

MAJOR PRICE REDUCTION

FOR SALE
4874 W. ADAMS BOULEVARD
LOS ANGELES, CA 90016



OWNER USER OPPORTUNITY
COMMERCIAL OR RESIDENTIAL



A DIVISION OF



LEE &
ASSOCIATES



SALE PRICE	\$1,150,000 (\$336 PSF)	FEATURES <ul style="list-style-type: none">- One Vacant Commercial Unit, Approximately 500 SF and One Vacant Residential Unit, 2 bed 1 bath- Four units, two residential and two commercial- Outdoor space- Great local amenities- Multiple new developments in immediate area- Upside in all rents	CONTACTS <div><div>Vaun Lennon Principal 310.899.2713 vlennon@leewestla.com AGT DRE 01993617</div><div>Robert Clifford Principal 310.899.2725 rclifford@leewestla.com AGT DRE 00999184</div></div>
PRO FORMA CAP RATE	8% (See page 4)		
BUILDING SIZE	± 3,427 SF		
LAND SIZE	± 2,500 SF		

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CURRENT RENT ROLL

ADDRESS	TENANT	LEASE START	LEASE END	RENT	ANNUAL
Residential					
4874 3/4	Tuesday Thomas & Carey Pickford	7/1/16	MTM	\$1,311	\$15,735
4874 1/4	Vacant				
Commercial					
4874	All Power Books	4/1/23	3/31/25	\$2,595	\$31,138
4874 1/2	Iman Thomas	2/1/23	MTM	\$2,295	\$27,540
			TOTAL	\$6,201	\$74,413

FINANCIAL ANALYSIS

Offering Price	\$1,150,000
Annual Total Rent	\$74,413
(Less) : Expenses	(- \$32,698)
Net Annual Total Rent	\$41,715
Cap Rate	3.63%
Gross Building Area	3,500
Building PSF	\$329
Lot Size	2,500
Land PSF	\$460

Estimated Real Estate Taxes	\$15,022
Insurance	\$7,500
Utilities	\$1,137
Trash Removal	\$4,825
Repairs & Maintenance	\$4,212
Total Operating Expense	\$32,698

PRO FORMA RENT ROLL

ADDRESS	TENANT	LEASE START	LEASE END	RENT	ANNUAL
Residential					
4874 3/4	New Residential	TBD	TBD	\$2,500	\$30,000
4874 1/4	Potential User	TBD	TBD	\$2,500	\$30,000
Commercial					
4874	All Power Books	4/1/23	3/31/25	\$2,595	\$31,138
4874 1/2	Potential User	TBD	TBD	\$2,295	\$27,540
			TOTAL	\$9,890	\$118,678

PRO FORMA FINANCIAL ANALYSIS

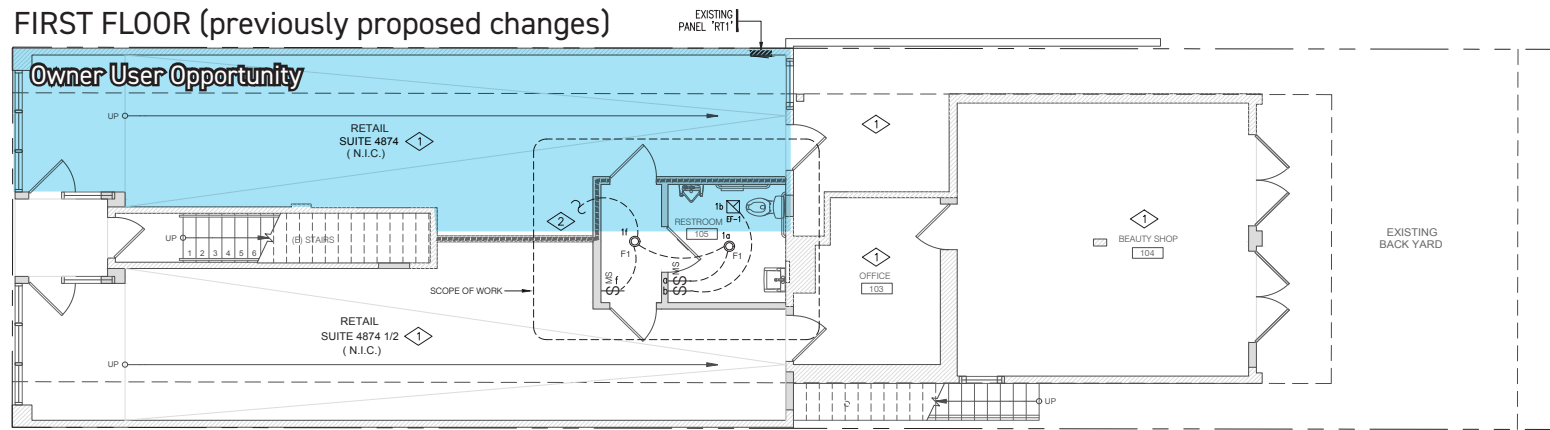
Offering Price	\$1,150,000
Renovation Cost	\$160,000
Total Cost	\$1,310,000
Annual Total Revenue	\$118,678
(Less) : Expenses	(- \$26,948)
Net Annual Total	\$91,730
Pro Forma Cap Rate	7.98%
Gross Building Area	3,500
Building PSF	\$329
Lot Size	2,500
Land PSF	\$460

