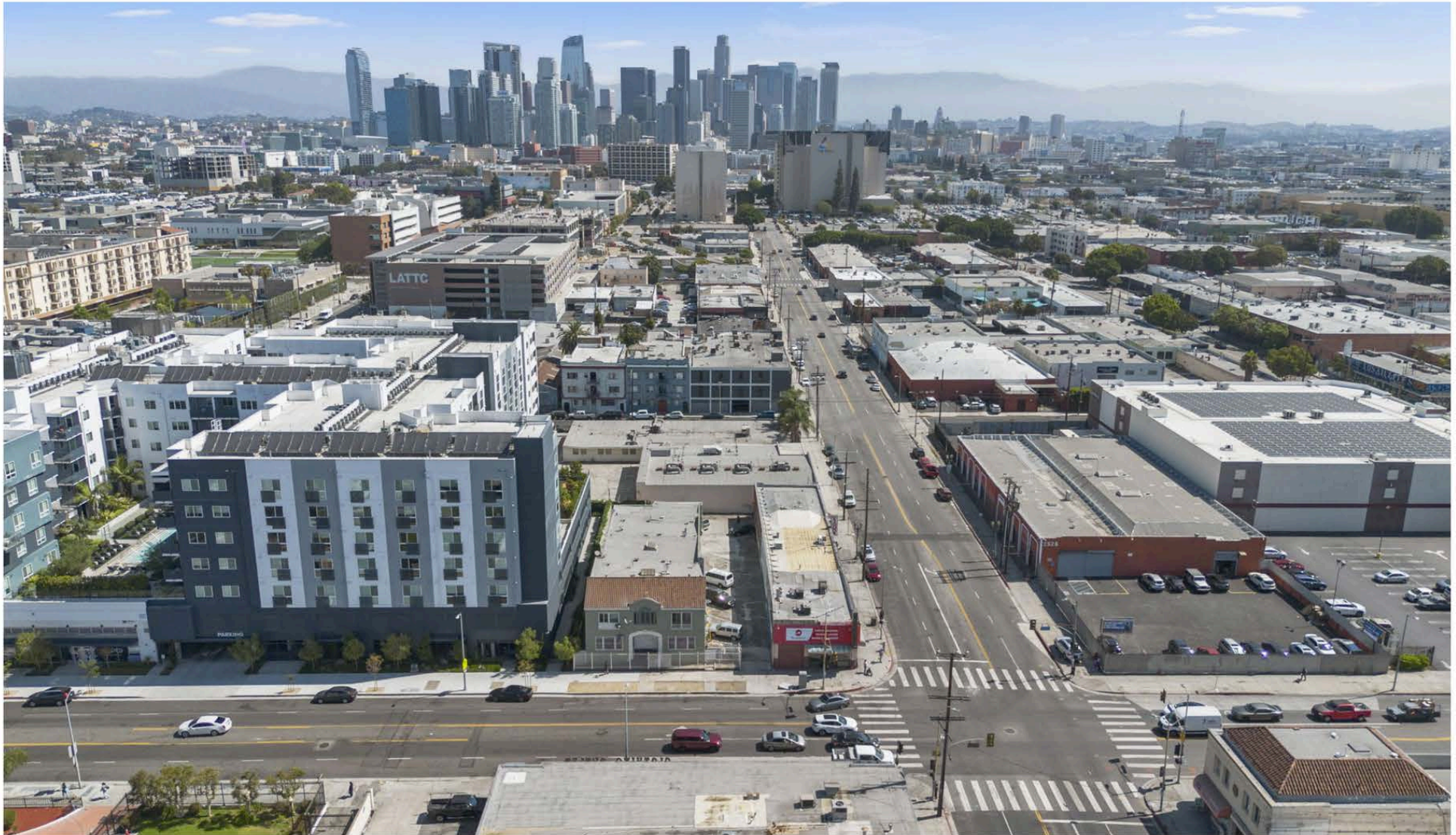


16 Units | Value-Add | West Adams - Los Angeles

225 West Adams Blvd.



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Offering Summary

225 West Adams is a prime opportunity to acquire a 16-unit apartment building in the heart of rapidly transforming West Adams. A neighborhood attracting strong investor interest and tenant demand. Built in 1923, the property offers stable cash flow today and substantial upside through unit renovations, rental increases, or future redevelopment. 8,540 SF Building situated on almost a 13,000 SF lot with 16 parking spaces, the property will be delivered with 3 vacant units.



