

1048
S. LOS ANGELES ST.
LA 90015

MOSTLY
REBUILT
IN 2009

S. Los Angeles St

E. 11th St

Price Reduced by

\$550,000!!

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COLDWELL
BANKER
COMMERCIAL
REALTY

PROPERTY INFORMATION





EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

**Retail/Office Property Located in
Downtown's Fashion District on
Signalized Corner**

Mostly Rebuilt in 2009

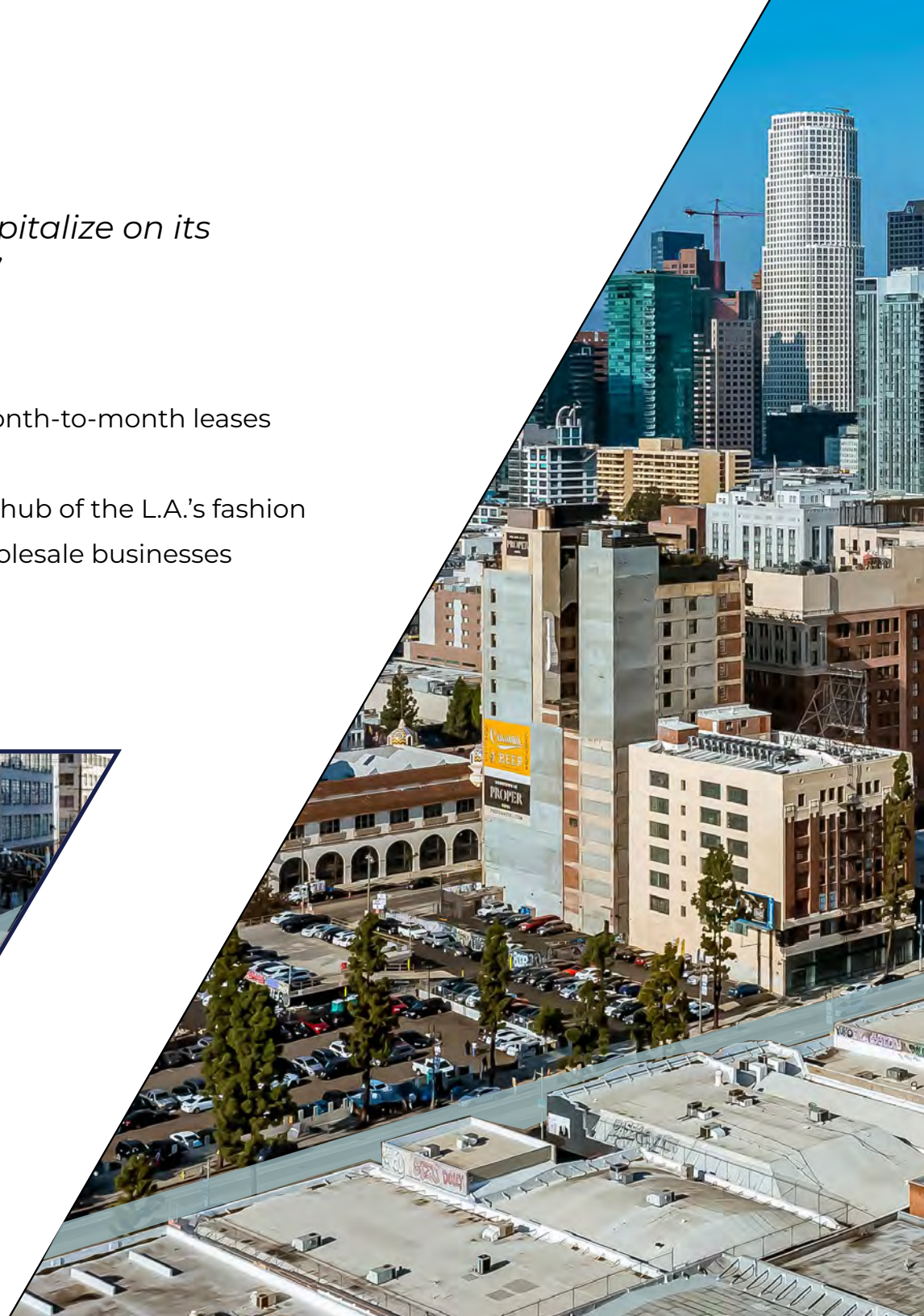
Remodel includes new roof, plumbing, electrical, HVAC, elevator, floors, walls, drywall, frames and insulation. Within a mile of the Staples Center, LA Live, LA Convention Center, Santee Alley and the Flower Market, 1048 South Los Angeles is an almost fully occupied office/retail building located at the corner of Los Angeles Street and 11th in the heart of Downtown's Fashion District. The property consists of 15 units – 7 office suites above 8 ground-floor retail units. A great opportunity exists for an owner/user to occupy the building or for an investor to increase value by repositioning the asset.