Estimated Real Estate Taxes	\$15,022
Insurance	\$1,750
Utilities	\$1,137
Trash Removal	\$4,825
Repairs & Maintenance	\$4,212
Total Operating Expense	\$26,948

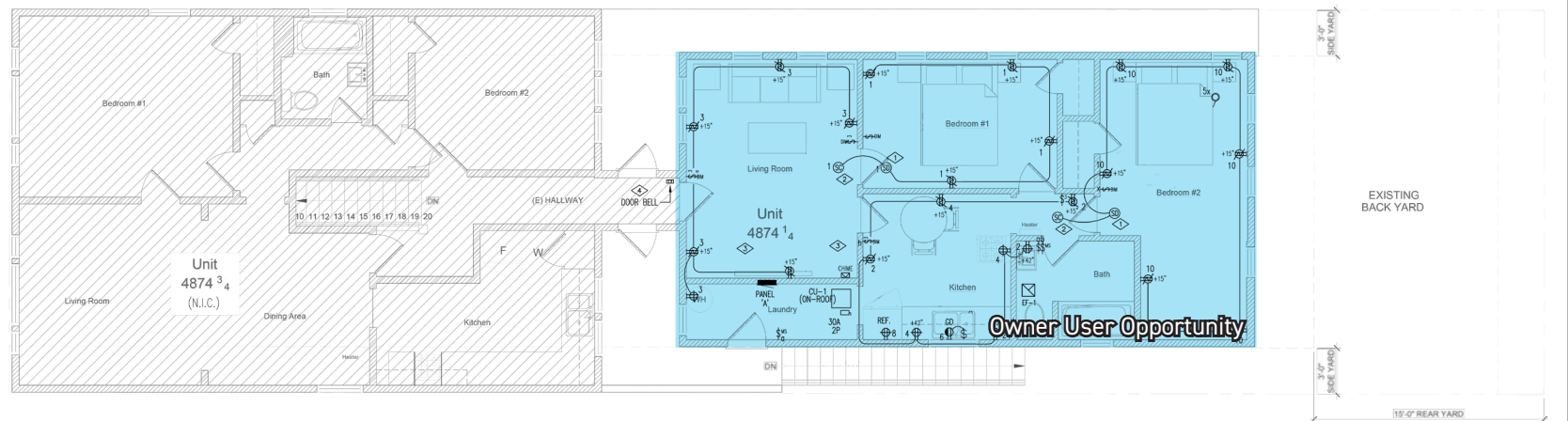
*Contact Broker for Renovation Bids

FLOOR PLANS

FIRST FLOOR (previously proposed changes)



SECOND FLOOR



RECENT DEVELOPMENTS

5600 W. ADAMS BLVD



5263 W. ADAMS BLVD



5211 W. ADAMS BLVD



5181 W. ADAMS BLVD



5135 W. ADAMS BLVD



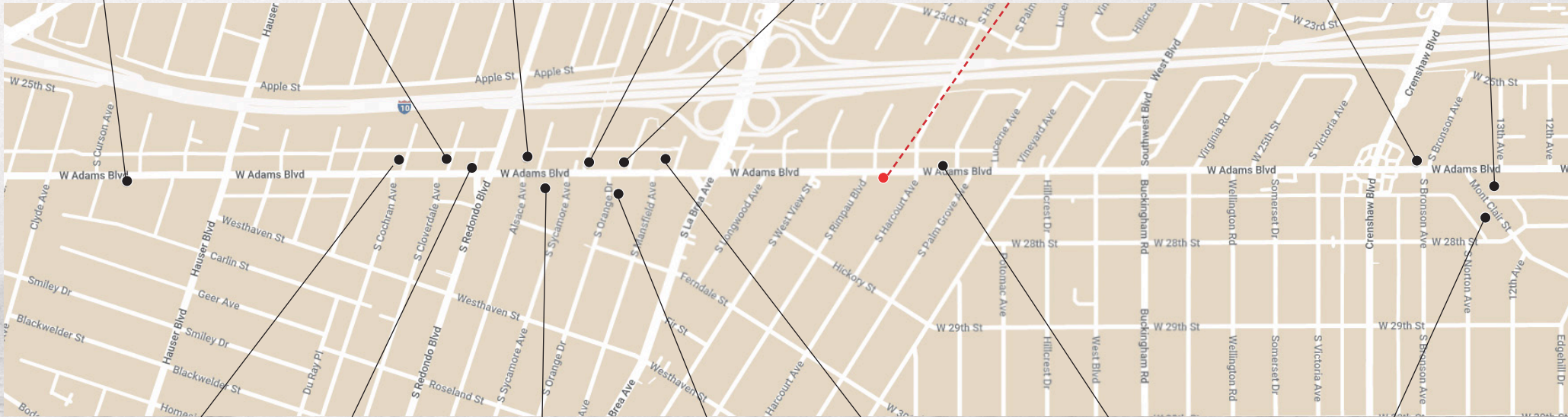
SUBJECT PROPERTY



4339 W. ADAMS BLVD



4306 W. ADAMS BLVD



5335 W. ADAMS BLVD



5247 W. ADAMS BLVD



5170 W. ADAMS BLVD



5126 W. ADAMS BLVD



5103 W. ADAMS BLVD



4801 W. ADAMS BLVD



4220 MONT CLAIR ST.

LOCAL AMENITIES





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