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FOR SALE

225 West Adams Los Angeles, CA 90007

HIGHLIGHTS

- 8,540 SF Building
- 12,293 SF Lot
- 8.1 GRM
- 16 Units
- 20 Parking Spaces
- Upside Potential
- LAM1 Zoning
- Opportunity Zone
- 4 Vacant Units
- Laundry Income
- Development Potential
- Central Location



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Financial Summary

225 West Adams Blvd., Los Angeles, CA

TOTAL UNITS	OCCUPIED	VACANT	OCCUPANCY
16	12	4	75%

MONTHLY GROSS INCOME	ANNUALIZED GROSS INCOME	TOTAL DEPOSITS HELD	AVG. RENT (OCCUPIED)
\$12,227.07	\$146,724.84	\$4,765.00	\$1,018.92

UNIT MIX

Unit Type	Total	Occupied	Vacant	Monthly Income	Avg. Rent
Studio (0 BD + 1 BA)	16	12	4	\$12,227.07	\$1,018.92
TOTAL	16	12	4	\$12,227.07	—

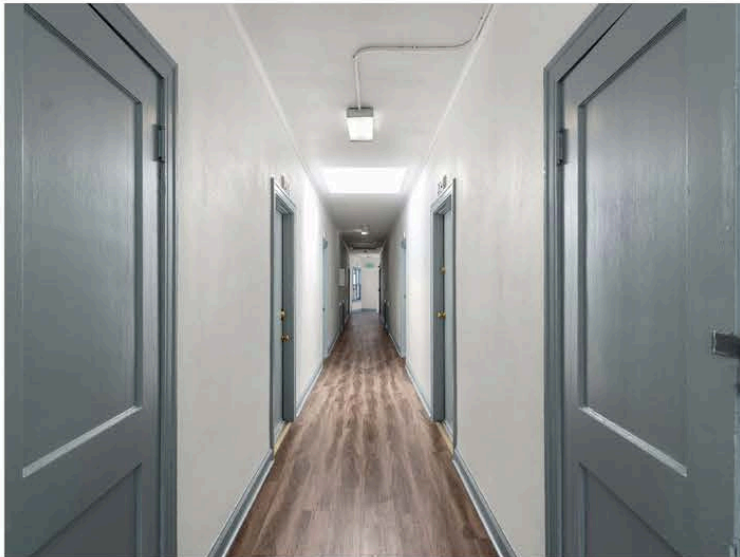
Rent Roll

Detailed unit-by-unit breakdown

Unit	Type	SF	Current Rent	Price/SF	Potential Market Rent	Current Deposits	Start	End
101	0 BD + 1 BA	N/A	Vacant	N/A	\$0	Vacant	Vacant	Vacant
102	0 BD + 1 BA	N/A	\$926.79	N/A	\$0	No Deposit	2/1/2015	Month to Month
103	0 BD + 1 BA	N/A	\$926.79	N/A	\$0	\$725.00	8/1/2013	Month to Month
104	0 BD + 1 BA	N/A	Vacant	N/A	\$0	Vacant	Vacant	Vacant
105	0 BD + 1 BA	N/A	\$1,436.85	N/A	\$0	\$1,395.00	10/4/2024	Month to Month
106	0 BD + 1 BA	N/A	\$1,017.64	N/A	\$0	No Deposit	11/1/2008	Month to Month
107	0 BD + 1 BA	N/A	Vacant	N/A	\$0	Vacant	Vacant	Vacant
108	0 BD + 1 BA	N/A	Vacant	N/A	\$0	Vacant	Vacant	Vacant
201	0 BD + 1 BA	N/A	\$1,400.67	N/A	\$0	\$1,295.00	10/1/2022	Month to Month
202	0 BD + 1 BA	N/A	\$882.58	N/A	\$0	No Deposit	8/1/2015	Month to Month
203	0 BD + 1 BA	N/A	\$891.15	N/A	\$0	No Deposit	1/5/2001	Month to Month
204	0 BD + 1 BA	N/A	\$970.84	N/A	\$0	\$300.00	8/1/2010	Month to Month
205	0 BD + 1 BA	N/A	\$1,024.85	N/A	\$0	No Deposit	8/1/2020	Month to Month
206	0 BD + 1 BA	N/A	\$860.61	N/A	\$0	\$750.00	1/1/2017	Month to Month
207	0 BD + 1 BA	N/A	\$926.79	N/A	\$0	No Deposit	11/1/2014	Month to Month
208	0 BD + 1 BA	N/A	\$961.51	N/A	\$0	\$300.00	3/22/2009	Month to Month
TOTAL			\$12,227.07			\$4,765.00		

Vacant units shown in blue. All leases month-to-month unless otherwise noted. Square footage and price per square foot not provided.

