

**OWNER/USER OR INVESTOR OPPORTUNITY JUST EAST OF USC**  
**9,750± SF of Industrial Buildings on 12,500± SF of Land**  
**3,500± SF Unit Available For Lease**



***Sale Price Slashed! Seller Motivated!***

**220 & 222 E 32ND STREET, LOS ANGELES, CA 90011**

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

220 & 222 E 32ND ST, LOS ANGELES, CA 90011

## Property Details

Total Building Area	9,750± SF
Total Land Area	12,500± SF
Shared Parking Lot	6± Surface Spaces

### 220 E 32ND STREET

Building Area	6,250± SF
Land Area	6,250± SF
Construction	Masonry
Year Built	1920/1927
Office Area	700± SF
Minimum Clearance Height	10'
Power	200A/440V/3-Ph 3-W
Ground Level Loading	1: 8x10
Zoning	LA M1
APN	5120-004-005

### 222 E 32ND STREET: ALSO AVAILABLE FOR LEASE

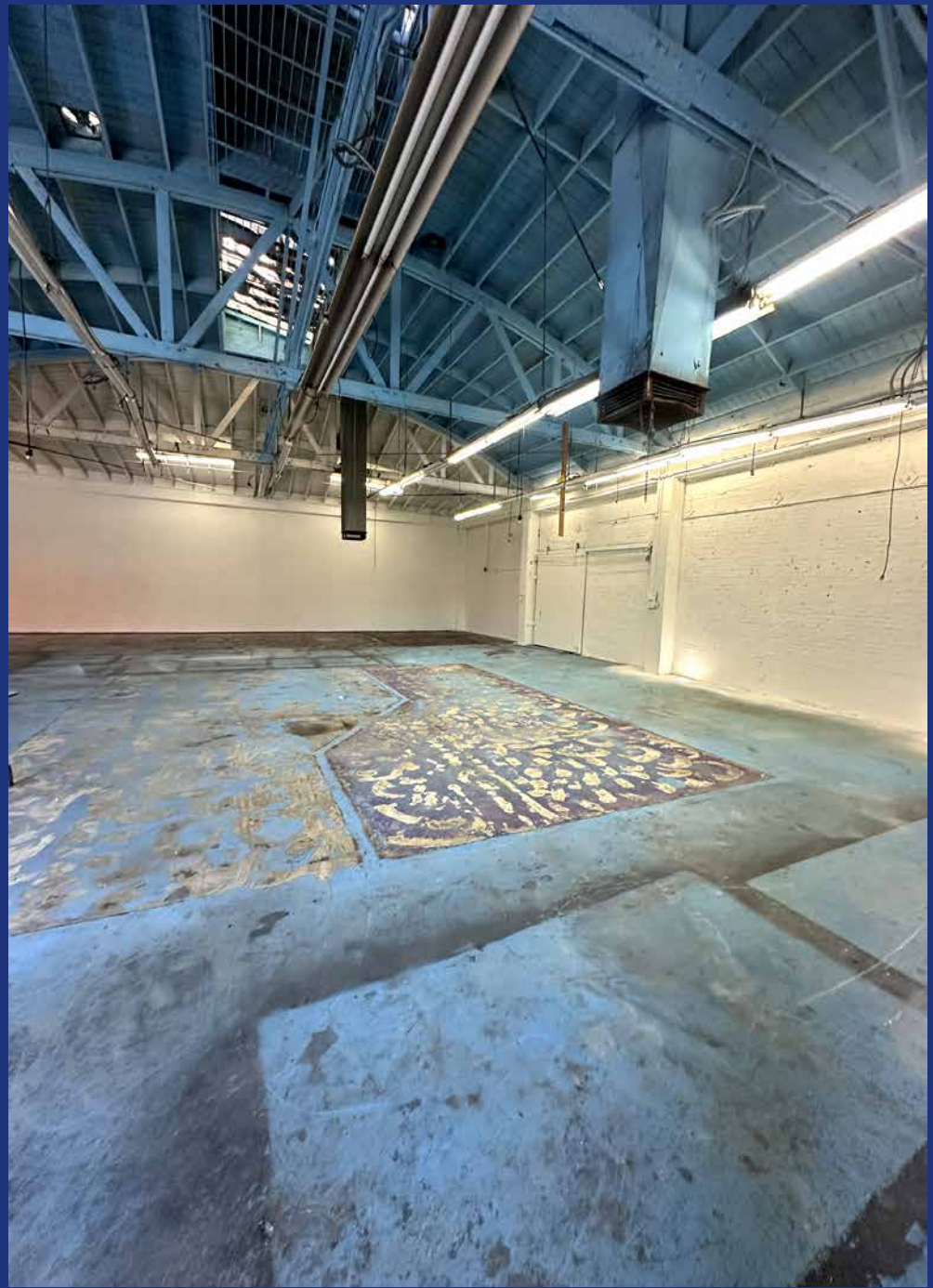
Building Area	3,500± SF
Land Area	6,250± SF
Construction	Masonry
Year Built	1948
Office Area	700± SF
Minimum Clearance Height	10'
Power	200A/440V/3-Ph 3-W
Ground Level Loading	1: 8x10
Zoning	LA M1
APN	5120-004-006

