

**SALE PRICE REDUCED
RESIDENTIAL REDEVELOPMENT POTENTIAL
CORNER LOCATION**



4252-4256 Inglewood Blvd.
Los Angeles, CA 90066

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Property Description

Lee & Associates is pleased to present 4252-4256 Inglewood Boulevard in Los Angeles California. The subject property is a 100% occupied investment adjacent to brand new multifamily construction. The building has been recently renovated with many improvements to both units and the lot itself. The surrounding area is a walkable pedestrian-friendly neighborhood with various shops, restaurants, and business within blocks. It is within prime R3 zoning on a corner location with great redevelopment potential.

Property Summary

ADDRESS:

4252-4256 Inglewood Blvd, Los Angeles, CA
NE Corner of Inglewood Blvd. & Louise Ave.

PRICE:

\$1,450,000.00

BUILDING SF:

± 1,856 SF BUILDING
± 6,206 SF PARCEL

PARKING:

4 Spaces (2 covered)

ZONING:

LAR3 - allows for one residential unit/ 800 SF
plus bonus density for affordable units

APN:

4233-017-003, 004

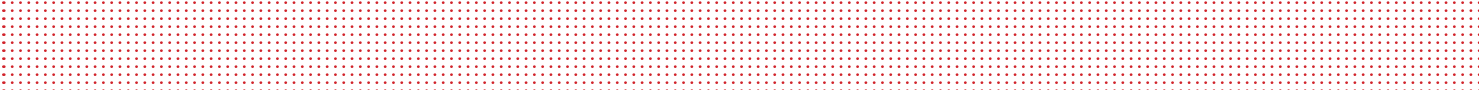
executive
summary





property features

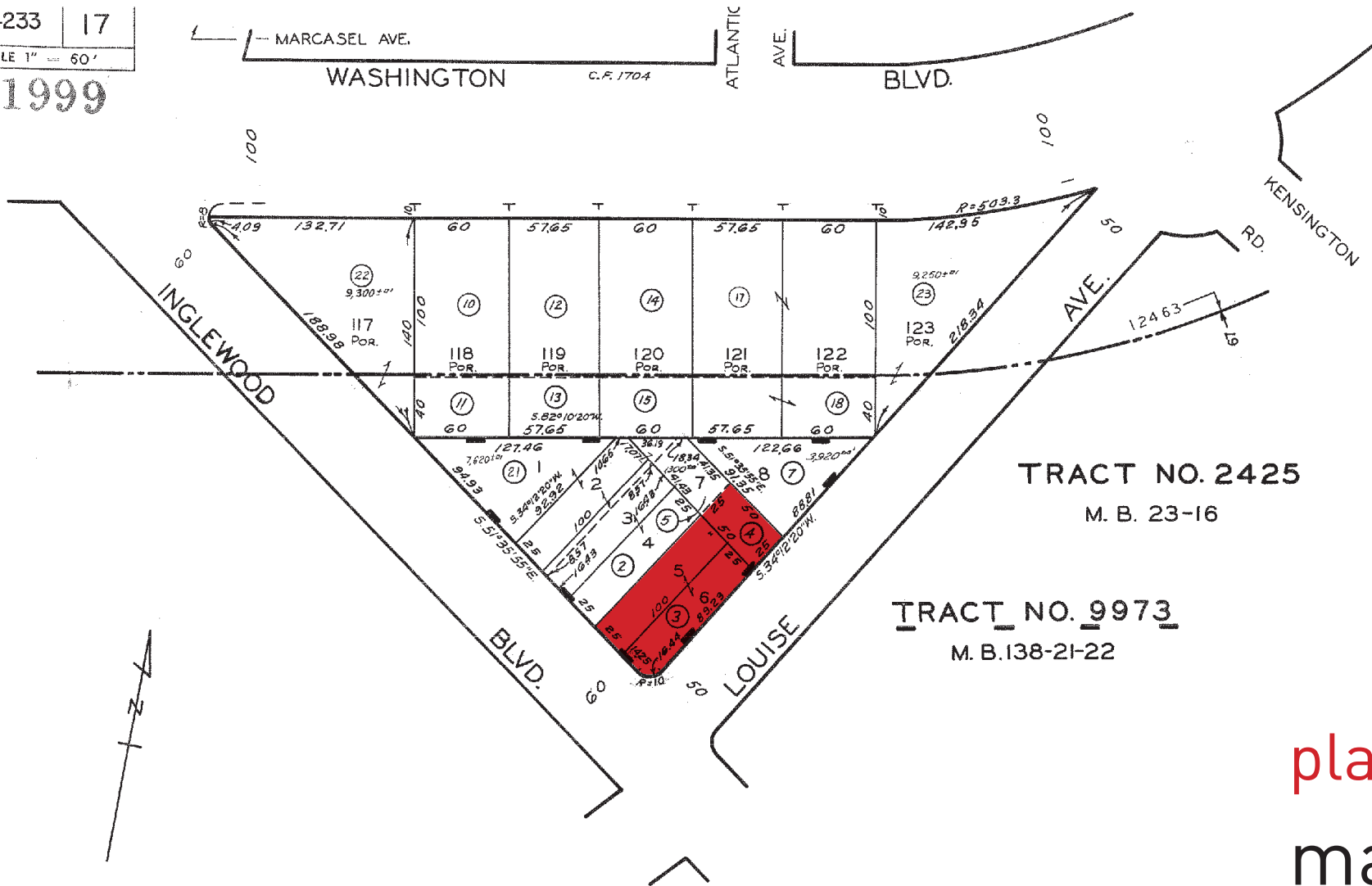
- + Ideal future redevelopment opportunity
- + \$150,000 in recent upgrades including: electrical rewiring, new flooring, new paint, resurfaced concrete patio, new plumbing, landscaping and sprinkler systems added
- + Fully leased corner location
- + 2 car garage
- + National and local tenants within walking distance
- + Surrounded by new developments



