

4525 W. ADAMS BOULEVARD

LOS ANGELES, CA 90016



EXCLUSIVELY LISTED

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OFFERING MEMORANDUM

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PROPERTY SUMMARY

Address	4525 W. Adams Boulevard
City, State, Zip	Los Angeles, CA 90016
Parcel Number	5050-008-057
Building SF	9,295
Lot SF	10,052
Year Built	1932
Zoning	LAC2

The Hirth Group of KW Commercial has been exclusively selected to market for sale 4525 W Adams Boulevard, Los Angeles CA 90016. The property is located on the corner of West Adams Boulevard and Virginia Road, the asset boasts excellent visibility and vehicular traffic. West Adams Boulevard is situated in the highly sought-after Mid-City corridor that has massive development planned and in progress, located near the expo line that links Santa Monica to Downtown Los Angeles. The subject property is located near downtown culver city, the expo line, and has easy access to the 10 freeway.

- **PRIME WEST ADAMS DISTRICT**
- **CORNER RETAIL/CREATIVE OFFICE/LIVE WORK SPACE**
- **EXCELLENT VISIBILITY**
- **TREMENDOUS UPSIDE POTENTIAL**
- **PERFECT FOR OWNER/USER OR INVESTOR**

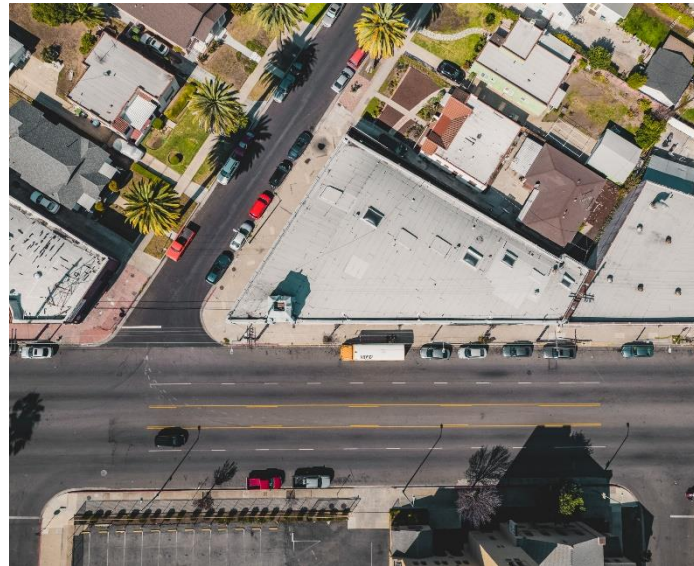


ASSET DESCRIPTION

The asset boasts approximately 9,295 rentable SF on a 10,052 SF lot comprised of creative/office/live work space ideally located in the heart of the ever-gentrifying West Adams District. The building consists of 6 retail units, and 2 non-conforming apartments in the rear of the property. The subject property has been extensively remodeled and boasts high ceilings, original cement flooring and beautiful red brick in the interior of the building.

The property also has new tankless water heaters, upgrading security system, and Wi-Fi for the entire building. The current owner is occupying two store fronts which will be delivered vacant comprising of approximately a 750 SF unit and a 1,000 SF unit. The upside potential for this property is tremendous allowing a new owner to take over, and immediately increase rents, rent out vacant units, and potentially use the property as an owner user deal. SBA financing is available with as little as 15% down. Buyer to verify all information with the city of Los Angeles.





PARCEL MAP



CODE
67
401

ADAMS BLVD.

2

WELLINGTON RD.

FINANCIAL ANALYSIS

LIST PRICE	
Price	\$3,200,000
Price/SF	\$344.27
Current Cap Rate	2.79%
Pro Forma Cap Rate	5.72%

FINANCING		
Down	50%	\$1,600,000
Loan	50%	\$1,600,000
Ammort Years		30
Interest Rate		4.50%
Payments		(\$8,107)

THE ASSET	
Units	8
Year Built/Renovated	1932
Gross SF	9,295
Lot SF	10,052
APN	5050-008-057

MONTHLY RENT SCHEDULE

# of Units	Type	Estimated SF	Avg. Current	Rent/SF	Current Total	Market	Rent/SF	Market Total
1	Salon Studio 5	550	\$1,200	\$2.18	\$1,200	\$1,375	\$2.50	\$1,375
1	Fairfax Electronics	400	\$1,000	\$2.50	\$1,000	\$1,000	\$2.50	\$1,000
1	Owner Occupied	750	\$0	\$0.00	\$0	\$1,875	\$2.50	\$1,875
1	Galdriel	1,000	\$1,600	\$1.60	\$1,600	\$2,500	\$2.50	\$2,500
1	Owner Occupied	1,000	\$0	\$0.00	\$0	\$2,500	\$2.50	\$2,500
1	Sarah Stockstill Gallery	4,395	\$5,943	\$1.35	\$5,943	\$7,691	\$2.25	\$9,888
1	Studio Apt	400	\$1,200	\$3.00	\$1,200	\$1,400	\$2.50	\$1,400
1	1+1	800	\$1,800	\$2.25	\$1,800	\$1,800	\$2.50	\$1,800
8		9,295			\$12,743			\$22,338