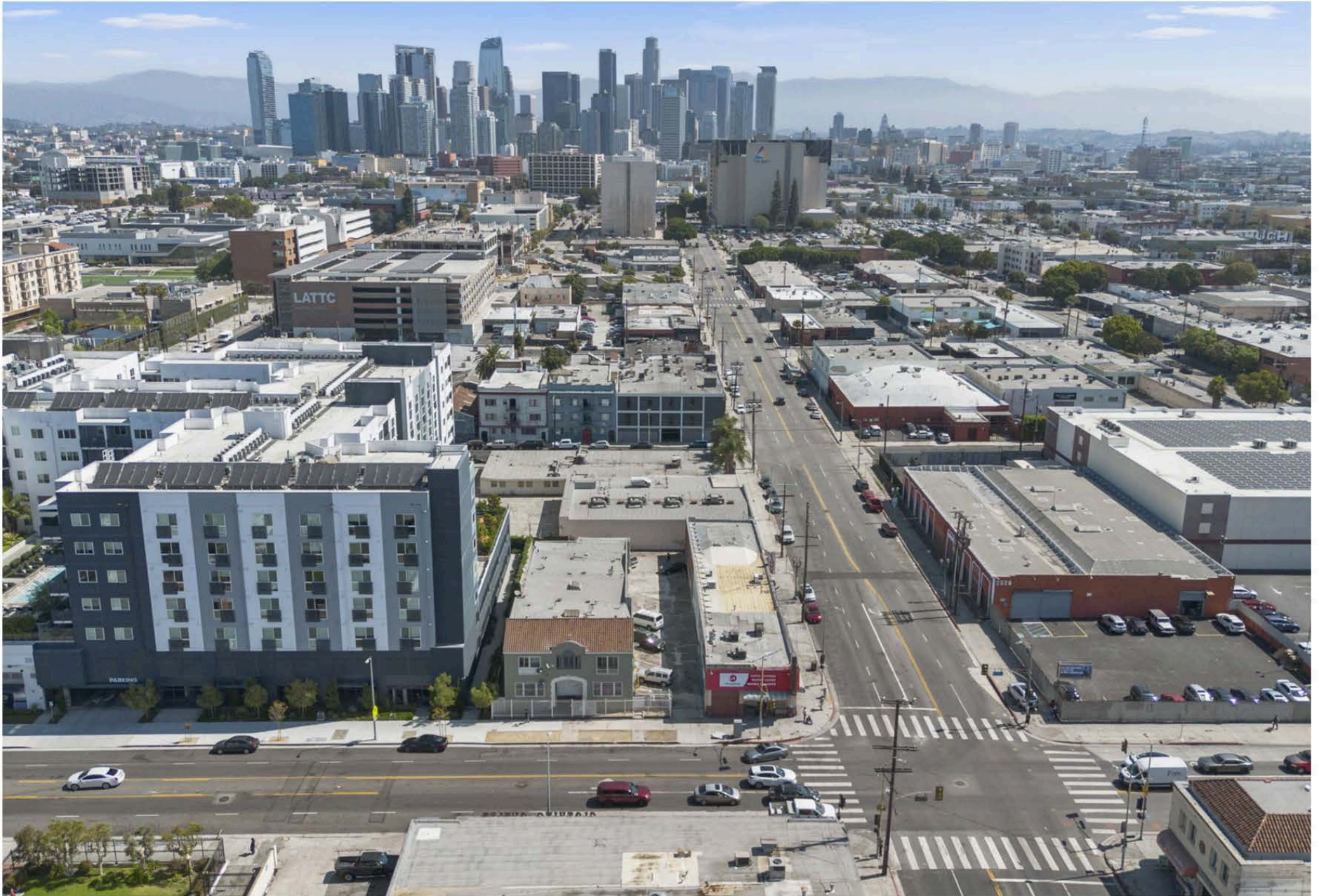
225 West Adams Blvd. 16 Value-Add Units



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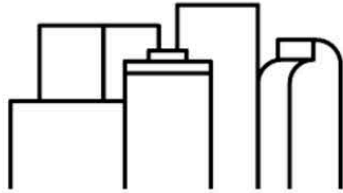
225 West Adams Blvd. - 16 Units



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SHAKERCHI REAL ESTATE GROUP

SAM SHAKERCHI



As Senior Vice President of Compass Commercial in Beverly Hills, Sam has been involved in the sales, purchases, and leasing, of commercial properties in Beverly Hills and the greater Los Angeles area for over 20 years. He started his career at Coldwell Banker in Beverly Hills and then went on to found the Teles Properties commercial division in 2013. Teles then grew their footprint to 22 offices and was later acquired by Douglas Elliman in 2017. Sam was then recruited by Compass where he has successfully grown and expand their commercial division in Beverly Hills and Los Angeles.

Having skin in the game - As a Commercial Property owner, landlord, and former tenant, as well, Sam understands the entire cycle and all sides of a deal. From your very first meeting with him, throughout the entire process, and well after closing, he maintains the highest level of integrity, reliability, professionalism, and loyalty. Sam is also a specialist in keeping his finger on the pulse of the highly desired off-market community as well. "In this age of technology, where everyone can go online and find properties at their fingertips, you must be able to provide your clients with off-market opportunities. "Knowledge and access is the greatest commodity in this business." With a keen sense of local and commercial trends and developments, Sam provides his clients with expert market knowledge and hands-on service that is second to none.

Prior to becoming a real estate agent, Sam owned and operated Sammy's Sports in the Golden Triangle of Beverly Hills. He loves spending time with his wife and two kids, mentoring new agents, is an avid ice hockey player, and a decent guitarist.

SHAKERCHI REAL ESTATE GROUP
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George Morales



George Morales has over a decade of experience in the sales and leasing of residential, income, and investment properties in the greater Los Angeles area, including Beverly Hills, West Hollywood, the South Bay, Pasadena, Long Beach, Orange County and San Diego. In just over ten years in the industry, George has a stellar track record in the selling of multi-family properties, both large and small, and selling and leasing of single-family homes, condos, and apartments.

