

INVESTMENT, OWNER USER OR DEVELOPMENT OPPORTUNITY IN LOS ANGELES JUST SOUTH OF VERNON AVE; AUTOMOTIVE FACILITY WITH SHORT TERM LEASES

5,565 SF BUILDING ON A 9,361 SF LOT ZONED C2-1-CPIO IN A TIER 2 TOC

4625

S CENTRAL AVE

LOS ANGELES, CA 90011

OFFERING MEMORANDUM



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THE NEEMA GROUP

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4625 S CENTRAL AVENUE

LOS ANGELES, CA 90011

4625 S Central Ave is an owner-user, development, or investment opportunity in Central Vermont just south of E Vernon Ave and S Central Ave. With easy access to the I-10 and I-110 and Downtown Los Angeles this area is ideal with convenient access to employment opportunities, education, shopping destinations, entertainment, nightlife, and public transportation. The site currently consists of an auto repair shop, smog shop, residential, and other retail tenants; current income is \$119,880 annually.

This investment opportunity is ideal for an owner-user to take over the automotive shop or smog shop while collecting income from leasing the other spaces or to take over the entire property to operate a business. The subject property built in 1988 is currently zoned C2-1-CPIO in a Tier 2 TOC on a 9,361 SF lot in a highly trafficked location, there is potential to build 39 units utilizing the density bonus. The Central Vermont market remains one of the most desirable submarkets for living and working. With easy access to the University of Southern California and Downtown Los Angeles this submarket is ideal for an owner-user to operate a business.





SUBJECT PROPERTY

E 46TH STREET
S CENTRAL AVENUE

E 47TH STREET

INVESTMENT HIGHLIGHTS

4625 S CENTRAL AVENUE

LOS ANGELES, CA 90011



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- The subject property built in 1988 is currently zoned C2-1-CPIO in a Tier 2 TOC on a 9,361 SF lot in a highly trafficked location; potential to build 39 units utilizing the density bonus
- The Central Vermont market remains one of the most desirable submarkets for living and working. With easy access to the University of Southern California and Downtown Los Angeles this submarket is ideal for an owner-user to operate a business

INVESTMENT DETAILS

PROPERTY INFORMATION

Address:	4625 S Central Avenue Los Angeles, CA 90011
Number of Units:	6
Approx. Gross SF:	5,565 SF
Approx. Lot Size:	9,361 SF
Year Built:	1988
APN	5018-025-030
Zoning	LAC2

PRICING INFORMATION

Sales Price:	\$1,570,000
Down Payment: (40%)	\$628,000
Cost per Legal Unit:	\$261,667
Current CAP:	4.84%
Market CAP:	5.99%



NEW POTENTIAL FINANCING

New First Loan	\$942,000
Interest Rate	3.50%
Amortization	30
Monthly Payment	\$4,230.00
DCR	1.50



AREA OVERVIEW

SOUTH LOS ANGELES

South Park is a neighborhood in southeast Los Angeles between the Harbor Freeway and Central Avenue. Overwhelmingly residential, South Park is an expanse of modest Craftsman homes surrounding the park from which it takes its name.

This stretch of the city was originally home to the citrus groves and vegetable gardens of immigrants from Japan and China. As the city outgrew its original boundaries and began to spread out in an orderly north-south grid pattern, trolley lines began to ply the broad new boulevards and avenues, serving the new suburban tracts south of downtown. Close to downtown, USC and Exposition Park, and convenient to the Blue and Expo Lines, South Park is in the heart of the revitalizing central city.



