

- DESIRABLE UNDERLYING VALUE
- SUITABLE FOR OWNER/USERS AND INVESTORS

WAREHOUSE ON LARGE LOT

LOS ANGELES, CA

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DOWNTOWN
LOS ANGELES

FASHION DISTRICT

ARTS DISTRICT

GAGE AVE

AVANION BLVD



PRESENTED BY

6600

M u & M i a





OFFERING INFORMATION

a 1

INVESTMENT HIGHLIGHTS

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6600-6604 AVALON BLVD LOS ANGELES, CA 90003

- Charismatic Warehouse on Large Lot with 86 Parking Stalls
- Desirable Underlying Value – Centrally Located
- Occupied By Month-To-Month Tenants
- Suitable for Owner/Users and Investors
- Attractive Renovation Potential – Or Continue to Use As-Is
- Reasonably Priced



PROPERTY DESCRIPTION

This sale offers the opportunity to purchase a charismatic warehouse on a large lot in a desirable area of South Los Angeles. Four tenants currently occupy the property on month-to-month leases, making this deal suitable for owner/users and investors. The property is offered at the price of \$129/SF.

The subject property, located at 6600-6604 South Avalon Blvd, consists of two parcels for a total of 59,378 square feet of land. The property has been improved with two structures that have a combined building area of 58,671 square feet. The primary structure has a footprint of approximately 17,550 square feet, is four stories tall and is of poured concrete construction. Clear height is as follows: bottom floor – 9'; first floor – 15.5'; second floor – 11', third floor – 8'. Built in 1929 as a police station, the building is substantial in its construction. It has been well maintained and offers a low-maintenance, durable structure. There are two dock high loading doors and one ground level door. The building features a freight elevator allowing a user to move product easily between the floors. The secondary structure is a five-bay warehouse that has a rentable building area of approximately 3,800 square feet. It is of concrete block construction and has a clear height of 12'. Utilities to the site include water, sewer, gas and electricity.

Situated on Avalon Boulevard, south of Gage Avenue, the subject property is located in an older industrial neighborhood that continues to see improvement and renovation. Proximate to Downtown Los Angeles, the Fashion District and the Arts District, the site offers desirable underlying value. Film studios, artists and showrooms continue to move into the area due to its desirable location and the charismatic construction of the surrounding mid-century industrial buildings. The central location provides value to manufacturers and distributors, who also occupy many of the surrounding buildings. The subject property is flat and rectangular. The large, paved and fenced yard features 86 parking stalls and offers secure access to the warehouses. The site features a large tree that provides an aesthetically pleasing, shady area.

The property is currently 68% occupied by four tenants who occupy the property on short-term leases. Net operating income is significantly below market rate. Those interested in a creative renovation will find an exceptional "base" with attractive potential and great parking. Owner/users are also suited for the property and have numerous options as far as occupancy.

6600-6604 South Avalon Boulevard offers the opportunity to purchase a charismatic, well-built warehouse on a large lot in a desirable location. The property has attributes that provide for functionality and attractive underlying value, and is suitable for owner/users and investors alike.

Priced at \$7,575,000 - \$129/SF



PRICING & PROPERTY DETAIL



PRICING & PROPERTY DETAIL

Address	6600-6604 Avalon Blvd Los Angeles, CA 90003
Sales Price	\$7,575,000
Rentable SF	58,671
Price/Rentable SF	\$129.11
Land SF	59,378
Price/Land SF	\$127.57
Year Built	1929
Zoning	LAM2
Dock High Doors	2
Ground Level Doors	1
Utilities	Water, Sewer, Electric, Gas
Clear Height	9-15'
Paving	Concrete
Parking	86 Stalls
Lot Dimensions	175' X 340'
CAP Rate - Pro Forma	4.99%

LOAN OPTIONS

	SBA LOAN	TRADITIONAL LOAN
Down Payment	\$757,500 (10%)	\$3,030,000 (40%)
Loan Amount	\$6,817,500 (90%)	\$4,545,000 (60%)
Term	10 Years	10 Years
Amortization	25 Years	25 Years
Interest Rate	3.30 %	4.00 %
Loan Payment	\$33,403 /mo	\$23,990 /mo

