

# MID-CITY MIXED-USE PURCHASE OPPORTUNITY

## *Cash Flow and Value Add Opportunity*

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential  
Offering Memorandum

**Property Video**

***\$300,000 Price Reduction!***

**5010-5016 W WASHINGTON BLVD, LOS ANGELES, CA 90016**

- Two Adjacent Properties on 19,455± SF of Land
- 15-Unit Apartment Plus Small Commercial Building on Large Lot
- Current 5.22% Cap Rate  
Proforma 6.46% Cap Rate
- Heavy Traffic Mid-City Location Just West of La Brea Avenue



*Exclusively Offered by*

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# 5010-5016 W WASHINGTON BLVD LOS ANGELES, CA 90016

## Property Details

Use:	Commercial & Residential
Total Building Area:	5,988± SF
Commercial Building Area:	1,170± SF
5 Offices, 2 Restrooms (1 With Shower), HVAC	
Apartment Building Area (15 Units):	4,818± SF
No Rent Control   Separate Meters	
Year Built:	1947 (Apartment Built 2004)
Construction:	Frame & Stucco
Stories:	1 & 2
Total Land Area:	19,455± SF
Zoning:	LA C2-1VL-CPIO
Assessor's Parcel #:	5062-004-013
TOC:	Tier 2
Qualified Opportunity Zone:	Yes
Tenants:	Residential and Commercial
Council District 10 Councilperson:	Heather Hutt

*Rent roll and financial data available upon request*

## Property Highlights

- Excellent mixed-use purchase opportunity ideal for owner/user or investor
- 15-unit apartment building (one and two stories) plus adjacent small commercial building on large lot
- Current annual NOI of \$313,058 – 5.22% cap rate  
Proforma annual NOI of \$387,277 – 6.46% cap rate
- Commercial space can be delivered vacant
- Buyer can take advantage of the commercial lot, which is ideal for a tow yard, contractor's yard, outdoor storage, granite yard, plumbing supplies, etc. while collecting income from the apartments
- Buyer may also develop the 10,000 SF portion of property
- Located just west of La Brea Avenue four blocks north of the Santa Monica (I-10) Freeway
- 125' frontage on Washington Boulevard