ANNUALIZED INCOME		Current	Market
Gross Potential Rent		\$152,916	\$268,056
Less Vacancy	0%	\$0	\$13,402
Scheduled Gross Income		\$152,916	\$254,654

ANNUALIZED EXPENSES		Current	Market
Trash		\$2,292	\$2,292
Insurance		\$6,294	\$6,294
Electric & Gas		\$8,196	\$10,000
Water		\$1,536	\$2,500
Management		\$6,565	\$12,085
Property Taxes		\$38,400	\$38,400
Total Expenses		\$63,283	\$71,571

RETURN		Current	Market
NOI		\$89,383	\$183,083
Less Debt		(\$97,284)	(\$97,284)
Cashflow		-\$7,901	\$85,799
Cash on Cash		-0.49%	5.36%

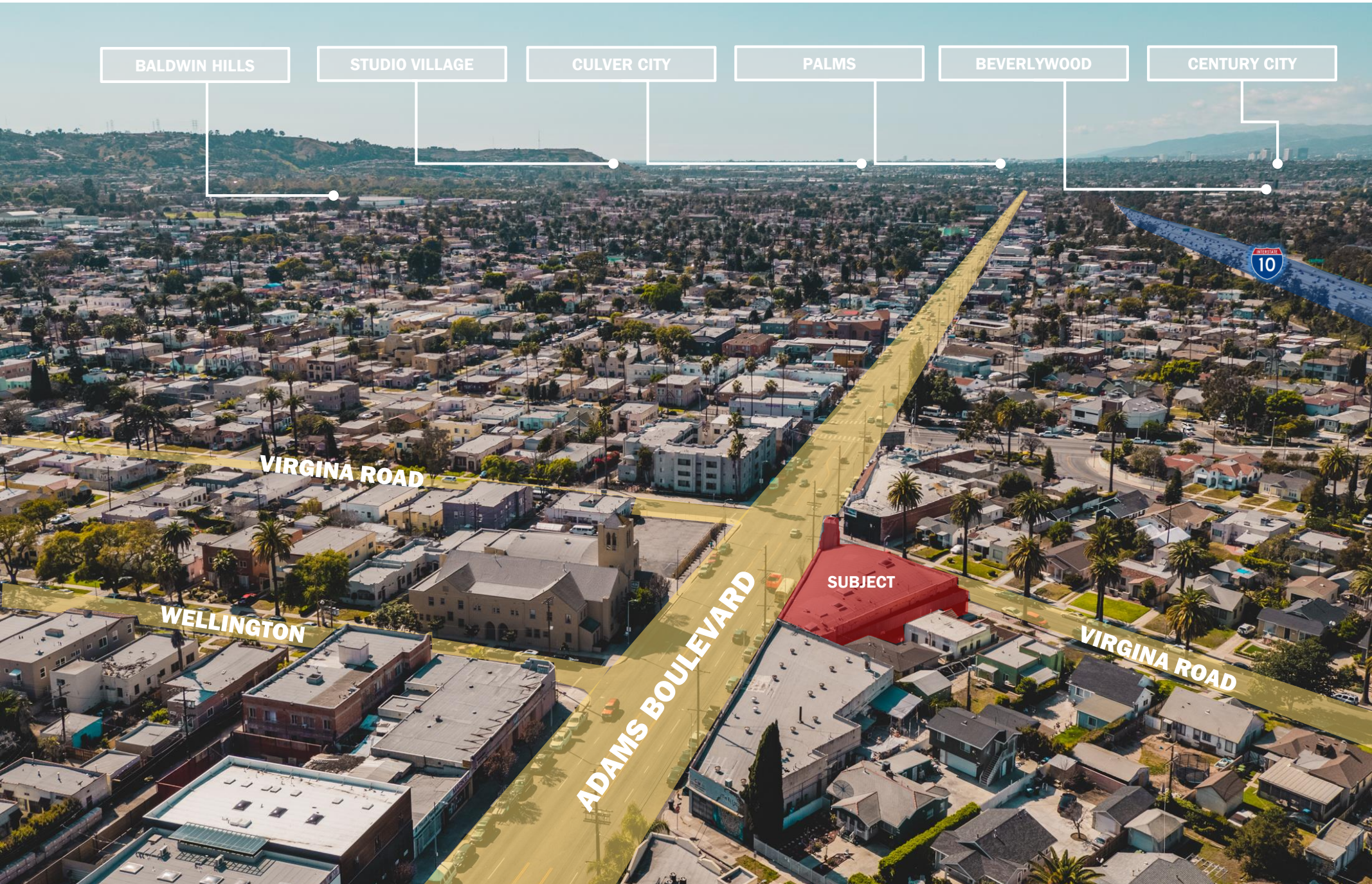
RENT ROLL

TENANT INFORMATION

Address	Tenant	SF	Lease Start	Lease End	\$	\$/SF
4523 Adams	Salon Studio 5	550	8/1/2016	7/31/2017	\$ 1,200.00	\$ 2.18
4525 Adams	Fairfax Electronics	400	1/1/2016	12/31/2017	\$ 1,000.00	\$ 2.50
4527 Adams	Owner Occupied	750				\$ -
4529 Adams	Galdriel	1000	11/1/2016	10/31/2020	\$ 1,600.00	\$ 1.60
4533 Adams	Owner Occupied	1000				\$ -
4539 Adams	Sarah Stockstill Gallery	4600	11/1/2014	10/31/2019	\$ 5,943.00	\$ 1.29
2524 Virginia	Studio Apartment	400	3/1/2015		\$ 1,200.00	\$ 3.00
2526 Virginia	1+1 Apartment	800			\$ 1,800.00	\$ 2.25
		9295			\$ 12,743.00	