4233 | 17
SCALE 1" = 60'

1999

REVISED
6-18-56
3-13-57
79/123 30.5
948310 10011001-25
990105



TRACT NO. 2425
M. B. 23-16

TRACT NO. 9973
M. B. 138-21-22



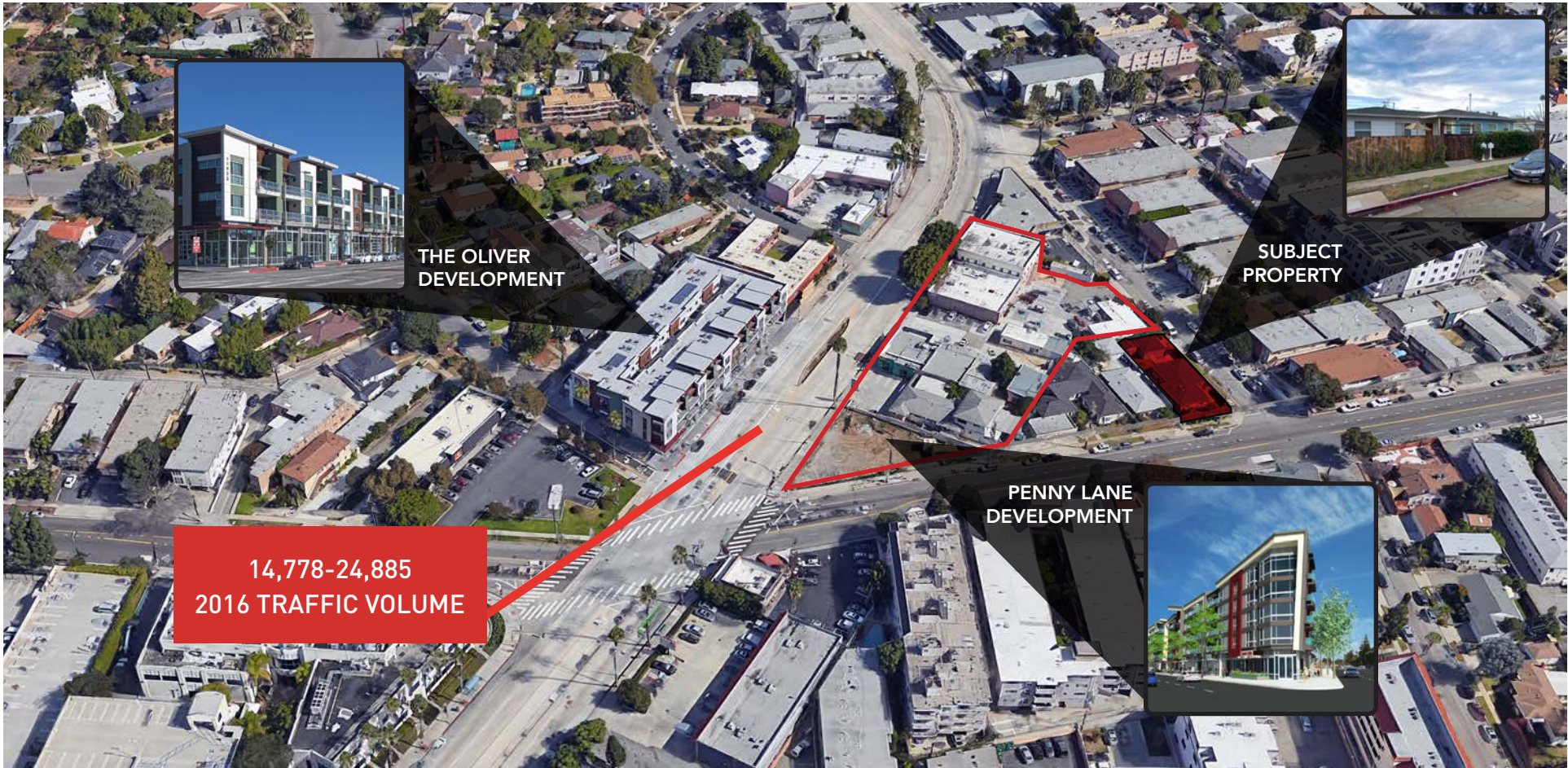
plat
map

CODE
12463
67
FOR PREV. ASSMT. SEE: 1297-17.

6,206 - Land SF
1,856 - Building SF

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.





local demographics

WITHIN 1 MILE OF THE SITE

2016 Est Population	45,507
2016 Households	18,337
2016 Avg Income	\$87,168
Median Home Value	\$729,675

WITHIN 3 MILES OF THE SITE

2016 Est Population	291,478
2016 Households	126,163
2016 Avg Income	\$106,090
Median Home Value	\$789,991



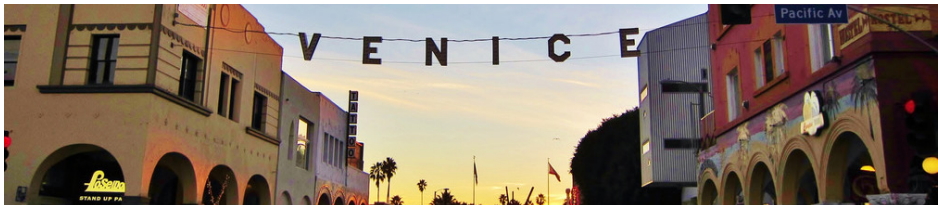


regional
map



LA Tech & Start-Up Community

Los Angeles is the third-largest market for venture capital investment in the United States, with \$4.2 billion invested in the last year alone, and it's perhaps the market where capital commitments are increasing at the fastest pace. Silicon Beach is also home to a number of start-up incubators and accelerators, such as Amplify. LA, Science, Idealab, Disney Accelerator, and TechStars Cedars Sinai. Local distinguished higher education institutions headquartered in and around Silicon Beach include Loyola Marymount University and Otis College of Art and Design, California Institute of Technology, University of California Los Angeles, and University of Southern California. Los Angeles graduates more engineers than any other American urban center with students of broad, diverse backgrounds, gender, and racial diversity.