### KEY METRICS

**Asking Price: ~~\$6,300,000~~ \$5,995,000**

**5.22% Actual Cap Rate**

**Total Building: 5,988± SF**

**6.46% Proforma Cap Rate**

**Total Land: 19,455± SF**

***Proforma: Non rent control units at \$1,750 per unit and commercial portion at \$12,000 per month NNN***

**Property Video**

# 5010 W Washington Blvd | Commercial Lot



# 5016 W Washington Blvd | 15-Unit Apartment

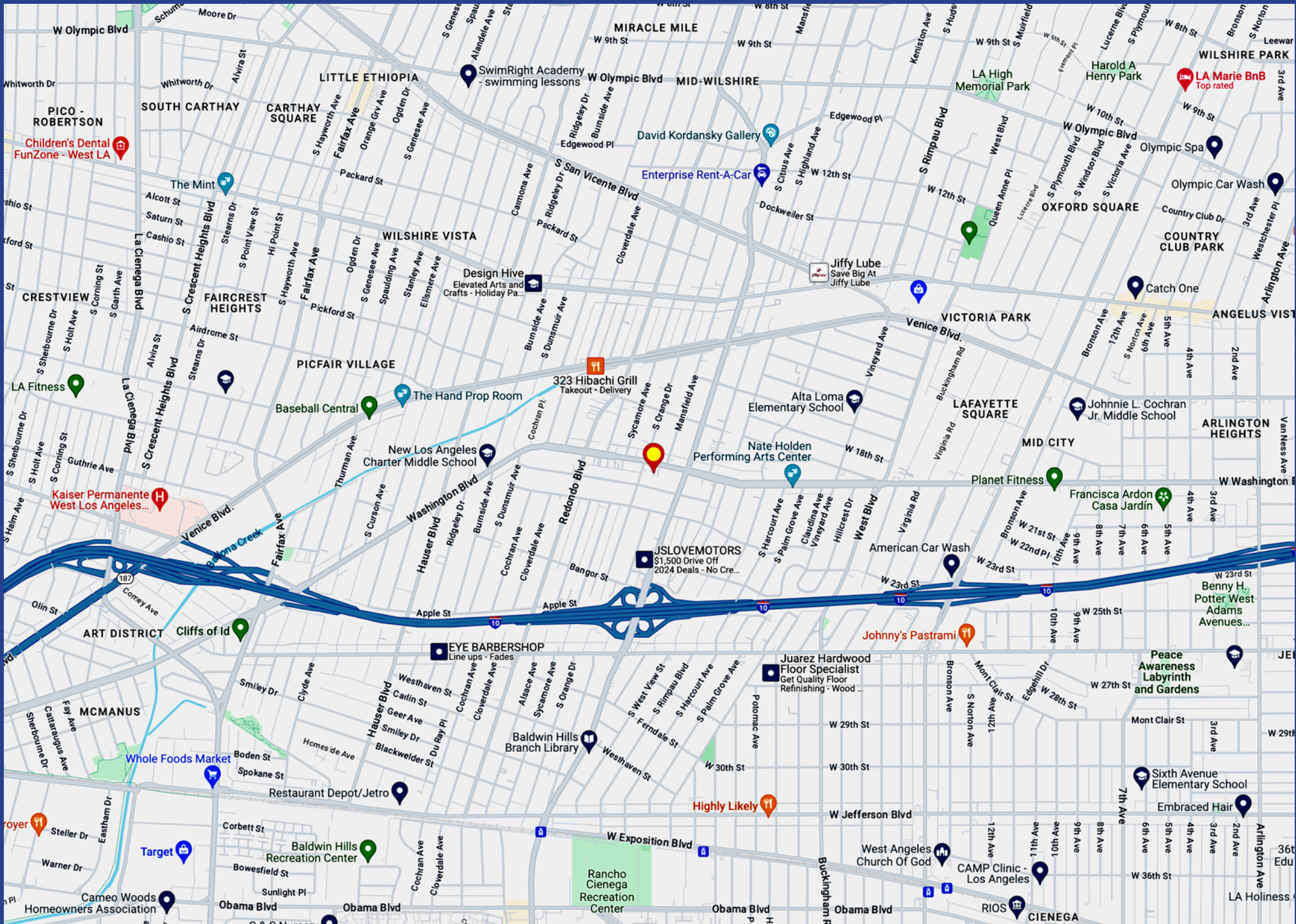