Lease Rental: \$4,000 Per Month (\$1.14 Per SF Gross)

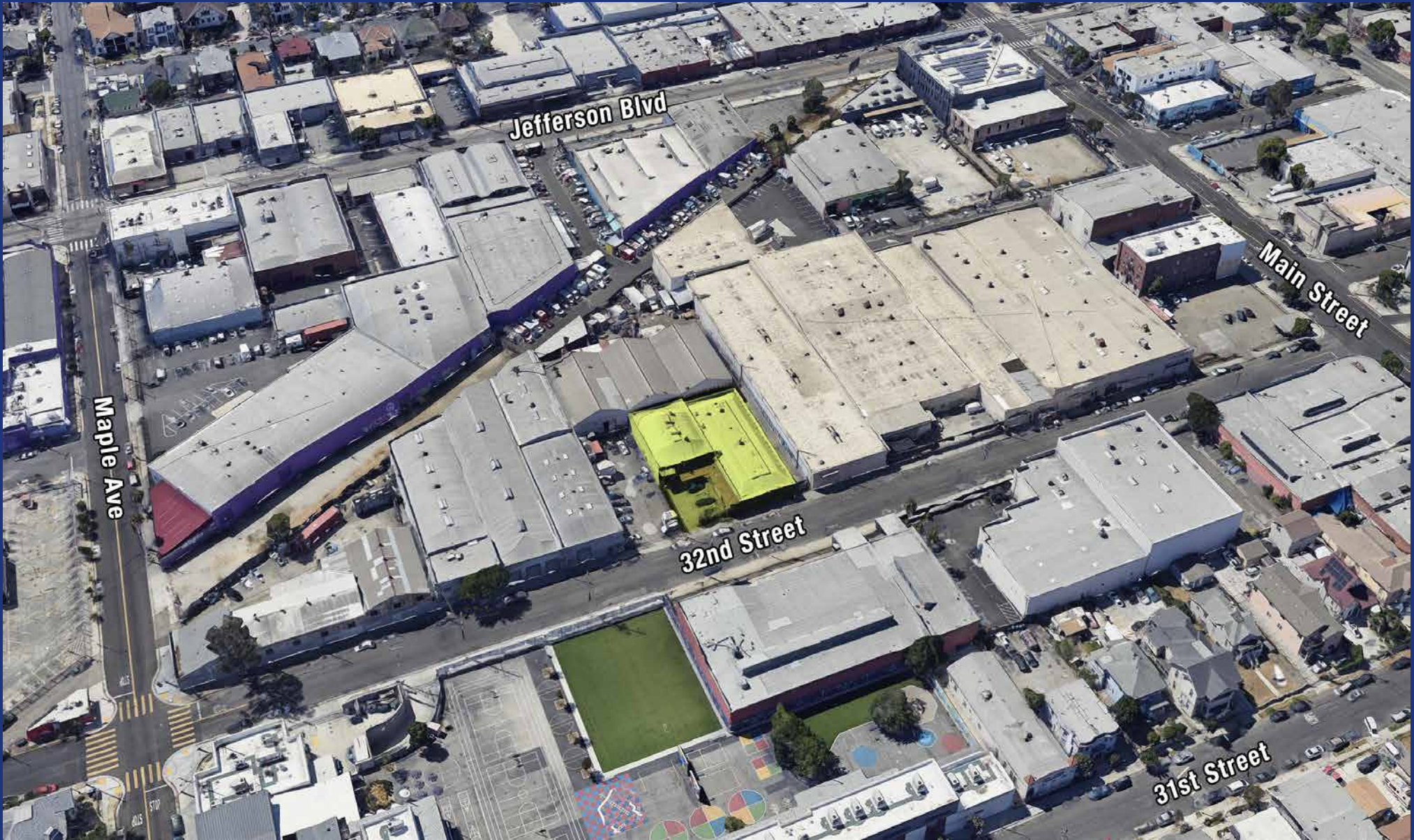
## Property Highlights

- Manufacturing/warehouse properties for sale
- Ideal for owner/user or investor: Use one property and lease out the other
- Two adjacent buildings/parcels
- Gated shared parking lot for 6± vehicles