Fantastic Investment or Owner-User Opportunity

The DTLA has attracted billions of dollars in new construction since 1999 with investment forecasts pointing to continued strength both today and in the coming years. Since 1999 more than \$30 billion has been invested in new Downtown construction, and the neighborhood surrounding 1048 South Los Angeles Street has benefited immeasurably. The property consists of 8,443 of ground floor retail and 5,902 feet of office space. Average retail vacancy in the downtown marketplace is under 7% and average rents of about \$3.00/foot.

“The property is perfectly positioned to capitalize on its potential in Downtown’s Fashion District.”

- Office over Retail building with below-market, month-to-month leases
- Owner-User or value-add opportunity
- Great corner location in the Fashion District – the hub of the L.A.’s fashion industry, featuring more than 2,000 retail and wholesale businesses
- Close to Staples Center, LA Live and Santee Alley





S Main St.

S. Los Angeles St



INVESTMENT HIGHLIGHTS

Asking Price	\$5,500,000 \$4,950,000
Property Type	Mixed Use office over retail
Building Size	15,229
Lot Size	7,814
Price per Bldg. SF	\$325
Pro Forma Cap Rate	6.0%
Ground Floor	8,443 SF
Second Floor	5,902 SF
Year Built/Renovated	1922 / 2009
Occupancy	Approx. 77%
APN	5145-020-005
Zoning	M2-2D
Specific Plan	DTLA 2040 Plan