RENT ROLL

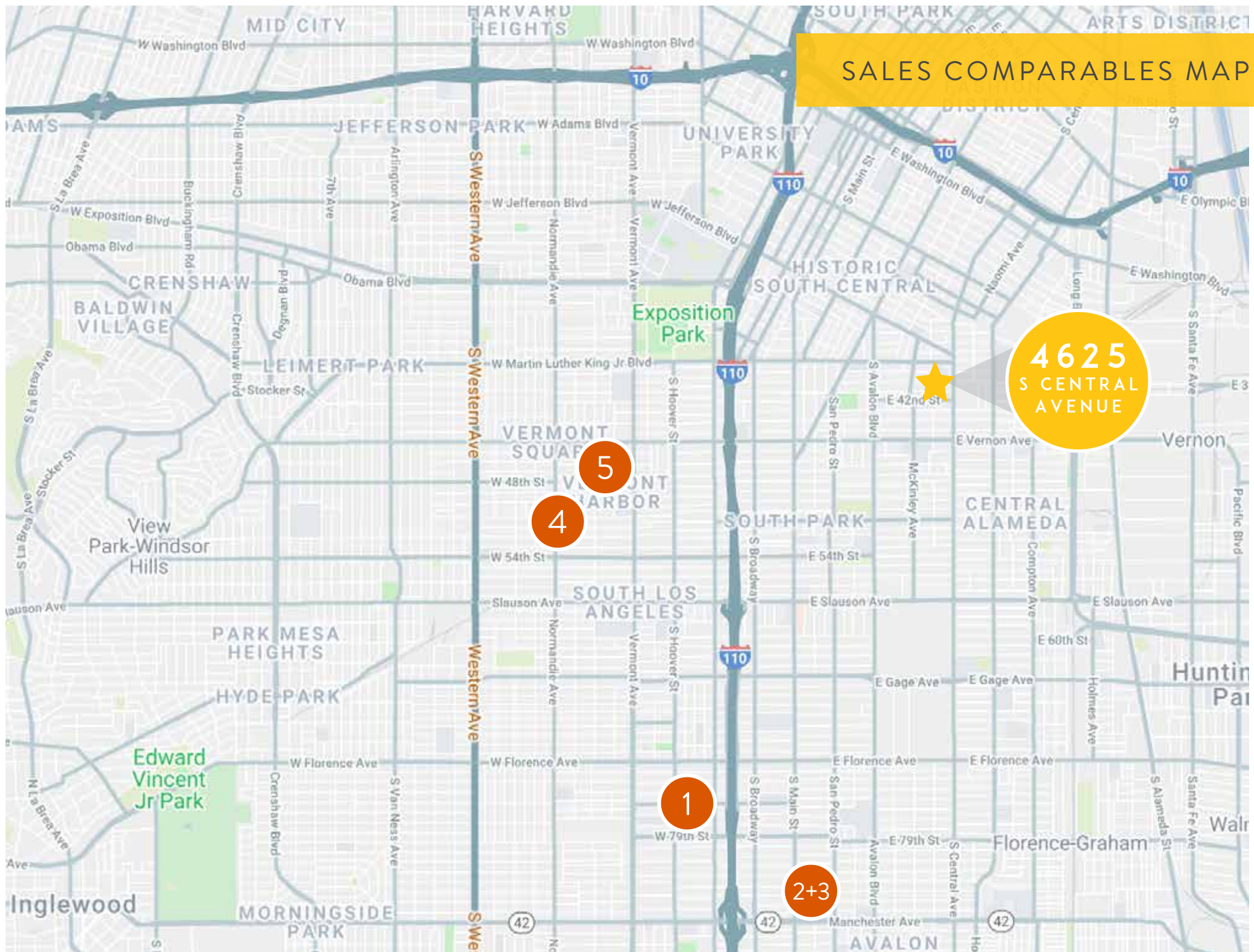
UNIT #	TENANT	ACTUAL RENT	MARKET RENT
1	Market	\$2,170	\$2,500
2	Apartment	\$1,260	\$1,400
3	Auto Repair	\$3,060	\$3,300
4	Smog Shop	\$2,000	\$2,300
5	Muffler	\$1,000	\$1,400
6	2nd Floor Storage	\$500	\$750
Total Scheduled Rent		\$9,990	\$11,650
Monthly Scheduled Gross Income		\$9,990	\$11,650
Annual Scheduled Gross Income		\$119,880	\$139,800

FINANCIALS

ANNUALIZED OPERATING DATA		CURRENT		MARKET
Scheduled Gross Income		\$119,880		\$139,800
Less Vacancy Rate Reserve	5.0%	\$(5,994)	5.0%	\$(6,990)
Gross Operating Income		\$113,886		\$132,810
Less Expenses	31.6%	\$(37,936)	27.7%	\$(38,693)
Net Operating Income		\$75,950		\$94,117
Reserves		\$(1,200)		\$(1,200)
Less Debt Service		\$(50,760)		\$(50,760)
Pre-Tax Cash Flow	3.8%	\$23,990	6.7%	\$42,157
Plus Principal Reduction		\$18,248		\$18,248
Total Return Before Taxes	6.7%	\$42,238	9.6%	\$60,405

ESTIMATED ANNUALIZED EXPENSES		CURRENT		MARKET
Taxes: Rate 1.18%		\$18,526		\$18,526
Insurance		\$2,504		\$2,504
Utilities		\$5,400		\$5,400
Waste Removal		\$3,000		\$3,000
Repairs & Maintenance		\$3,000		\$3,000
Management		\$4,555		\$5,312
License and Fees		\$300		\$300
Direct Assessment		\$650		\$650
Total Expenses		\$37,936		\$38,693
Per Net Sq. Ft		\$6.82		\$6.95
Per Unit		\$6,323		\$6,449

SALES COMPARABLES MAP



SALES COMPARABLES



SUBJECT PROPERTY



ADDRESS

4625 S Central Ave
Los Angeles CA 90011

SALES PRICE

\$1,570,000

BUILDING SF

5,565 SF

PRICE / SF

\$282

PRICE / UNIT

\$261,667

CAP RATE

4.84%

01



ADDRESS

7601 S Figueroa St
Los Angeles, CA 90003

SALES PRICE

\$1,600,000

BUILDING SF

6,434 SF

PRICE / SF

\$249

CAP RATE

4.10%

DATE SOLD

9/3/2021

02



ADDRESS

139 E Manchester Ave
Los Angeles, CA 90003

SALES PRICE

\$1,049,935

BUILDING SF

2,960 SF

PRICE / SF

\$355

DATE SOLD

1/22/2021

SALES COMPARABLES

03



ADDRESS	159 E Manchester Ave Los Angeles, CA 90003
SALES PRICE	\$1,135,065
BUILDING SF	3,200 SF
PRICE / SF	\$355
DATE SOLD	1/22/2021

04



ADDRESS	5110 S Normandie Ave Los Angeles, CA 90037
SALES PRICE	\$1,600,000
BUILDING SF	4,960 SF
PRICE / SF	\$323
DATE SOLD	9/24/2021

05



ADDRESS	4500 S Vermont Ave Los Angeles, CA 90037
SALES PRICE	\$1,400,000
BUILDING SF	6,377 SF
PRICE / SF	\$220
DATE SOLD	8/5/2021



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