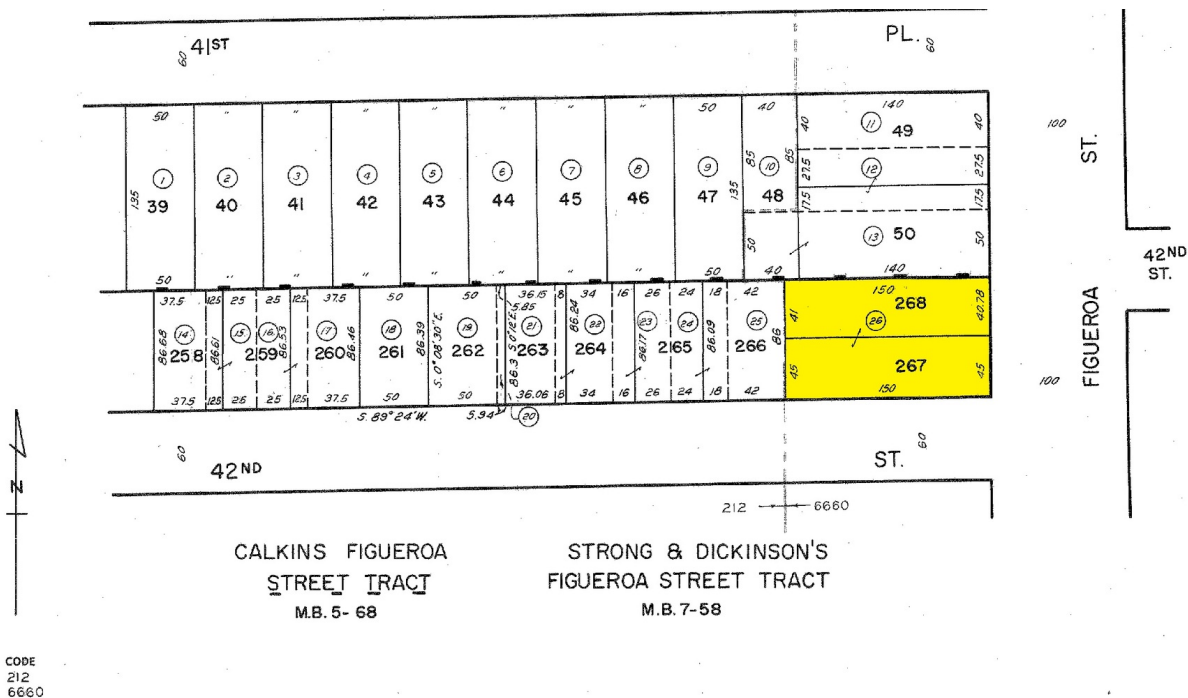
Additional Photos



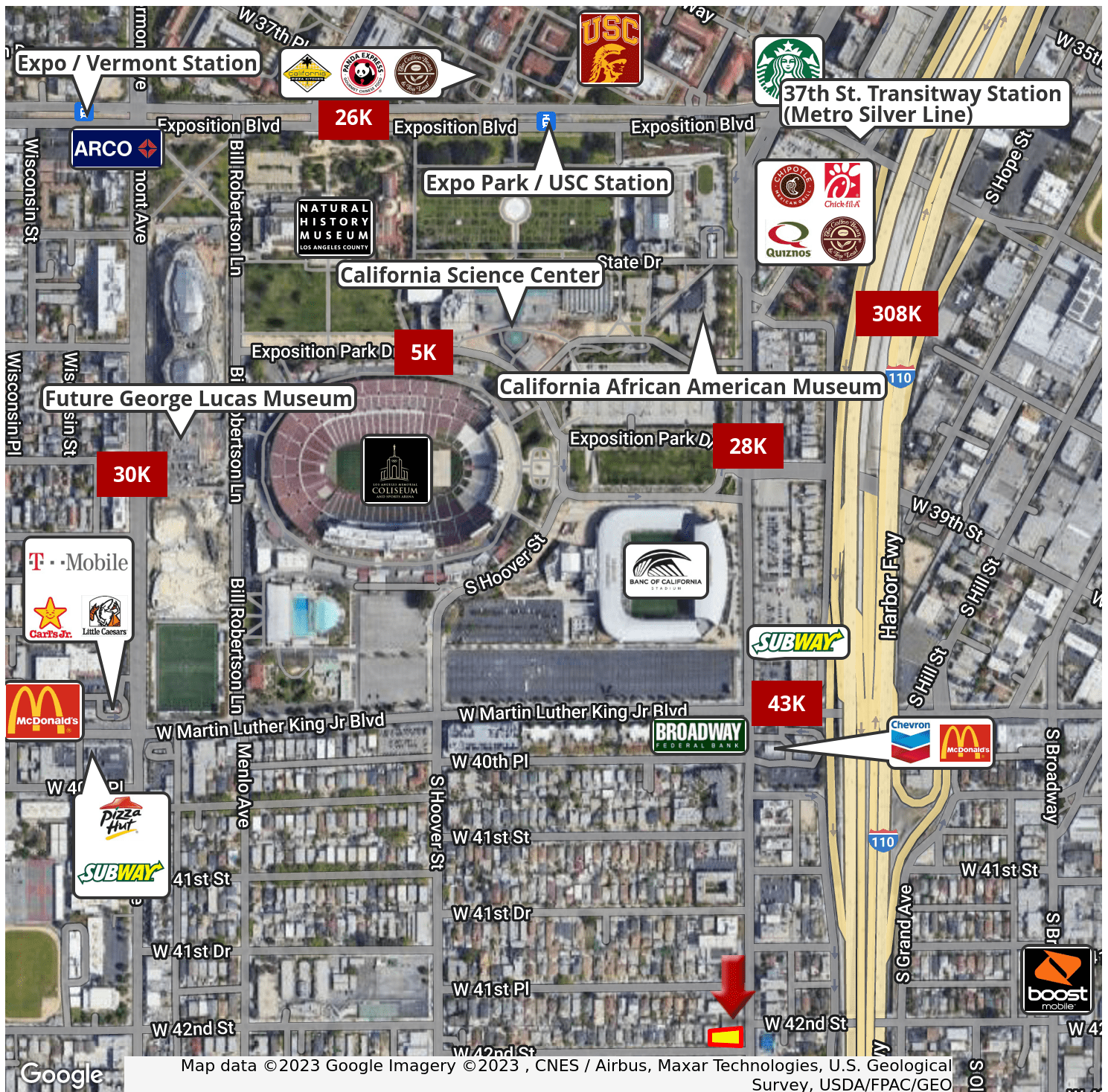
Regional Map



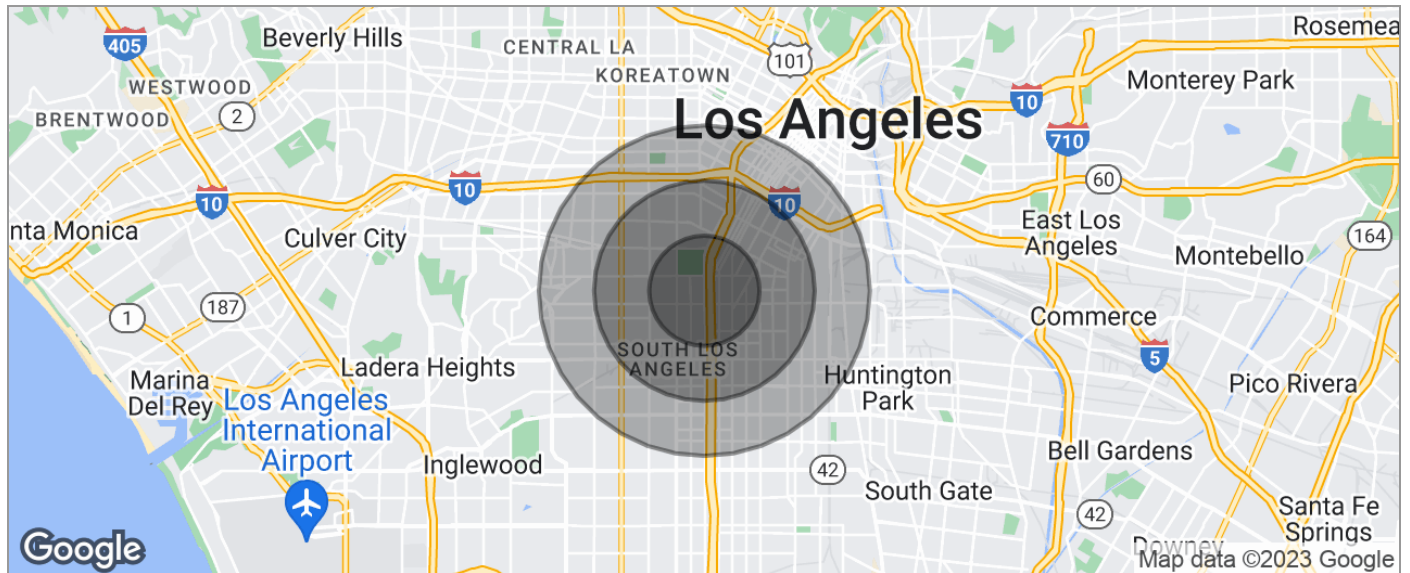
Plat & Aerial Map



Retailer Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	62,585	243,741	496,993
MEDIAN AGE	26.3	26.6	28.2
MEDIAN AGE (MALE)	25.1	25.7	27.0
MEDIAN AGE (FEMALE)	27.3	27.5	29.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	15,436	61,087	133,078
# OF PERSONS PER HH	4.1	4.0	3.7
AVERAGE HH INCOME	\$35,053	\$37,460	\$39,916
AVERAGE HOUSE VALUE	\$428,047	\$415,750	\$416,296
RACE	1 MILE	2 MILES	3 MILES
% WHITE	20.6%	26.4%	29.4%
% BLACK	17.4%	18.3%	20.0%
% ASIAN	1.9%	3.5%	3.3%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.3%	0.2%	0.3%
% OTHER	57.9%	49.9%	45.5%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	76.7%	71.7%	71.9%

* Demographic data derived from 2020 ACS - US Census