FINANCIAL ANALYSIS

RENT ROLL

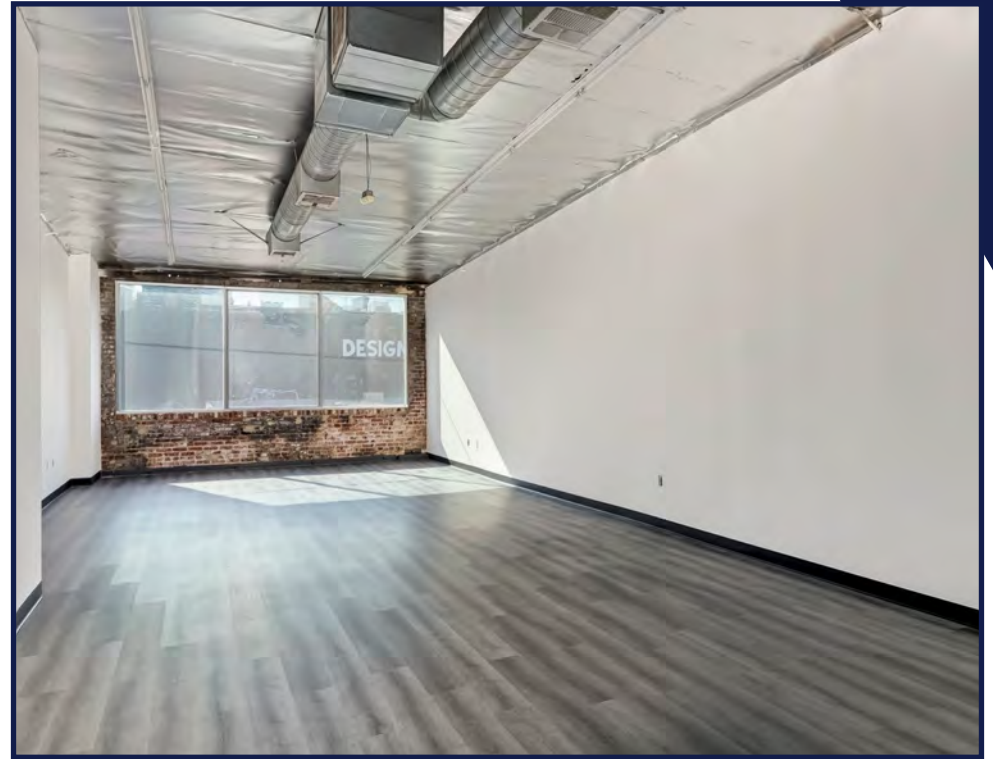
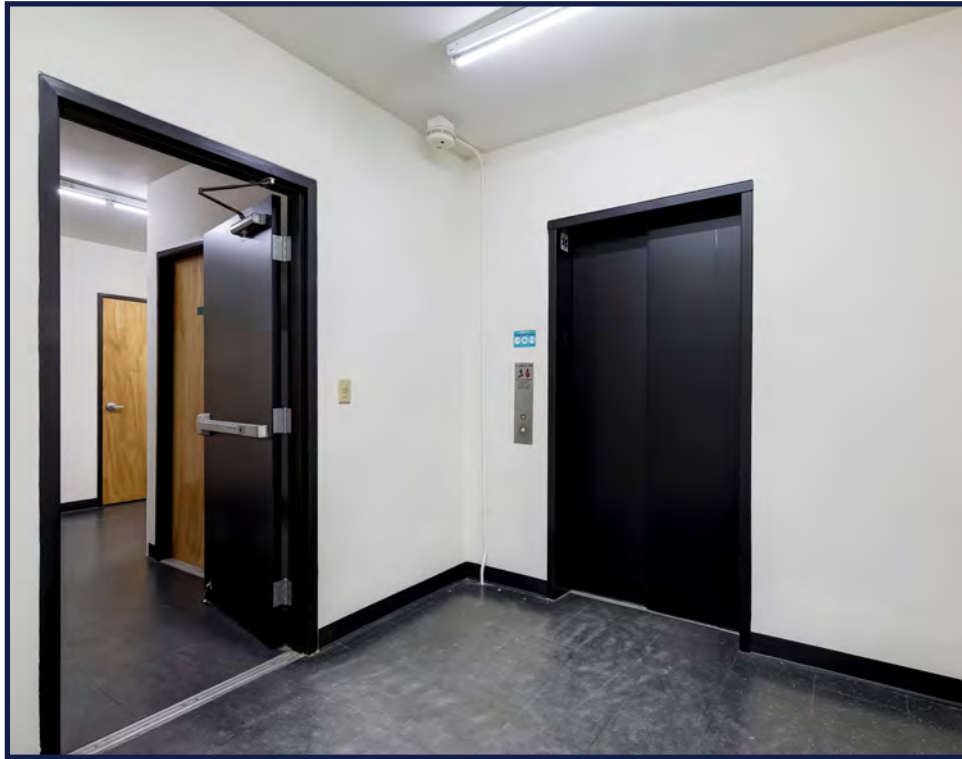
SUITE	TENANT	SF	Mezz SF	% OF GLA	LEASE EXPIRATION	CURRENT RENT	RENT/SF	PRO FORMA RENT	PRO FORMA RENT/SF
1050	Chan's Blankets	508	-	4%	MTM	\$2,000.00	\$3.94	\$2,000.00	\$3.94
1052	Chan's Blankets	1,595	850	12%	MTM	\$4,250.00	\$2.66	\$4,250.00	\$2.66
203A	Vacant	600		4%				\$1,950.00	\$3.25
203	Panda Boy Ink	1,222	400	9%	MTM	\$3,000.00	\$2.45	\$3,666.00	\$3.00
205	Victor Vargus	988	200	7%	MTM	\$3,200.00	\$3.24	\$3,200.00	\$3.24
207	Angel Hernandez	916		7%	MTM	\$2,000.00	\$2.18	\$2,519.00	\$2.75
209	Vacant	1,008	200	7%				\$3,265.92	\$3.24
211	Tom's Tailor	806		6%	MTM	\$2,100.00	\$2.61	\$2,216.50	\$2.75
A	Jen's Pirate Booty	1,824		13%	MTM	\$2,100.00	\$1.15	\$3,192.00	\$1.75
B	Jen's Pirate Booty	1,021		8%	MTM	\$1,200.00	\$1.18	\$2,042.00	\$2.00
C	Vacant	912		7%				\$1,824.00	\$2.00
D	Beatrice Prado	751		6%	MTM	\$895.00	\$1.19	\$1,502.00	\$2.00
E	Andre Soto	744		5%	MTM	\$1,500.00	\$2.02	\$1,500.00	\$2.02
F	Vacant	490		4%				\$1,102.50	\$2.25
H	Vacant	160		1%				\$480.00	\$3.00
Total		13,545		100%		\$22,245.00		\$34,709.92	

