

7417-7421 S. Broadway St.
Los Angeles, CA 90003

Owner/ User
& Investment Opportunity
For Sale

S. BROADWAY ST.



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Property Information

Address: 7417-7421 S. Broadway St.
Los Angeles, CA 90003

APNs: 6031-009-019 & -020

Building Size: ±3,360 sq. ft.

Lot Size: ±12,507 sq. ft.

Sale Price: \$995,000

Building Price Per SF : \$296 per sq. ft.

Land Price: \$80 per sq. ft.

Gross Income: \$64,800

Parking Spaces: 11 parking spaces

Zoning: C2-1

Property Highlights

- Free standing building with great visibility
- Investment Opportunity
- 100% Occupied
- Tenants pay utilities and trash
- One unit (1,400 sq. ft.) will be vacant for owner/ user
- Roof replacement in 2011
- Convenient on-site parking

Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2016 Total Population	65,323	492,034	1,111,500
2016 Households	15,955	124,923	301,709
% Population Growth 2016-2021	1.75%	2.57%	2.77%
% Household Growth 2016-2021	1.52%	2.50%	2.81%
Average Household Income	\$28,733	\$31,020	\$33,633



Rent Roll

Tenant	GLA (sq. ft.)	Monthly Base Rent	Rent per sq. ft.	Lease Start	Current Term Expires	Lease Type
99 Cents Store	2,235	\$2,500	\$1.12	5/1/2015	12/31/2018	Modified Gross
Zumba Dance Studio	1,125	\$1,400	\$1.24	12/1/2015	Month – Month Will be vacant 9/30/2017	Modified Gross
Recycling Center	Parking Lot	\$1,500		12/9/2013	12/31/2018	Modified Gross
TOTAL	3,360	\$5,400				