- Many possible applications
- Historic South Central Location
- One-mile south of Downtown Los Angeles
- Just ¾-mile east of USC Campus, Exposition Park, Memorial Coliseum, Banc of California Stadium
- Easy Harbor (110) Freeway access

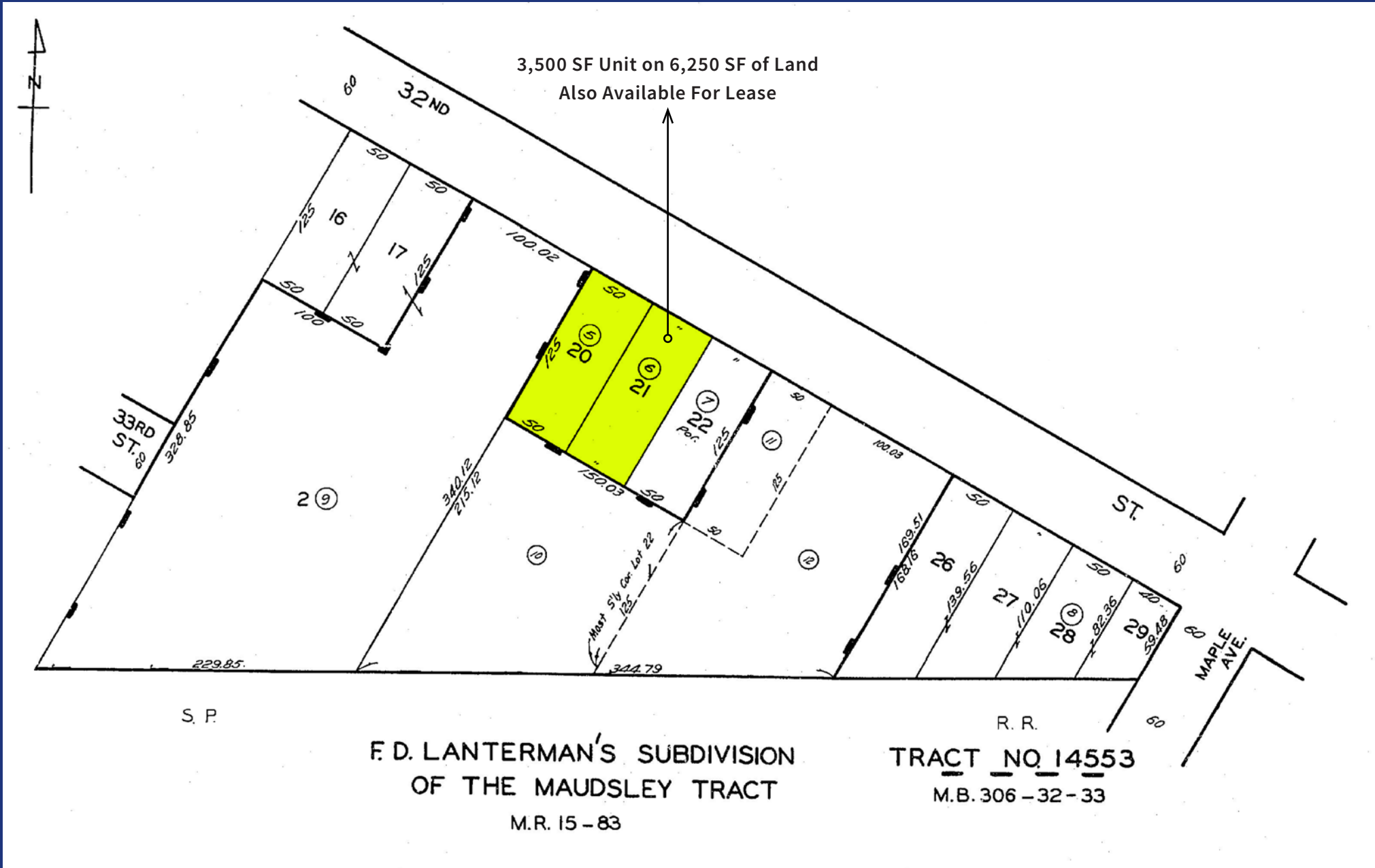
Asking Price: ~~\$2,500,000~~ \$2,150,000  
(\$220.51 Per SF )