ANNUALIZED OPERATING DATA

INCOME & EXPENSE	CURRENT RENTS	MARKET RENTS	EXPENSES (ESTIMATED)*	PER YEAR	PER SF
Potential Rental Income / Gross Income	\$266,940.00	\$416,519.00	Property Taxes	\$61,875	\$4.06
Vacancy (5%)		\$(20,826.00)	Management	\$15,828	\$0.96
Effective Rental Income	\$266,940.00	\$395,693.00	Insurance	\$8,000	\$0.53
Expenses (Estimated)*	\$(93,853.00)	\$(99,003.00)	Elevator Maintenance	\$2,800	\$0.18
Net Operating Income (NOI)	\$173,087.00	\$296,690.00	Utilities	\$4,500	\$0.30
			Repairs & Maintenance	\$6,000	\$0.39
			TOTAL	\$99,003	



PROPERTY PHOTOS

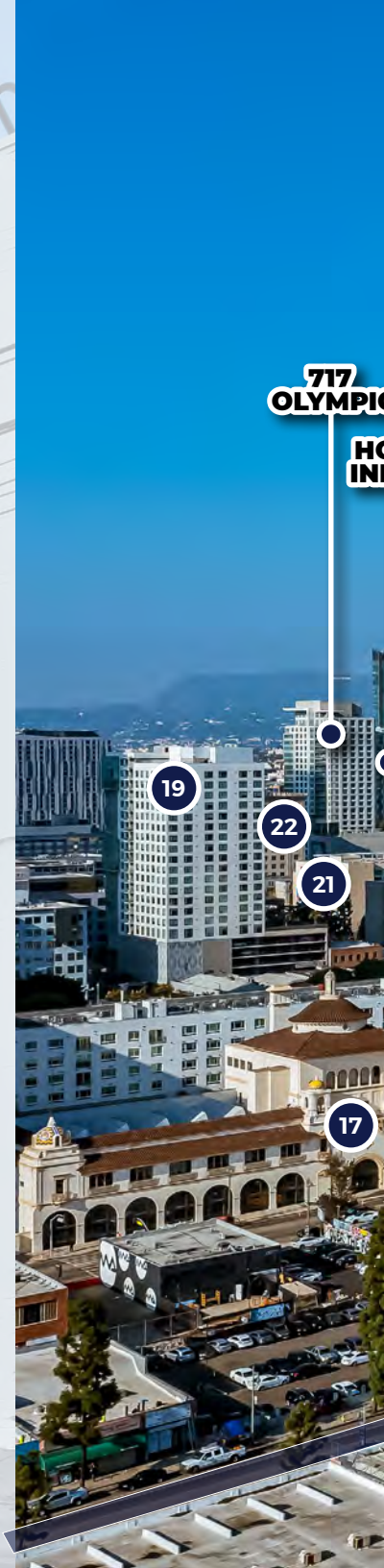


MAPS & AERIALS

- 1 LA JEWELRY PLAZA
- 2 SARAH DIAZ DESIGN SERVICES
- 3 DRESS A MED SCRUBS
- 4 DAHDOUL TEXTILES
- 5 STYLES BARBER LOUNGE
- 6 RAZIEL MEDIA GROUP
- 7 PITBULL LOS ANGELES
- 8 KICKASSO STORE
- 9 LAUREN HAND BAG
- 10 DAGACCI MEDICAL UNIFORM
- 11 HAIR LOUNGE LOS ANGELES
- 12 CITY LUGGAGE OUTLET
- 13 TRY NOW WIG SHOP
- 14 BUNDY DESIGN STUDIO
- 15 STEELITE INTERNATIONAL
- 16 SIBLING RIVAL
- 17 HERALD EXAMINER
- 17 ASU LOCAL
- 18 GRAYSCALE IMAGE CONSULTING
- 19 CHASE BANK
- 20 OAKWOOD STUDIOS
- 21 PACKARD LOFTS
- 22 U.S. BANK BRANCH
- 22 CANA RUM BAR
- 23 THE STANDARD OIL BUILDING
- 24 RENAISSANCE TOWER
- 25 RESERVE LOFTS
- 25 FEDERAL RESERVE BANK OF SAN FRANCISCO
- 26 888 AT GRAND HOPE PARK
- 26 THE HABIT BURGER GRILL
- 27 EMPIRE HOTEL
- 27 SOBENY'S TRINITY HOTEL
- 28 801 SOUTH GRAND
- 28 CAPITAL ONE CAFE
- 29 LEVEL LOS ANGELES
- 30 LEFTY PRODUCTION CO
- 31 SOUTH PARK BY WINDSOR
- 32 CHIPOTLE
- 33 PACSUM CLOTHING STORE
- 33 CVS DRUG STORE
- 33 MASSIVE ASSEMBLY
- 33 MISS KINSMAN
- 34 BILTMORE TOWER
- 35 PARK FIFTH TOWER APARTMENTS
- 36 BANK OF AMERICA FINANCIAL CENTER