booming

commerce

The Rise of Silicon Beach

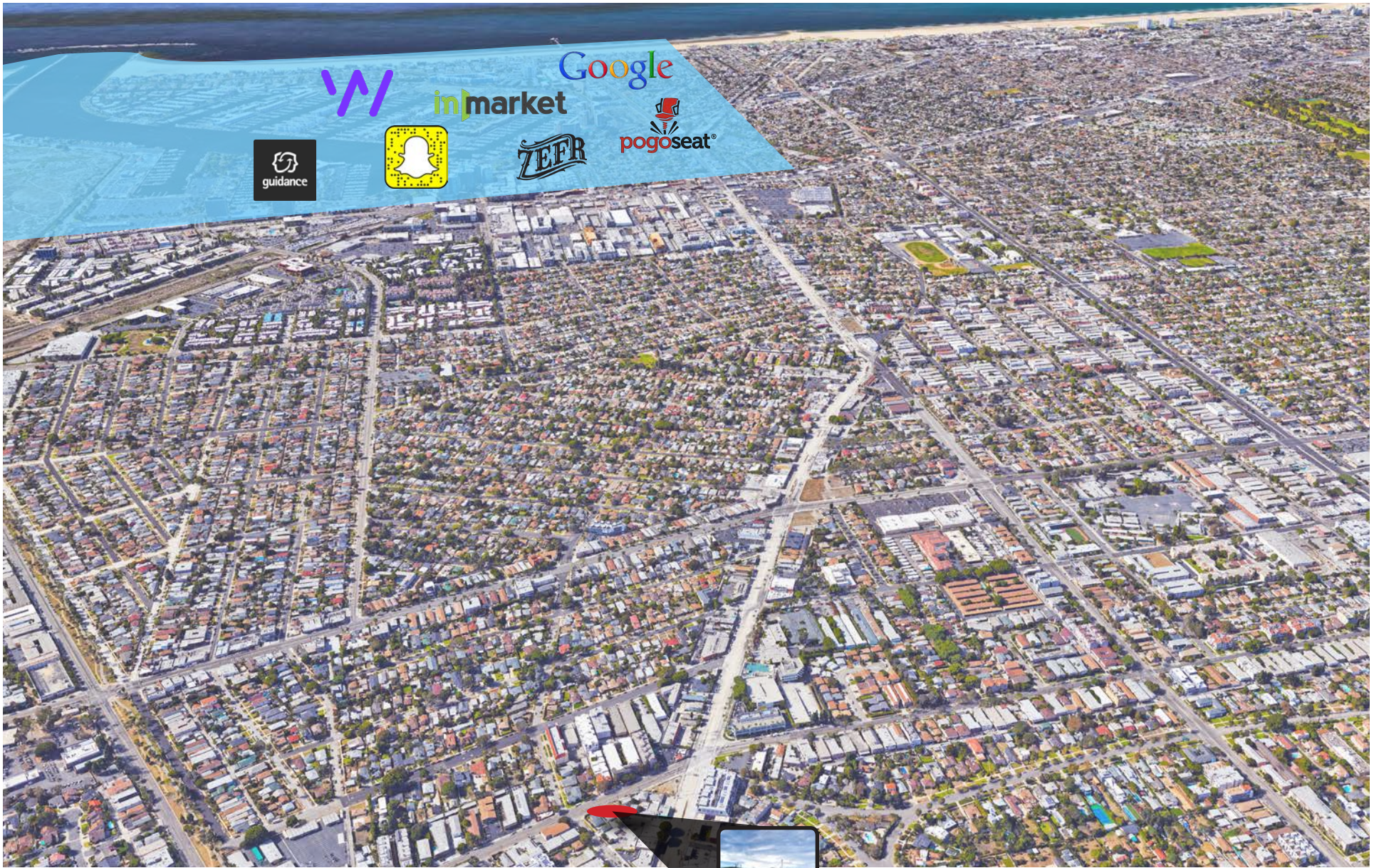
Silicon Beach is The Oliver's neighboring Westside region of the Los Angeles metropolitan area that is home to over 500 tech companies. A few major technology companies who have set up offices in Silicon Beach include Google, Yahoo!, YouTube, Snap-Chat, Facebook, Twitter, BuzzFeed, AOL, Electronic Arts, and Tesla. The Region is one of the fastest growing hubs in the world for tech start-ups. What separates Silicon Beach from Silicon Valley is the confluence of technology and entertainment. Apple, Amazon, HBO have recently planned over 500,000 SF of creative space to build out original content studios.