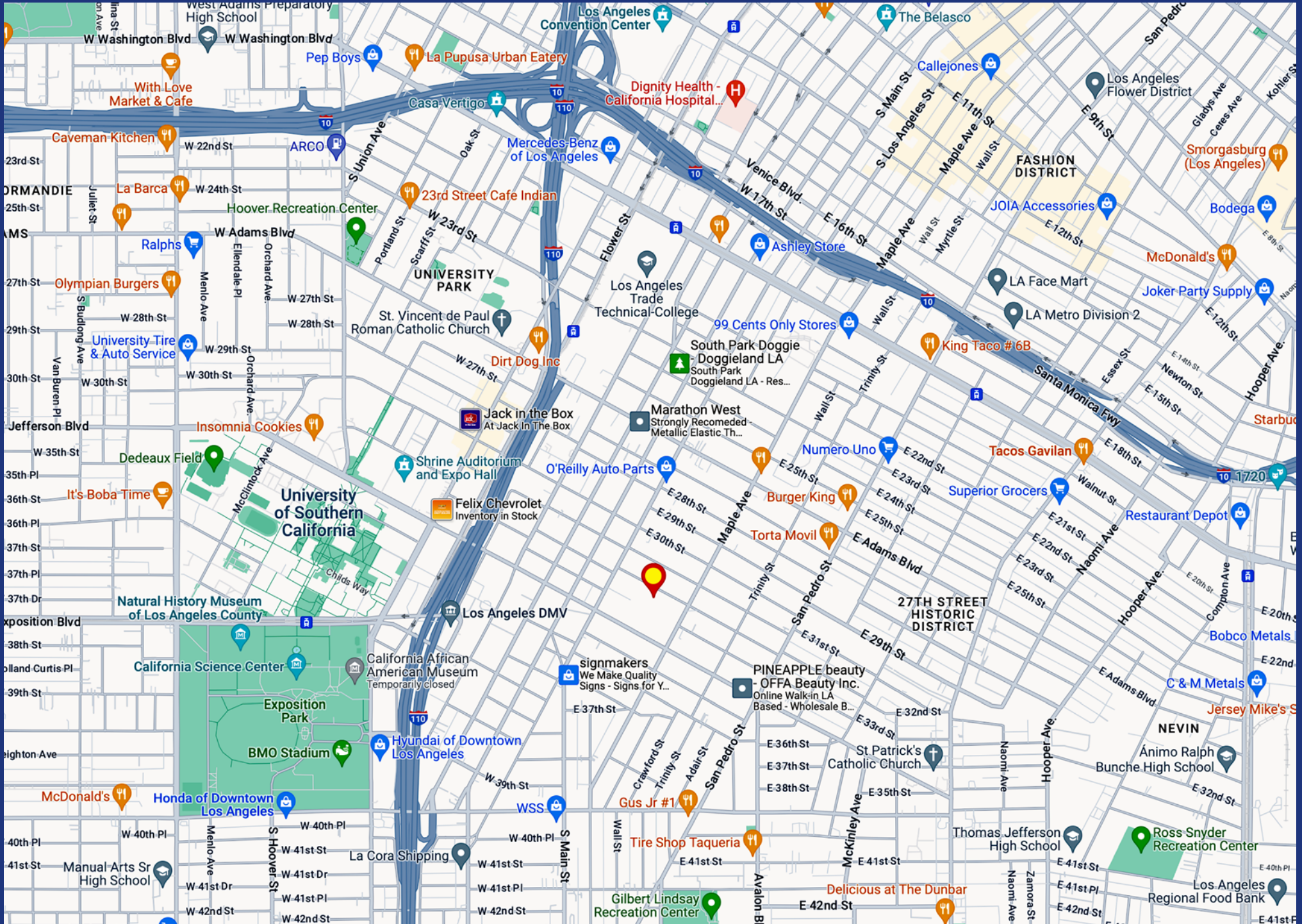
# Property Aerial



# Plat Map

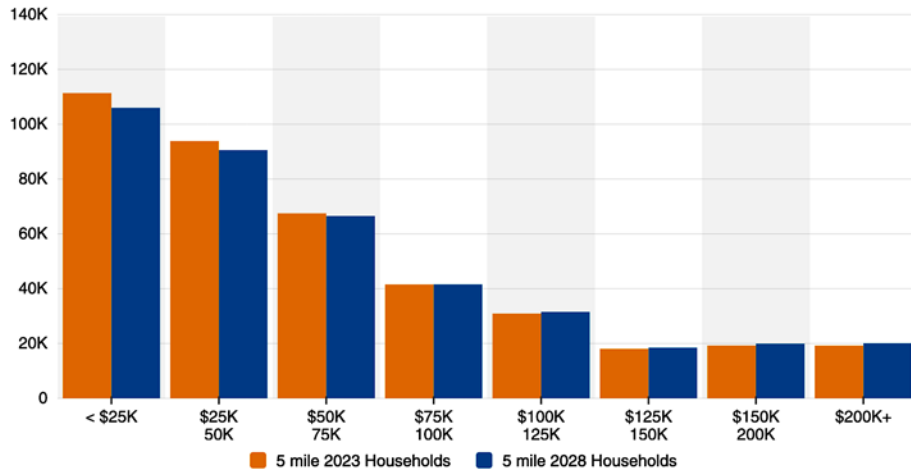


# Area Map

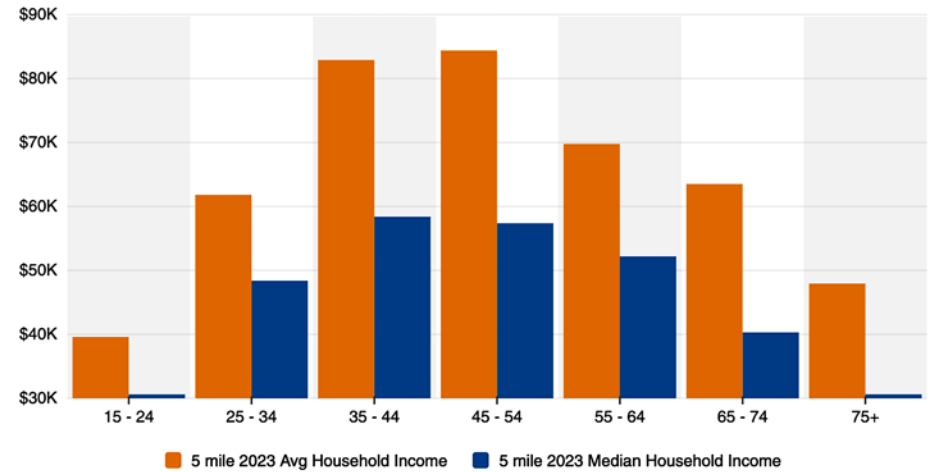


# Neighborhood Demographics

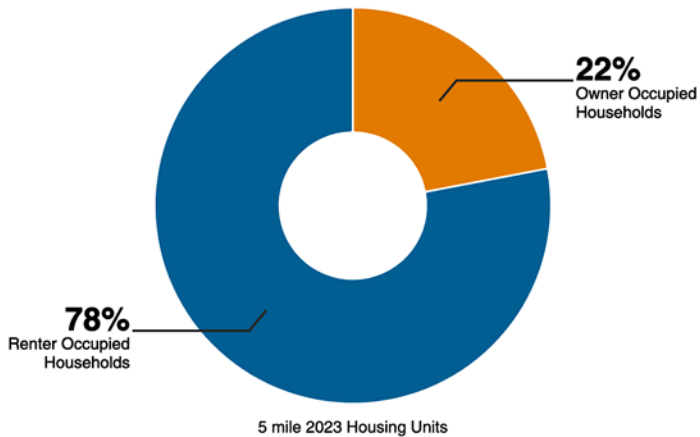
Household Income



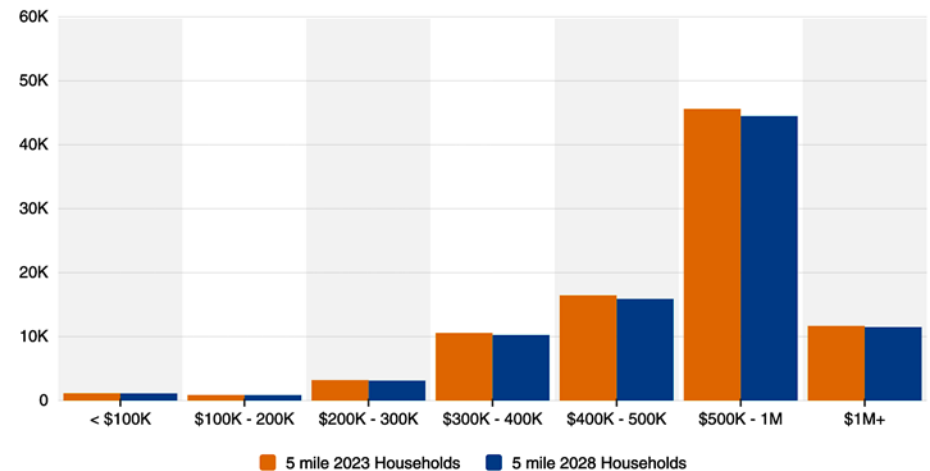
Household Income By Age



Housing Occupancy



Home Values



## PROPOSED SBA 504 LOAN STRUCTURE



Business Finance Capital

BUILDING ACQUISITION	\$2,500,000
TENANT IMPROVEMENTS	
SBA/CDC FEES	\$28,000
<b>TOTAL PROJECT COST</b>	<b>\$2,528,000</b>

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank	50%	\$1,250,000	5.50%	25 Years 25 Yr. Amort.	1st Deed	\$7,676	\$92,113