717 OLYMPIA

HO INI



19

22

21

17



**BROADWAY
PALACE APARTMENTS**

**CALIFORNIA
MARKET CENTER**

**PRICEWATERHOUSE
COOPERS, LLC**

**ONE
WILSHIRE**

**BANK OF
AMERICA**

**WATERMARKE
TOWER**

**INTERCONTINENTAL
DOWNTOWN LA**

**FREEHAND
LOS
ANGELES**

DELOITTE

**TWO
CALIFORNIA
PLAZA**

**CITY
NATIONAL
PLAZA**

**PERLA ON
BROADWAY**

**TCW GRP
INC**

ALINA

777 TOWER

FIG at 7TH

ACE HOTEL

APEX

**DOWNTOWN
LA PROPER**

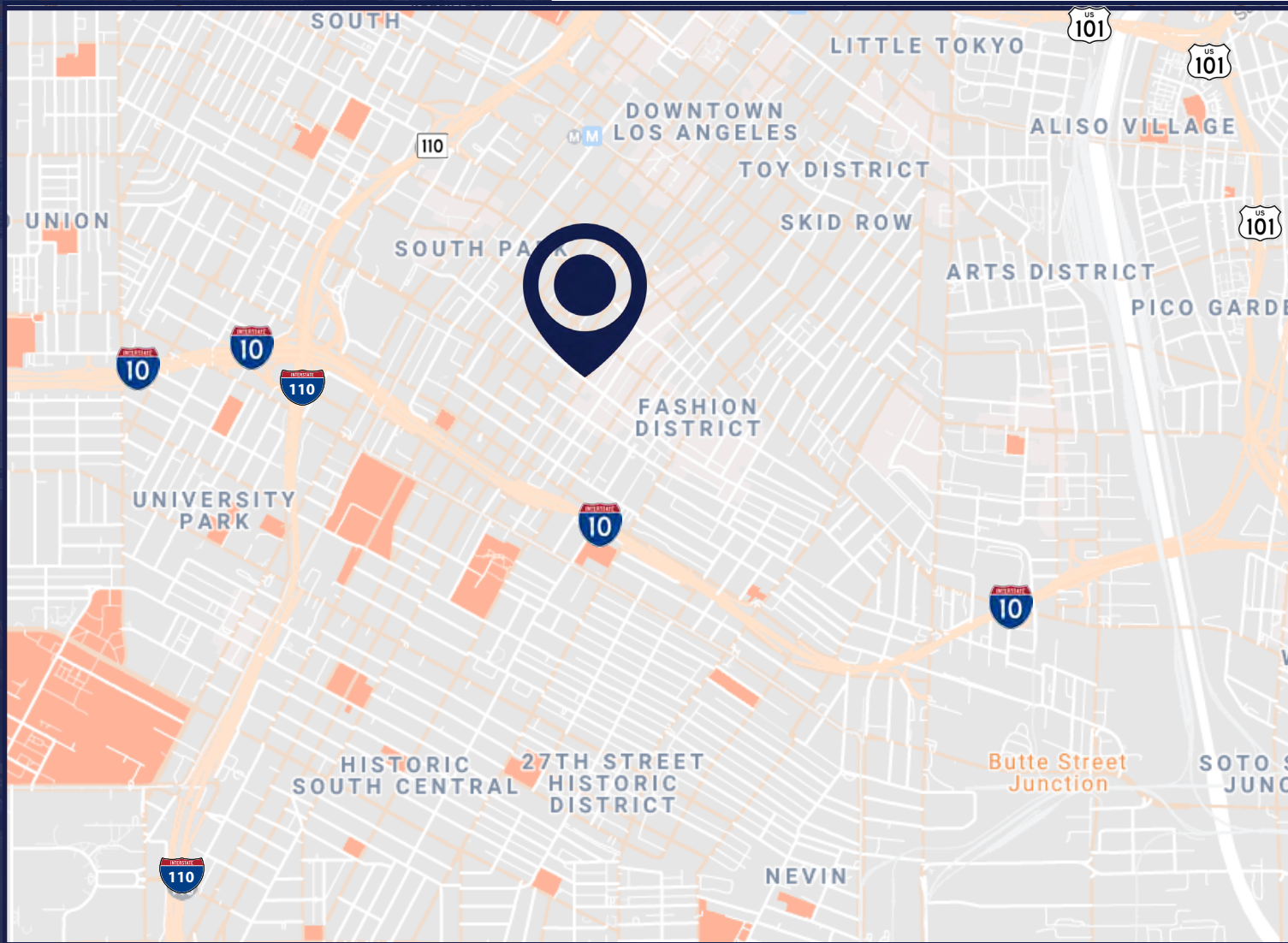
**THE
HOXTON**