OPERATING DATA

UNIT	UNIT TYPE	TENANT	CURRENT	PRO FORMA RENT
B1	Industrial	Jong Kim	\$4,000	\$4,000
B2	Industrial	Seongmin Han	\$4,000	\$4,000
112	Industrial	Eun Gim	\$2,500	\$2,500
1st Floor	Industrial	Manuel Sanchez	\$15,800	\$15,800
2nd Floor	Industrial	Vacant	\$0	\$14,040
Utility Area	Industrial	Owner Occupied	\$0	\$500
2-Bay Warehouse	Industrial	Manuel Sanchez	\$800	\$1,700
3-Bay Warehouse	Industrial	Manuel Sanchez	\$1,200	\$2,560
TOTAL INCOME			\$339,600	\$541,200

EXPENSES	CURRENT	PRO FORMA
Property Tax	\$96,203	\$96,203
Insurance	\$18,343	\$18,343
Utilities	\$118,018	Tenant
Maintenance	\$16,274	\$16,274
Alarm and Security	\$5,287	\$5,287
TOTAL EXPENSES	\$254,125	\$136,107

OPERATING DATA	CURRENT	PRO FORMA
Total Income	\$339,600	\$541,200
General Vacancy - 5%	\$16,980	\$27,060
Effective Gross Income	\$322,620	\$514,140
Total Expenses	\$254,125	\$136,107
Net Operating Income	\$68,496	\$378,034
Debt Service - Traditional Loan	\$287,882	\$287,882
Cash Flow	-\$219,387	\$90,151
CAP Rate	0.90%	4.99%
Total Return Year 1	-3.67%	6.54%

PROPERTY DETAIL



6600-6604 AVALON BLVD LOS ANGELES, CA 90003

Property Type	Industrial
Building Size	58,671 SF
Lot Size	59,378 SF
Clear Height	9'-15'
Power	TBD