SBA 504 LOAN	40%	\$1,028,000	6.03% Oct '24	25 Years Full Amort.	2nd Deed	\$6,642	\$79,707
BORROWER	10%	\$250,000					
<b>TOTAL</b>	<b>100%</b>	<b>\$2,528,000</b>				<b>\$14,318</b>	<b>\$171,821</b>

**RATES:** Bank: Rate is estimated - will vary depending on lender.  
SBA 504: Rate is FIXED at the time of the debenture sale.

**FEES:** Bank: Vary depending on lender policy.  
SBA/CDC: 2.15%\* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.  
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

**COLLATERAL:** 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Lee Kleinman, SVP**

(818) 438-0828 / [Lee@bfcfunding.com](mailto:Lee@bfcfunding.com)



200 & 222 E 32nd Street  
Los Angeles, CA 90011

9,750± SF Total Building Area  
12,500± SF Total Land Area

2 Adjacent Industrial Properties

Located Just East of USC Campus

***Sale Price Slashed!***

*Exclusively offered by*

**Samuel P Luster**

Sales Associate  
213.222.1200 office  
818.584.4344 mobile  
sam@majorproperties.com  
Lic. 02012790



**Bradley A Luster**

President  
213.747.4154 office  
213.276.2483 mobile  
brad@majorproperties.com  
Lic. 00913803



**Jeff Luster**

CEO  
213.747.4152 office  
213.804.3013 mobile  
jeff@majorproperties.com  
Lic. 00636424



**MAJOR PROPERTIES**

1200 W Olympic Blvd  
Los Angeles, CA 90015

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