SUBJECT PROPERTY

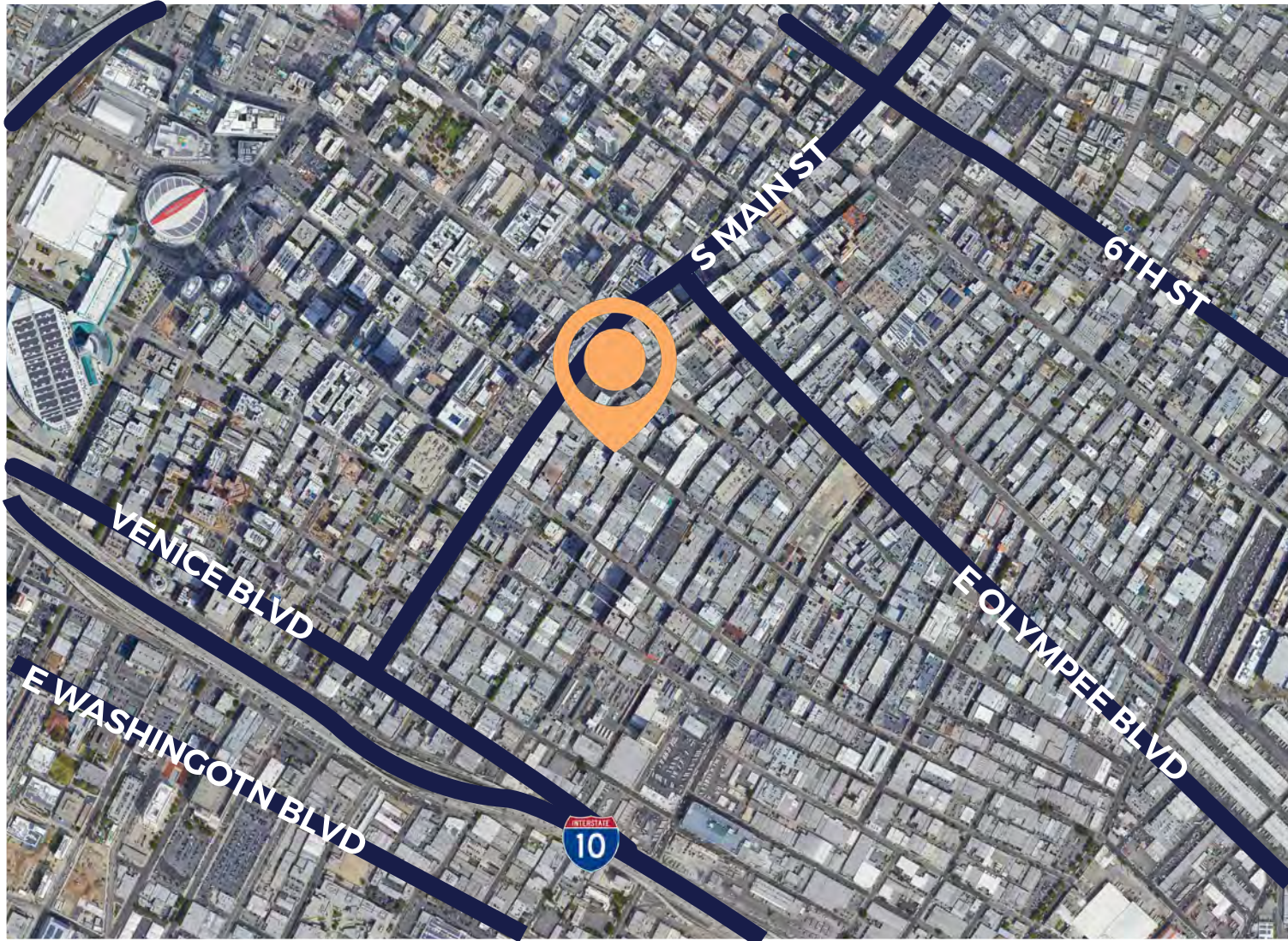
**S MAIN STREET
19,878 VPD**

**S LOS ANGELES ST
12,804 VPD**

REGIONAL MAP



LOCATION MAP



POINTS OF INTEREST



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	54,971	548,637	1,268,585
Population by Hispanic Origin	20,652	366,065	858,797
Median age	32.7	31.4	31.1
Average Household Size	3.43	3.55	3.49

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	27,830	177,495	394,638
Owner Occupied	3,278	21,999	83,396