LOCATION



BALDWIN HILLS

STUDIO VILLAGE

CULVER CITY

PALMS

BEVERLYWOOD

CENTURY CITY

VIRGINIA ROAD

WELLINGTON

ADAMS BOULEVARD

VIRGINIA ROAD

SUBJECT



LOCATION

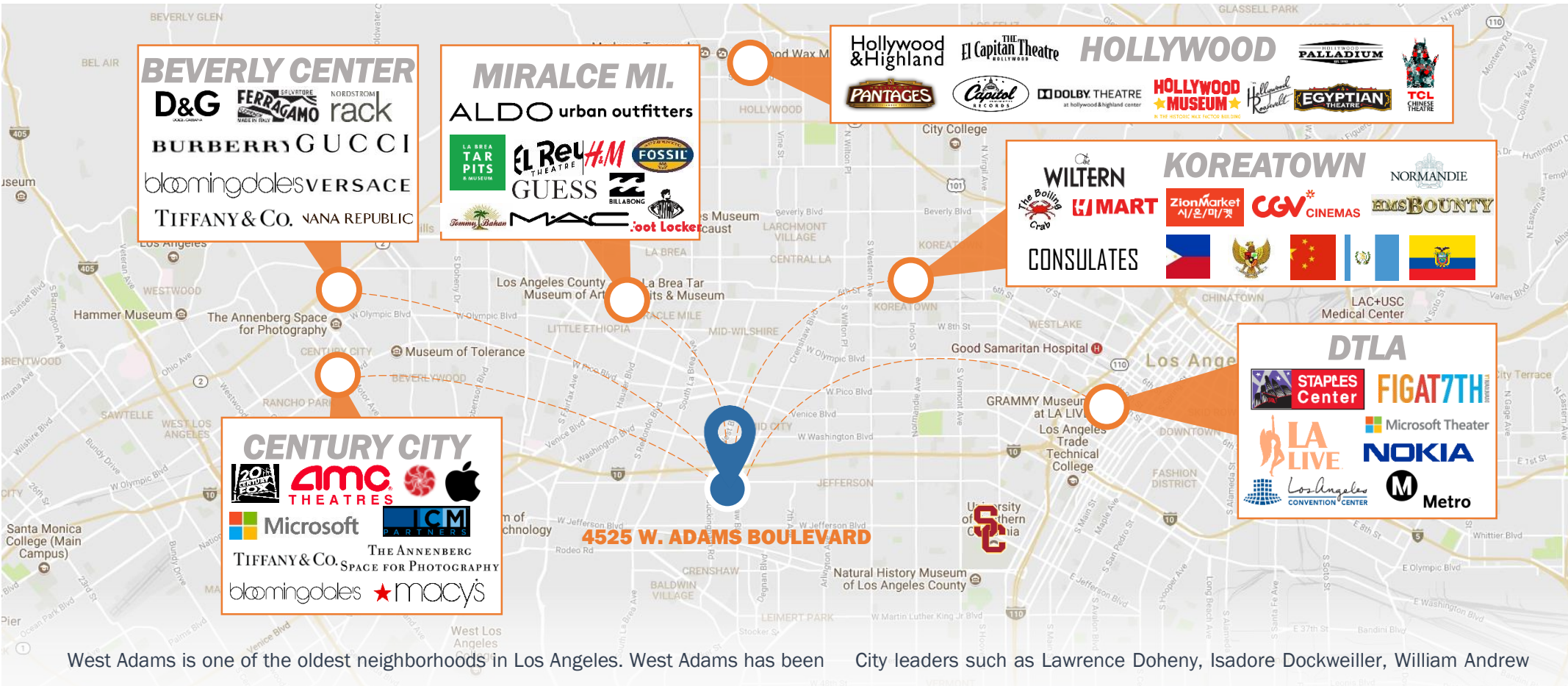
BEVERLY CENTER

MIRACLE MILE

KOREATOWN



WEST ADAMS DISTRICT

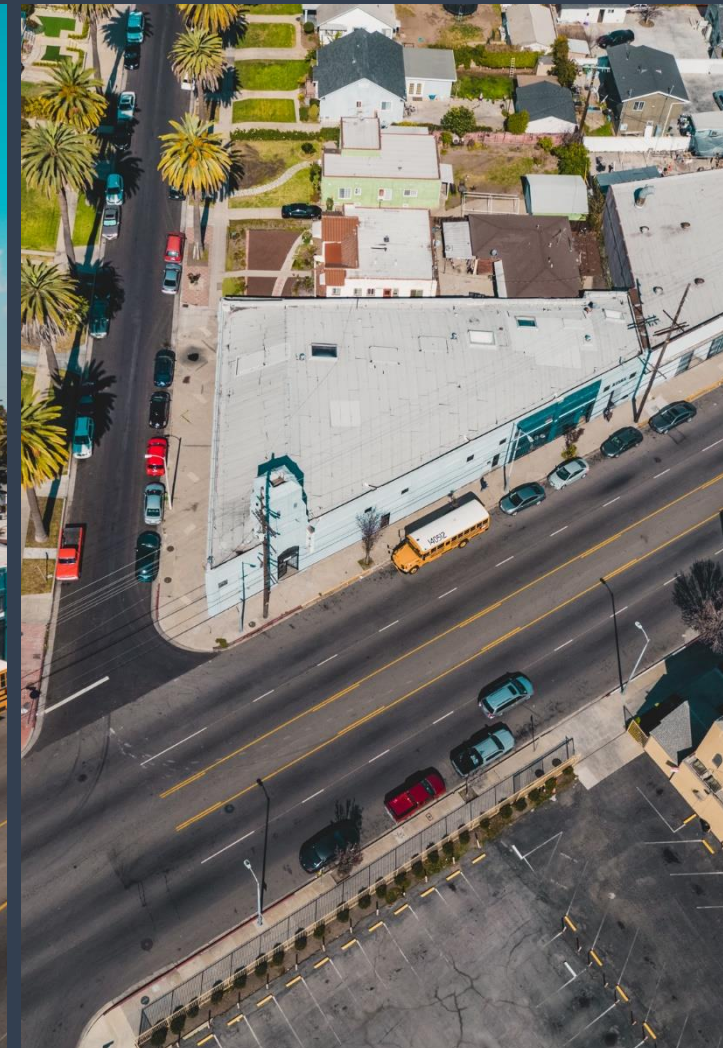


West Adams is one of the oldest neighborhoods in Los Angeles. West Adams has been recognized as an area of grand homes and bustling development. The great land boom that turned Los Angeles from a Pueblo to a metropolis came during the period of 1887 through 1915. Contractors were opening up choice lots between Figueroa and West Boulevard, moving south from Pico Blvd to Jefferson. This was the district that came to be known as "West Adams." The new Adams Boulevard Corridor became the magnet for new wealth in the city. Architects filled the area with classic examples of the elaborate styles of the times: Victorian, Queen Anne, Stick/Eastlake, Shingle, Mission, Transitional Arts and Crafts, Beaux Arts and the Revival Styles, and Craftsman.

City leaders such as Lawrence Doheny, Isadore Dockweiler, William Andrew Clark, George Ira Cochran, and Frederick Rindge built homes here. Hollywood stars of the silent era, too, such as Fatty Arbuckle, Theda Bara, and later, Busby Berkeley, lived here. By the early 1980s new residents began to discover West Adams. A new generation of homeowners settled in West Adams, where they have worked with long-time residents to restore many of the homes and work toward rebuilding the commercial streets

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