

3105 W JEFFERSON BLVD.  
LOS ANGELES, CA 90018

FOR SALE



<b>PREMISES</b>	± 3,734 SF building ± 6,500 SF of land	
<b>PRICE</b>	\$1,425,000 (\$382 PSF)	
<b>CAP RATE</b>	5.38%	
<b>UNIT MIX</b>	2 Commercial Store Fronts 3 Apartments 2 2b/2b 1 1b/1b	
<b>FEATURES</b>	<ul style="list-style-type: none"> <li>- Value Add Opportunity with ADU and Jr ADU additions</li> <li>- Opportunity Zone</li> <li>- Corner Lot</li> <li>- Outdoor Space</li> <li>- TOC3</li> <li>- State Enterprise Zone</li> </ul>	
<b>ZONING</b>	C2	
<b>CONTACT</b>	Vaun Lennon Principal 310.899.2713 vlennon@leewestla.com DRE 01993617	Robert Clifford Principal 310.899.2725 rclifford@leewestla.com DRE 009999184



## CURRENT RENT ROLL

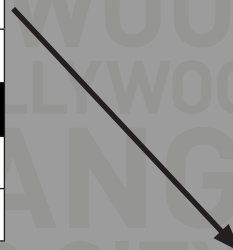
TENANT	UNIT TYPE	MONTHLY INCOME	ANNUAL INCOME
Residential	1B / 1B	\$882	\$10,584
Residential	2B / 2B	\$1,122	\$13,464
Residential	2B / 2B	\$1,114	\$13,368
Commercial	Retail	\$3,700	\$44,400
Commercial	Retail	\$2,100	\$25,200
<b>Property Total</b>		<b>\$8,918</b>	<b>\$107,016</b>

## FINANCIAL ANALYSIS

<b>Offering Price</b>	<b>\$1,425,000</b>
Annual Total Rent	\$107,016
(Less) : Expenses	(-\$30,419)
Net Annual Total Rent	\$76,597
<b>Cap Rate</b>	<b>5.38%</b>
Gross Building Area	3,734
Building PSF	\$382

## EXPENSES

New Estimated Real Estate Taxes	\$16,103
Gardening	\$500
Property Management	\$3,210
Insurance	\$2,614
Repairs & Maintenance	\$2,140
Utilities	\$5,852
<b>Total Operating Expense</b>	<b>\$30,419</b>