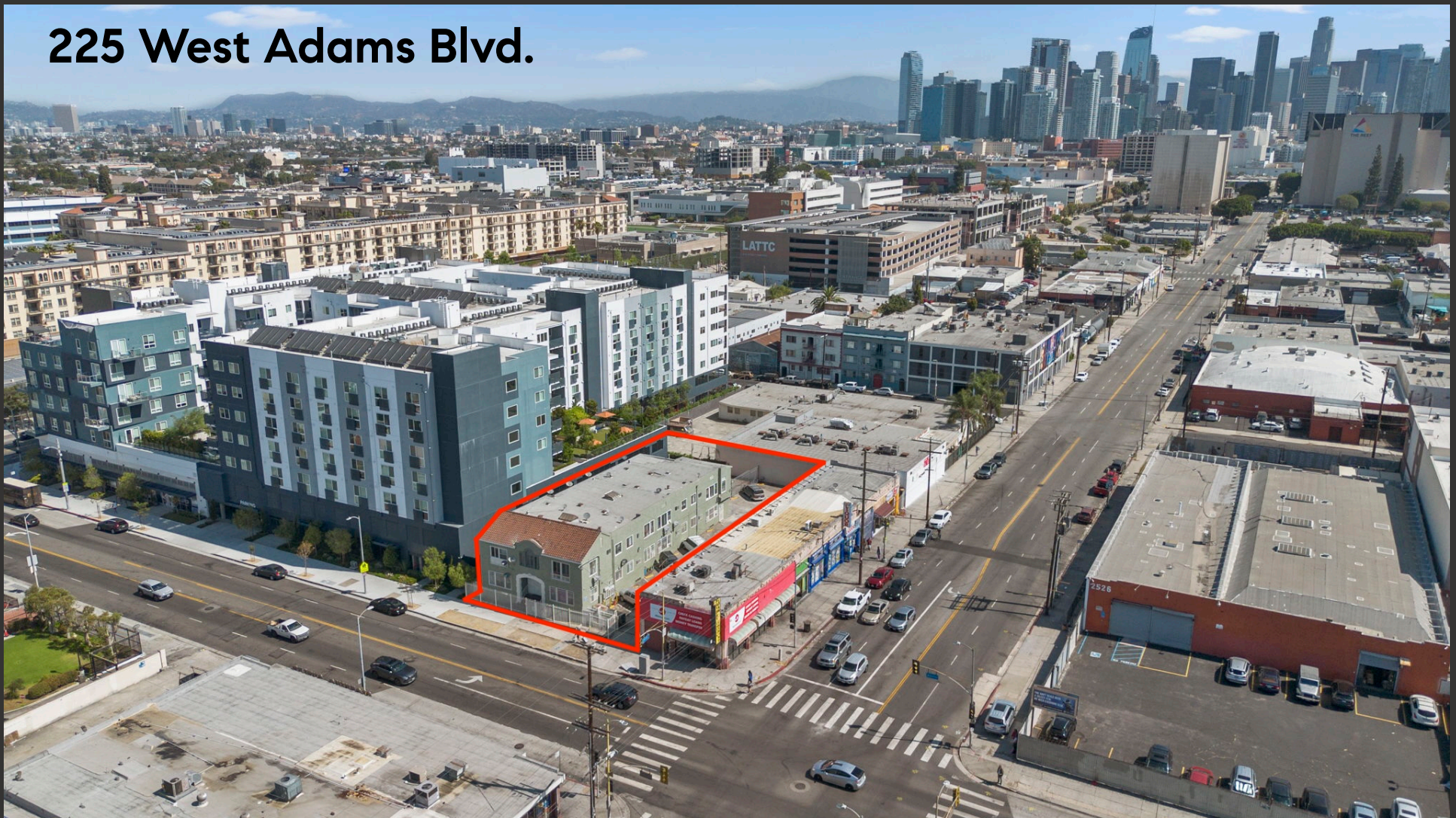
Born in Mexico City, George has lived in Los Angeles for over twenty years and began his career in LA Real Estate when he built and operated a property management company that specialized in managing and flipping apartment buildings.

With his extensive experience on all sides of the deal, his Social Media marketing expertise, and fluency in Spanish, George brings invaluable assets to every transaction.

In his spare time, George loves to travel, attending live music and theater, and visiting great restaurants both locally and internationally.

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