Renter Occupied	24,552	155,496	311,241
Average HH income	\$95,068	\$63,842	\$68,561

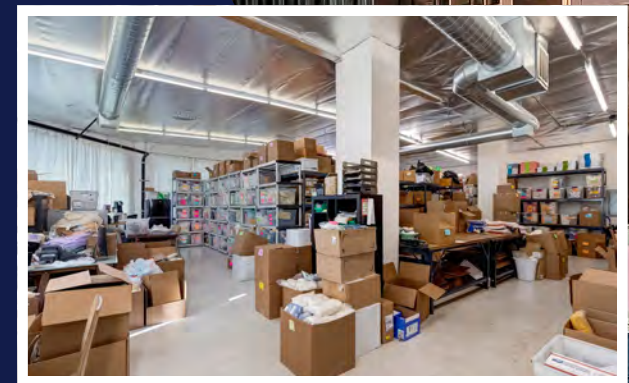
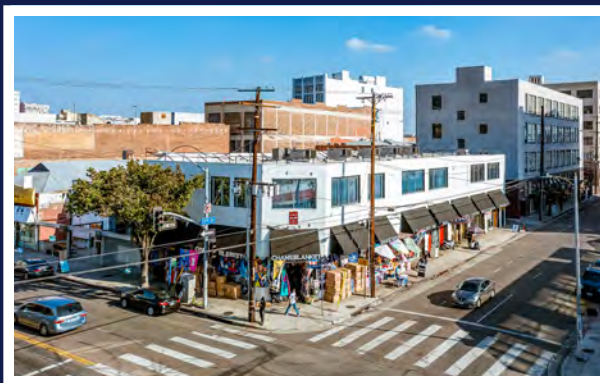
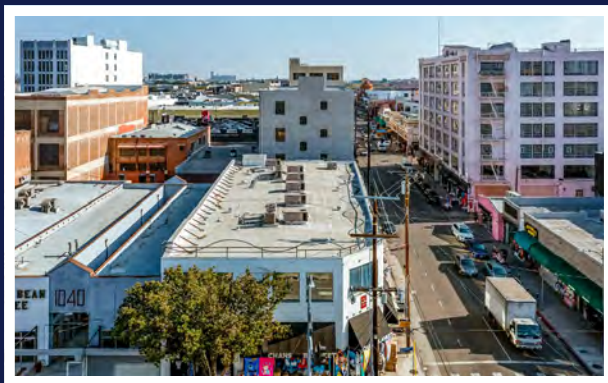
LOCATION OVERVIEW

Within a mile of the Staples Center, LA Live, LA Convention Center, Santee Alley, and the Flower Market, 1048 South Los Angeles is an almost fully occupied office/retail building located at the corner of Los Angeles Street and 11th in the heart of Downtown's Fashion District.