# Property Aerial





# Area Map





# Aerial Facing East



KOREATOWN

DOWNTOWN LOS ANGELES

Lowe's Home Improvement

Nate Holden Performing Arts Center

Roscoe's Chicken and Waffles

La Brea Ave

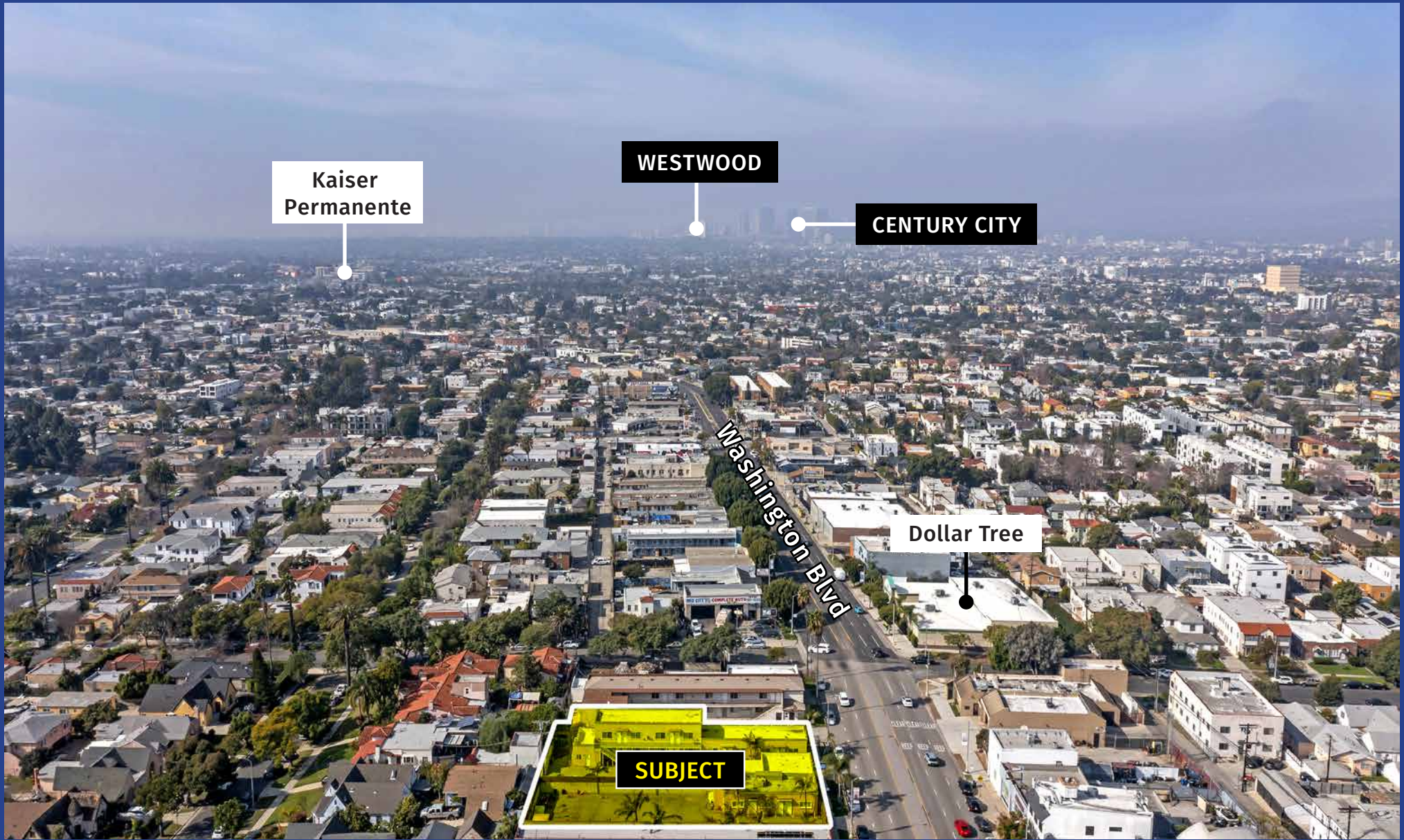
USPS

Washington Blvd

SUBJECT

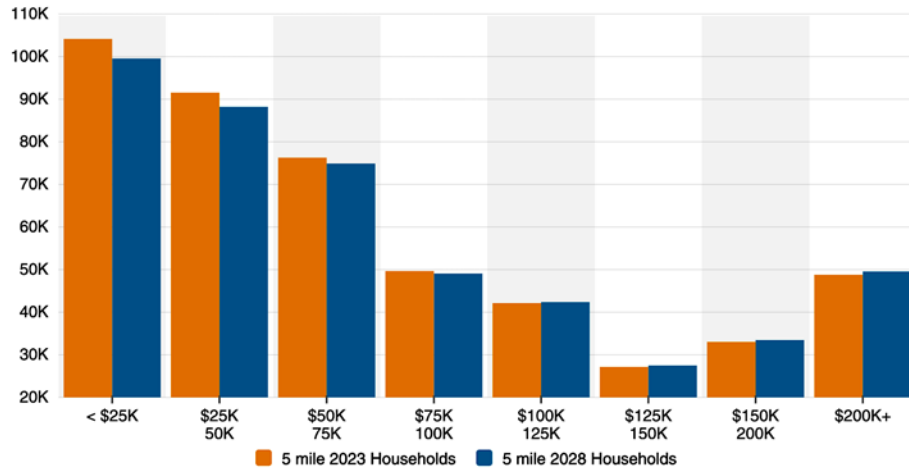
Dollar Tree

# Aerial Facing West

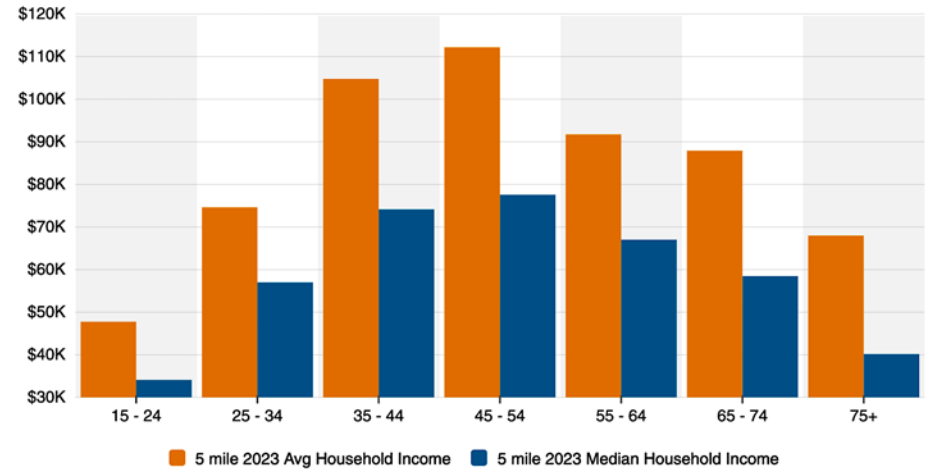