PROPERTY LOCATION



DOWNTOWN LOS ANGELES

FASHION DISTRICT

ARTS DISTRICT

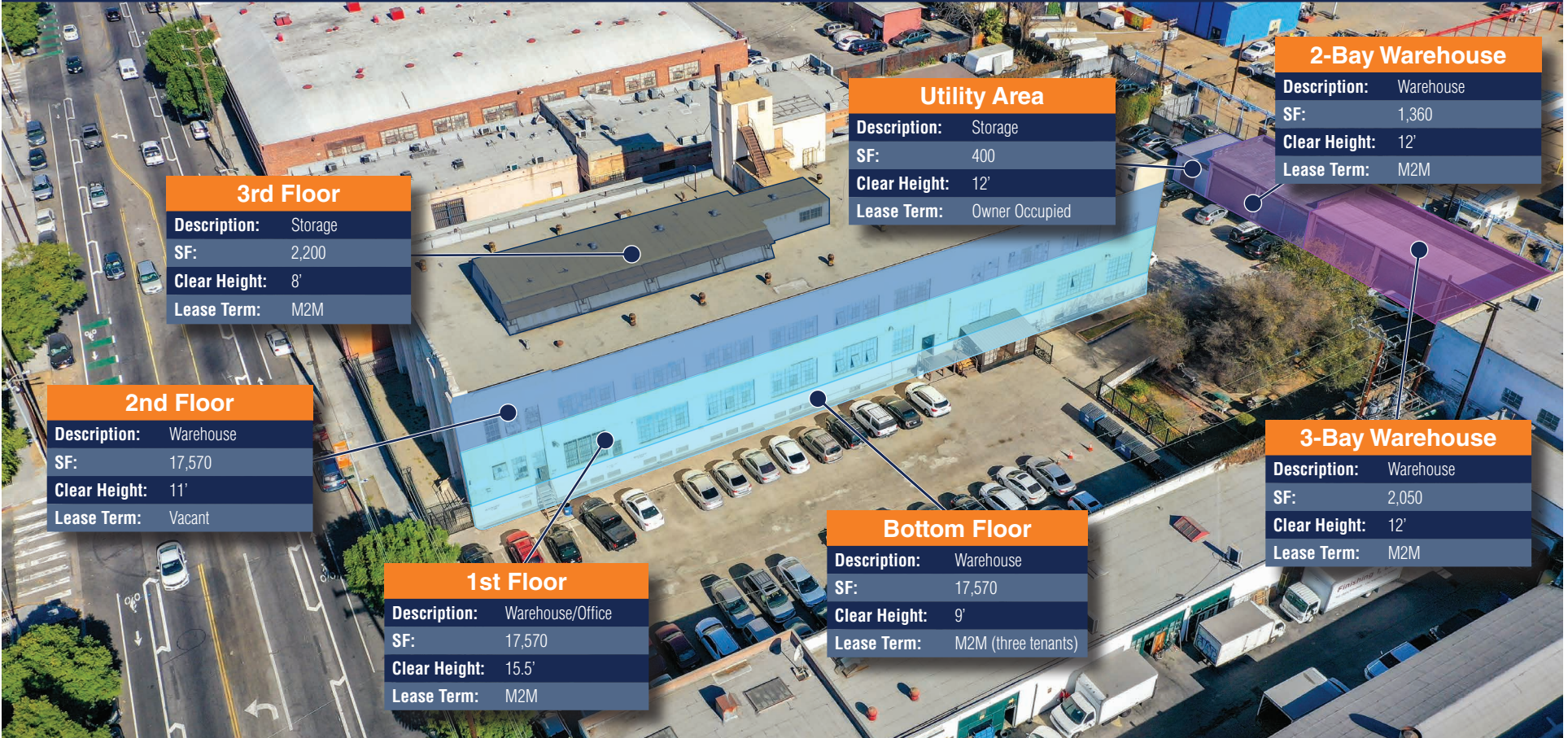
GAGE AVE

AVALON BLVD

CURRENT TENANT SPACES

Rent Roll

Tenant	Lease Commencement	Lease Termination	Unit	SF	Rent/mo	Rent/SF/mo	Lease Type	Security Deposit	Use	Personal Guaranty
Jong Kim	7/15/2016	M2M	B1	7,000	\$4,000	\$0.57	Gross	\$4,000	Sewing Contractor	Yes
Seongmin Han	8/23/2019	M2M	B2	7,000	\$4,000	\$0.57	Gross	\$6,000	Sewing Factory	Yes
Eun Gim	5/1/2019	M2M	112	3,200	\$2,500	\$0.78	Gross	\$3,500	Warehouse for Garment	Yes
Manuel Sanchez	7/1/2013	M2M	1st Floor	17,570	\$15,800	\$0.90	Gross	\$0	Garment Manufacture	No
Vacant			2nd Floor	17,570						
Owner Occupied			Utility Area	400						
Manuel Sanchez	7/1/2013	M2M	2-Bay Warehouse	1,360	\$800	\$0.59	Gross	\$0	Garment Manufacture	No
Manuel Sanchez	7/1/2013	M2M	3-Bay Warehouse	2,050	\$1,200	\$0.59	Gross	\$0	Garment Manufacture	No



3rd Floor

Description: Storage

SF: 2,200

Clear Height: 8'

Lease Term: M2M

2nd Floor

Description: Warehouse

SF: 17,570

Clear Height: 11'

Lease Term: Vacant

1st Floor

Description: Warehouse/Office

SF: 17,570

Clear Height: 15.5'

Lease Term: M2M

Utility Area

Description: Storage

SF: 400

Clear Height: 12'

Lease Term: Owner Occupied

2-Bay Warehouse

Description: Warehouse

SF: 1,360

Clear Height: 12'

Lease Term: M2M

Bottom Floor

Description: Warehouse

SF: 17,570

Clear Height: 9'