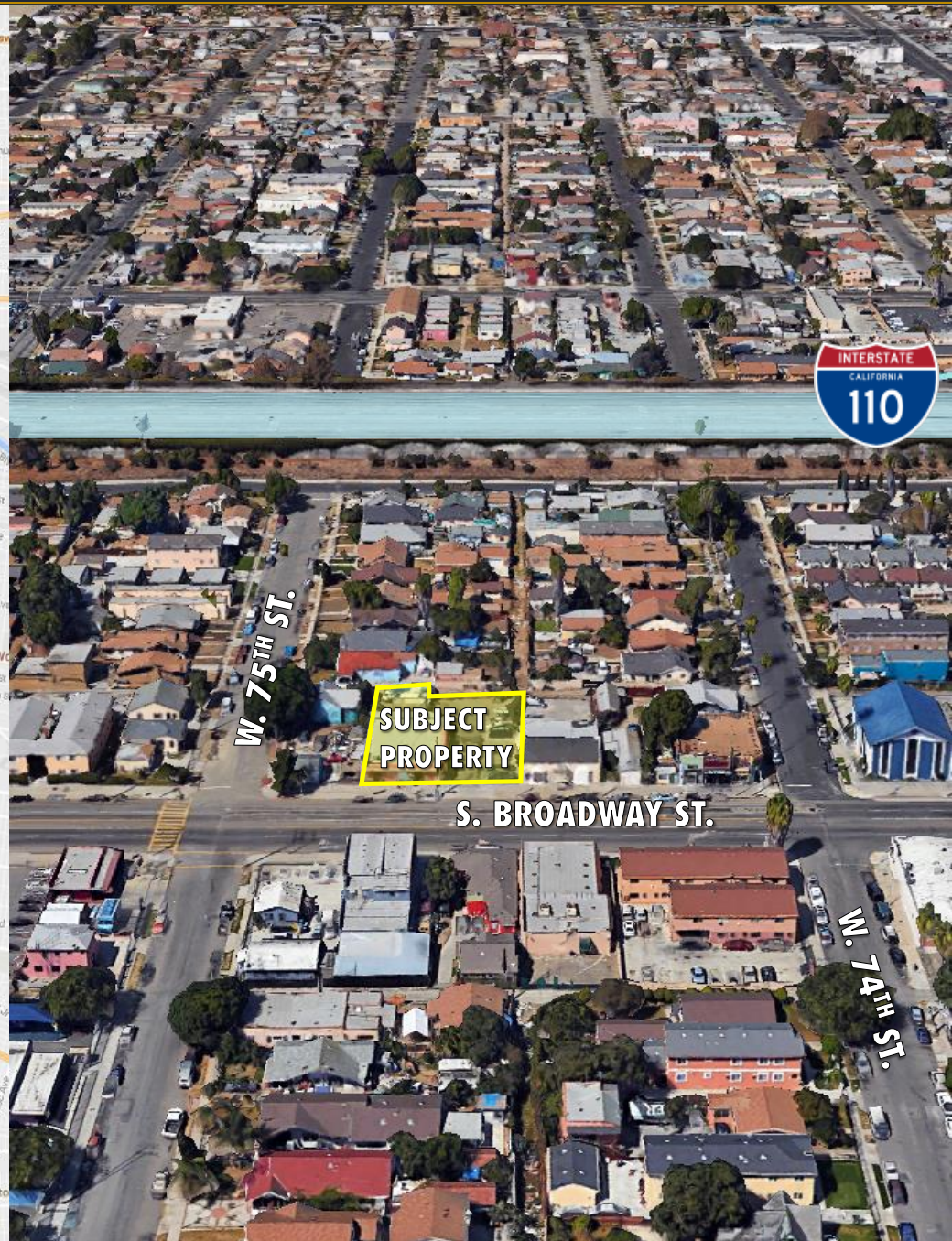
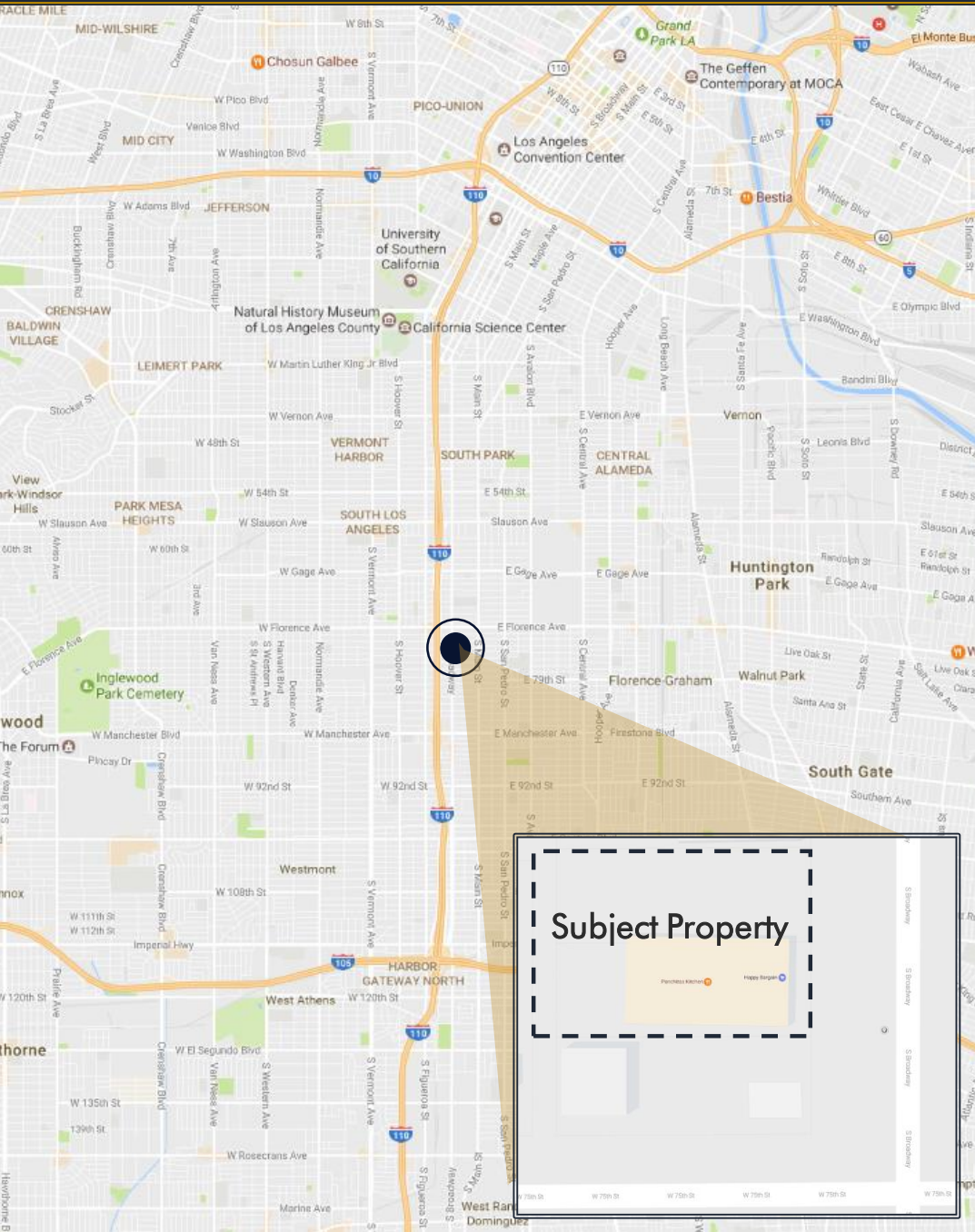
Financial Analysis