Spanning more than 100 blocks in the heart of Downtown L.A., the Los Angeles Fashion District is the hub of the L.A. fashion industry, featuring more than 2,000 independently owned retail and wholesale businesses with apparel, accessories, and footwear. The district is also home to Santee Alley - the largest selection of fabrics in Southern California, and the L.A. Flower District - the largest flower market in the nation. There is 22 million+ square feet of retail space in Downtown with an average vacancy of just about 6% and average rents of just under \$3.00/foot. Since 2008, more than 1,200 new restaurants, bars, retail, nightlife, and amenities have opened, largely driven by a robust and sustained growth of the residential market.

Downtown's residential growth has exploded, with an estimated population of more than 83,000. 37,000+ units have been constructed since 1999 with an additional 2,500+ apartments and 1,150+ condos under construction. Apartment occupancy rates are approximately 90% with average asking rents above \$3.00/foot. Condos sell for well over \$600/foot.

The DTLA has attracted billions of dollars in new construction since 1999 with investment forecasts pointing to continued strength both today and in the coming years. Since 1999 more than \$30 billion has been invested in new Downtown construction, and the neighborhood surrounding 1048 South Los Angeles Street has benefited immeasurably.





 **S MAIN STREET**
19,878 VPD

LOCATION HIGHLIGHTS



Within a mile of the Staples Center, LA Live, LA Convention Center, Santee Alley and the Flower Market.



Signalized corner in prime Fashion District location.



Close proximity billions of dollars of recent commercial and residential developments.



Great demographics.



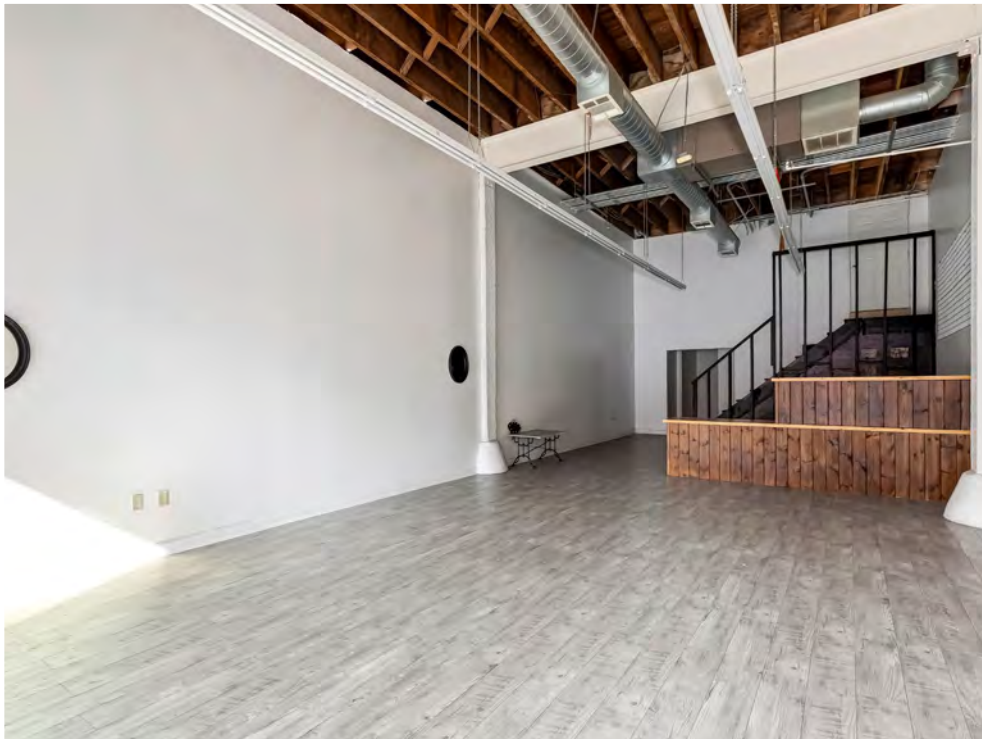
Population of 54,971 within 1 mile; 548,637 within 3 miles; and 1,242,826 within 5 miles.



Average # of Households of 27,830 within 1 mile; 177,495 within 3 miles; and 394,637 within 5 miles.



Average income of \$95,068 within 1 mile; 63,842 within 3 miles; and \$68,561 within 5 miles.



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