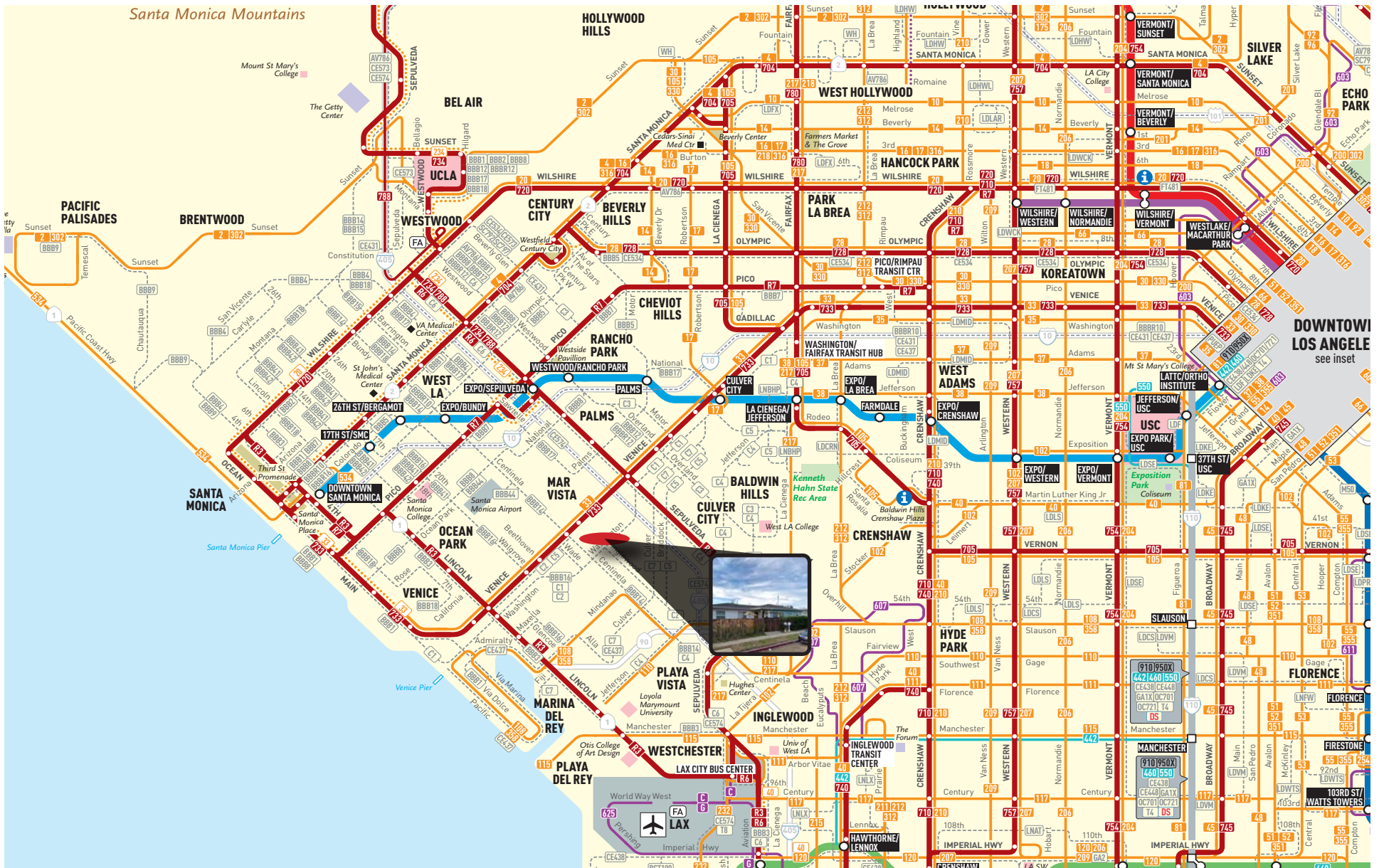
playa vista
tenants





marina/venice

tenants



The Metro Expo Line now connects the Westside with the Eastside. The Santa Monica Expo expansion was completed last year with several new stations in Culver City, Santa Monica, USC and Downtown LA. The City voted overwhelmingly in favor of Measure M and the Metro Rail system plans to expand to 80 stations and nearly 100 miles of rail across LA County.