INCOME

Scheduled Gross Income	CURRENT \$64,800
Total Gross Revenue	\$64,800
Annual Operating Expenses	\$16,744
<hr/> Net Operating Income	<hr/> \$48,056
CAP Rate	4.8%

EXPENSES

Property Taxes (\$0.0136)	CURRENT \$13,600
Insurance	\$1,200
Maintenance (3%)	\$1,944
<hr/> Total Operating Expense	<hr/> \$16,744

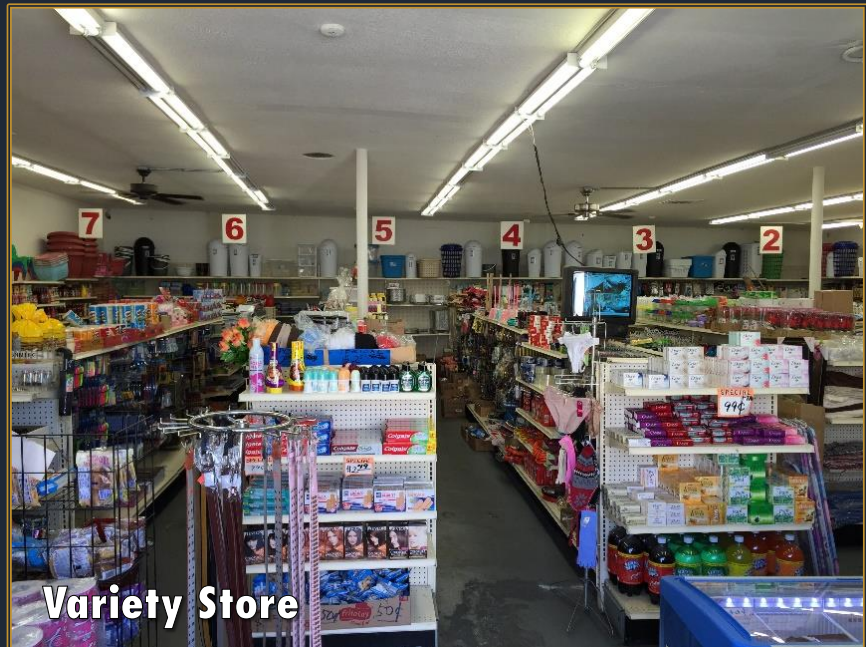




Parking Lot



Recycling Center



Variety Store

Site Plan