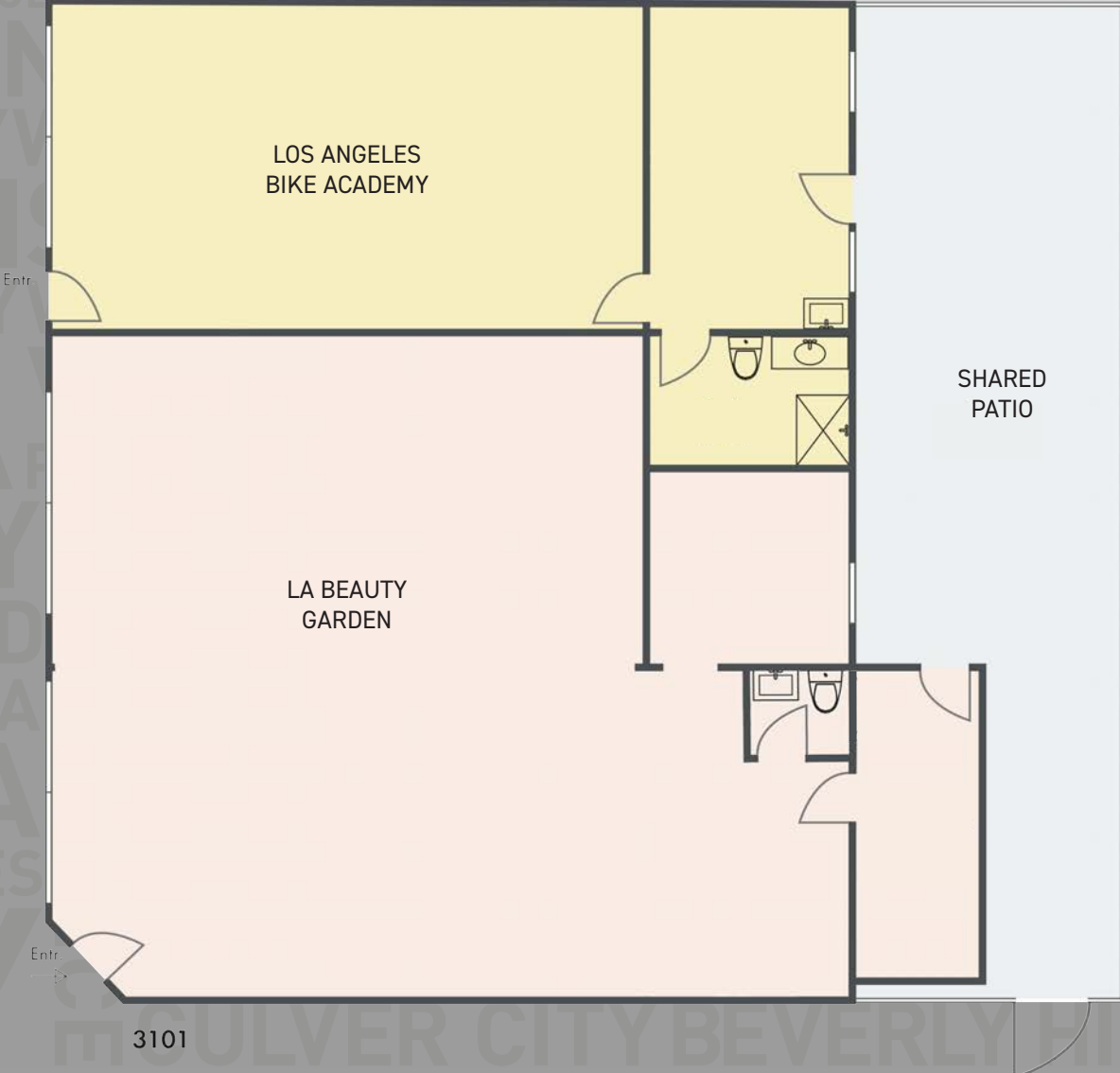
LA BEAUTY GARDEN



LOS ANGELES BIKE ACADEMY



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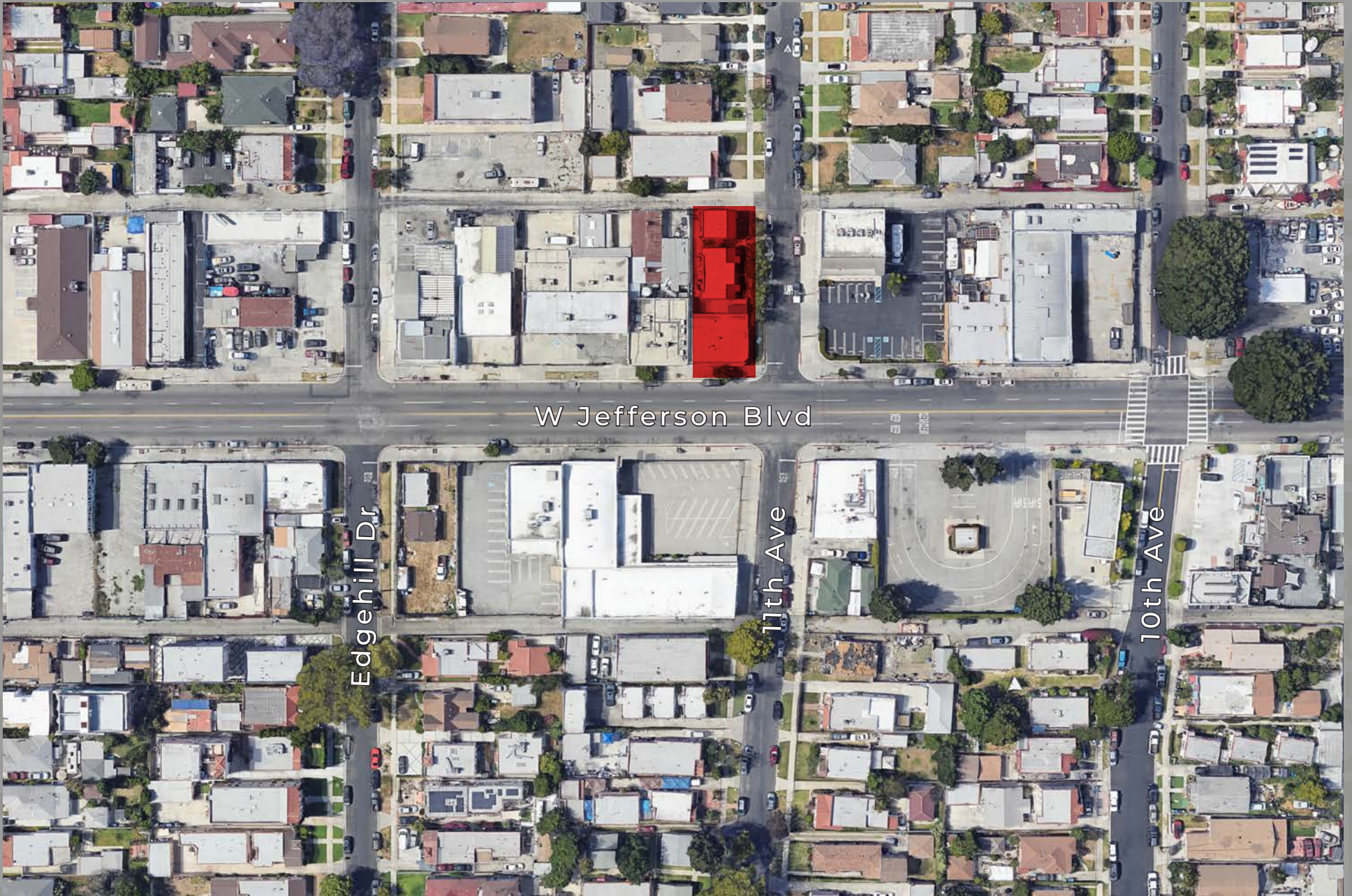


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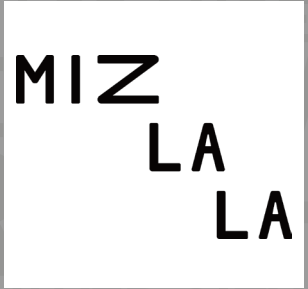
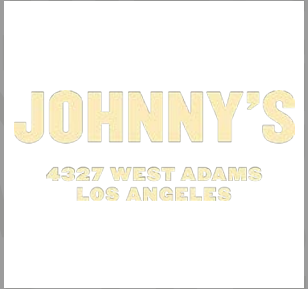


A DIVISION OF  
**LEE & ASSOCIATES**

# COMMERCIAL STORE FRONT FLOOR PLAN

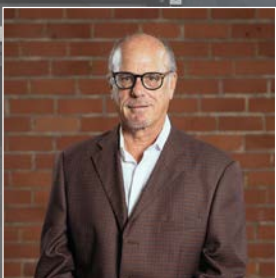






**LA**  
BEAUTY GARDEN

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