Lease Term: M2M (three tenants)

3-Bay Warehouse

Description: Warehouse

SF: 2,050

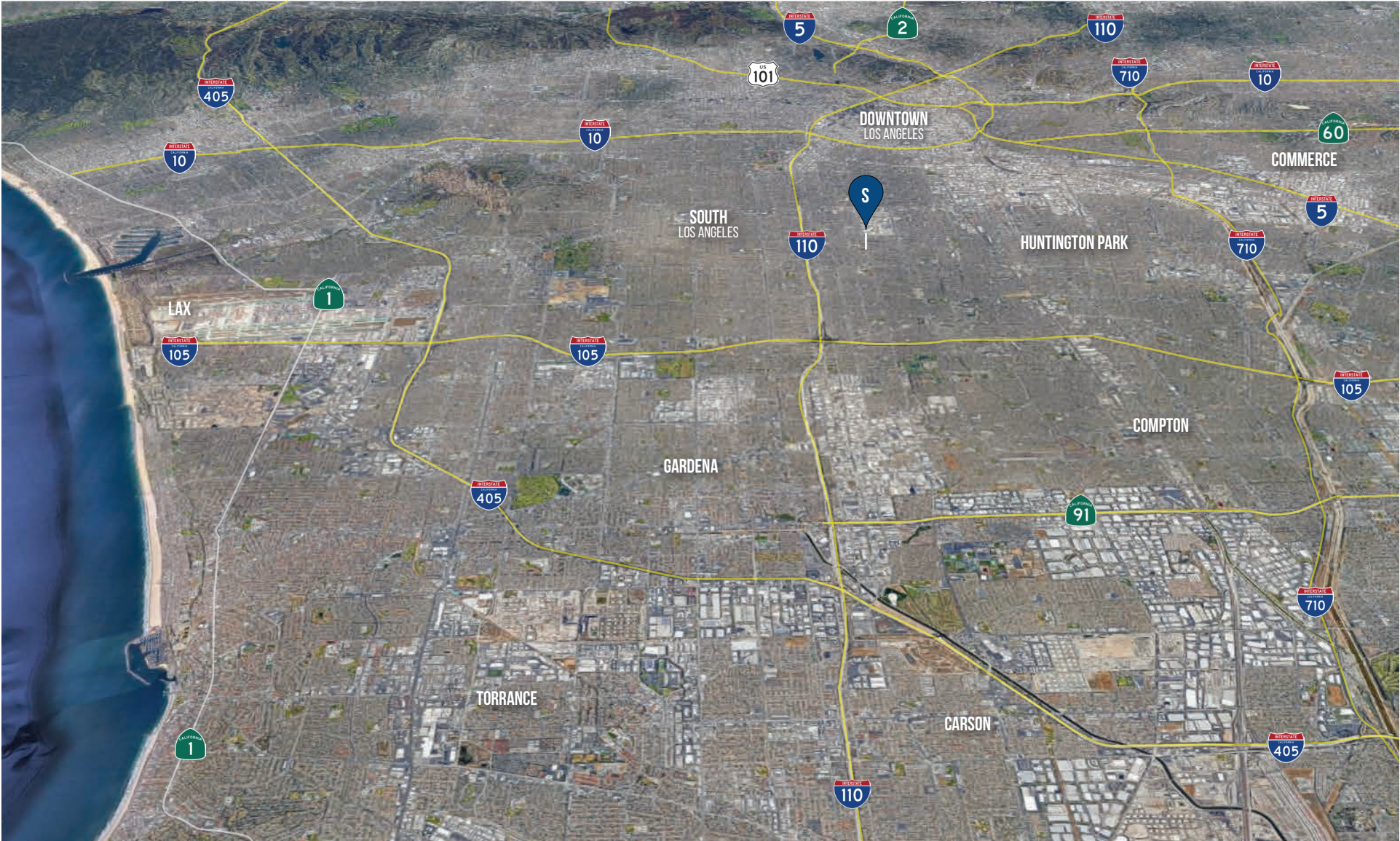
Clear Height: 12'