# Neighborhood Demographics

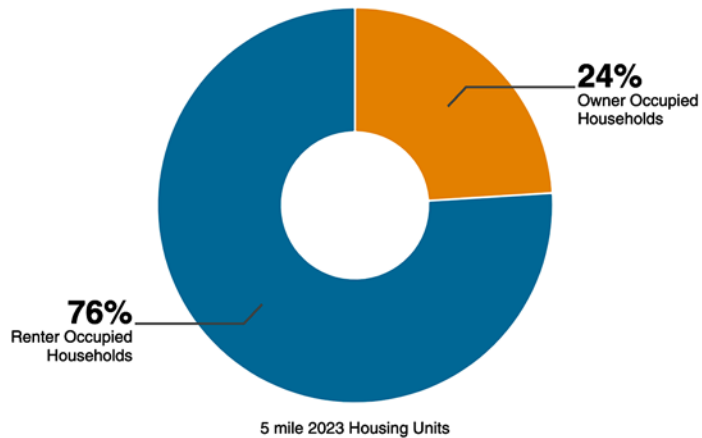
Household Income



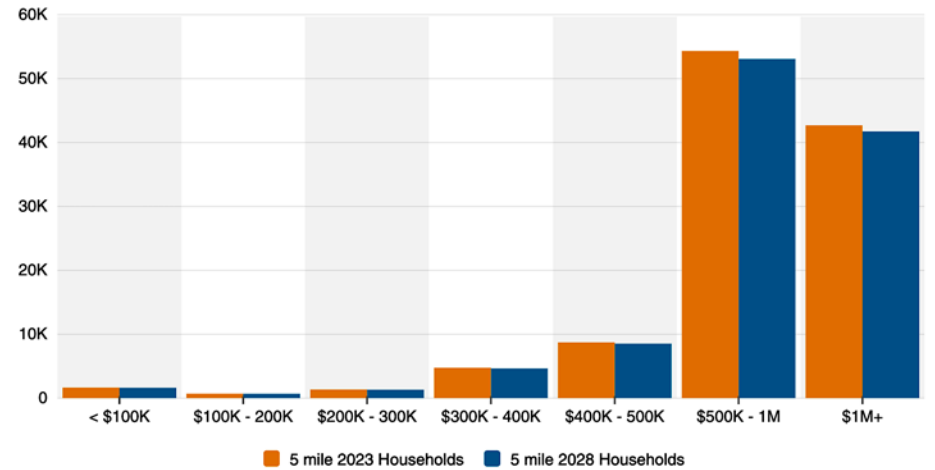
Household Income By Age



Housing Occupancy



Home Values



5010-5016 W Washington Blvd  
Los Angeles, CA 90016

1,170± SF Commercial Building  
4,818± SF Apartment Building  
19,455± SF of Land

Owner/User or Investor  
Purchase Opportunity

*Price Reduced by \$300,000!*



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