Rent Roll

UNIT	SF	UNIT	RENT	TERM
4252		2 BR 1 Bath	1,800*	MO/MO
4256		2 BR 1 Bath	2,100*	Exp. 6/26/18

* Tenant Pays Utilities

Income & Expense

INCOME		EXPENSES	
Gross Monthly	3,900	Insurance	1,800
Gross Annual	46,800	Maint.	2,400
		Taxes	Prop 13
		Management	5%

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Affiliated Business Disclosure

Any information with respect to the Property (collectively, the "Evaluation Materials") provided to any Accepting Parties by Owner, Owner's Representative and/or Listing Broker and/or any of their respective consultants, agents or employees (collectively, the "Seller Parties") will be used solely for the purpose of evaluating the possible acquisition of the Property by the undersigned Registered Potential Purchaser ("Registered Potential Purchaser") and will not be used or duplicated for any other purpose. Accepting Parties shall keep all Evaluation Materials strictly confidential; provided, however, that such Evaluation Materials may be delivered to such persons or entities who because of their involvement with the Proposed Transaction need to know such information for the purpose of giving advice with respect to, or consummating, the Proposed Transaction (all of whom are collectively referred to as "Related Parties"); provided, however, that any such Related Parties shall be informed by Accepting Parties of the confidential nature of such information and shall be directed by Accepting Parties (and Accepting Parties shall cause such Related Parties) to keep all such information in the strictest confidence and to use such information only in connection with the Proposed Transaction and in accordance with the terms of this Agreement. Accepting Parties will not communicate with tenants of the Property without the prior written consent of Owner or Owner's Representative.

Broker represents and covenants that it is currently, and at the time of the consummation of any sale of the Property to Registered Potential Purchaser, will be, a duly licensed real estate broker.

Accepting Parties shall not (i) disclose the fact that discussions or negotiations are taking place concerning the possible acquisition of the Property by Registered Potential Purchaser or any of the terms thereof, or (ii) conduct any discussions, negotiations or make any inquiries concerning the possible acquisition of the Property with any other person or entity (including tenants) except for Owner, Owner's Representative and Listing Broker, except as may be expressly permitted elsewhere in this Agreement and, in such case, only in strict accordance with the provisions hereof. In the event that any Accepting Parties or Related Parties become legally compelled to disclose all or any part of the Evaluation Materials, Accepting Parties will provide Owner's Representative with prompt written notice so that Owner may seek a protective order or other appropriate remedy and/or waive compliance with the provisions of this Agreement. Accepting Parties acknowledge that damages may be inadequate to protect against breach of these provisions and therefore agrees in advance to the granting of injunctive relief as described above in Owner's favor without proof of actual damages, in addition to any other remedies available at law or in equity. In the event that such protective order or other remedy is not obtained, or that Owner waives compliance with the provisions of this Agreement, in such instance, Accepting Parties will furnish only that portion of the Evaluation Materials which is legally required and will exercise best efforts to obtain reliable assurance that confidential treatment will be accorded the Evaluation Materials. Accepting Parties shall reimburse Seller Parties for all costs and expenses, including reasonable attorneys' fees incurred by Seller Parties in successfully enforcing Accepting Party's obligations under this Agreement.

None of Seller Parties make any representations or warranties as to the accuracy or completeness of the Evaluation Materials or that actual results will conform to any projections contained therein. Owner, Owner's Representative and Listing Broker expressly disclaim any and all liability for representations or warranties, express or implied, contained in the Evaluation Materials, or in any other written, oral or other communications transmitted or made available to Accepting Party by Seller Parties, including, without limitation, computer disks containing files with financial data or projections.

Owner is under no legal obligation of any kind whatsoever with respect to the Proposed Transaction by virtue of this Agreement, the delivery of any Evaluation Materials, any discussions concerning the Proposed Transaction or otherwise, unless and until a binding written agreement is executed and delivered by all parties thereto.

This Agreement shall be governed by and construed in accordance with the laws of the State of California, which is applicable to contracts made and to be performed wholly within California.