Lease Term: M2M

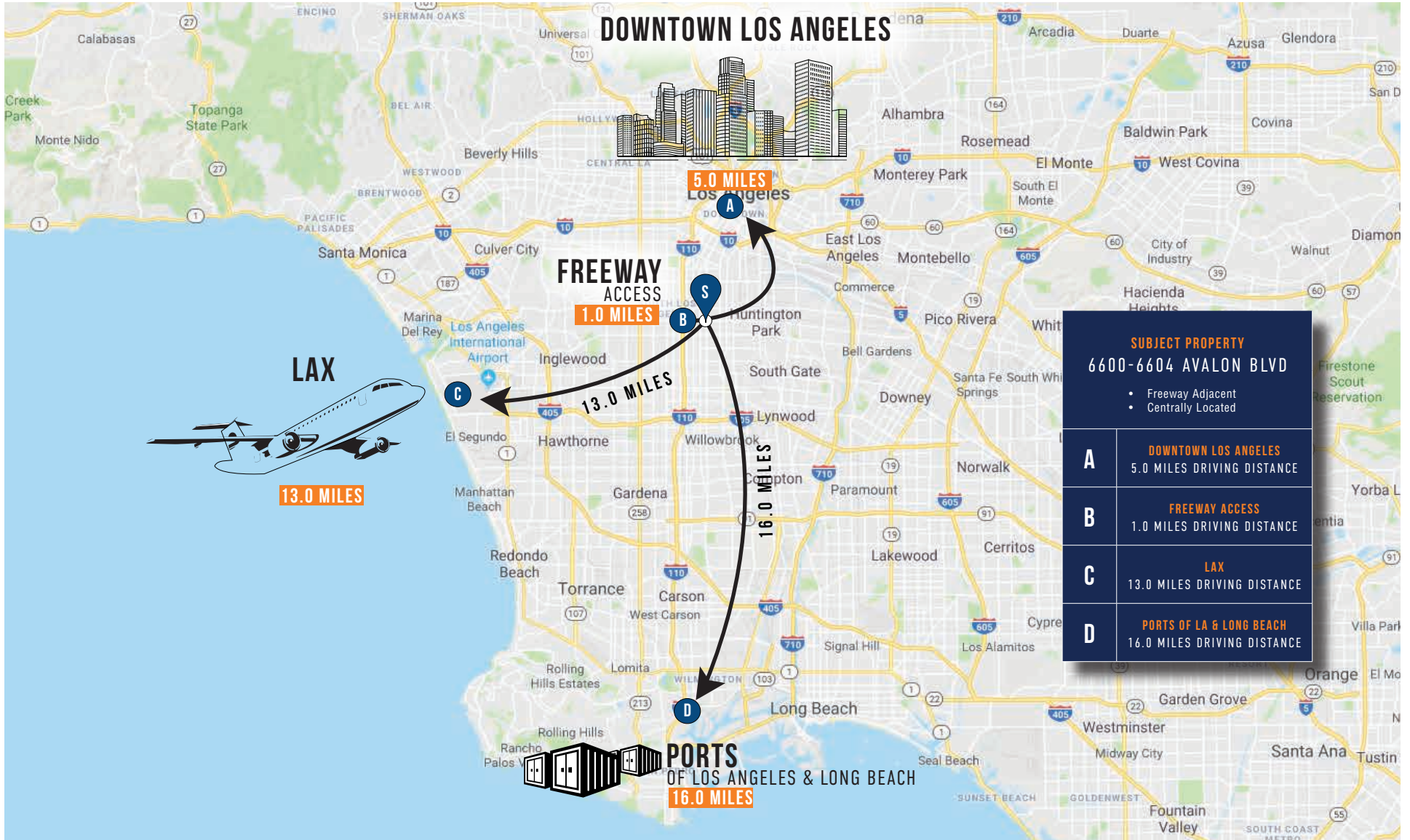
AERIAL MAP



REGIONAL MAP



LOCATION MAP

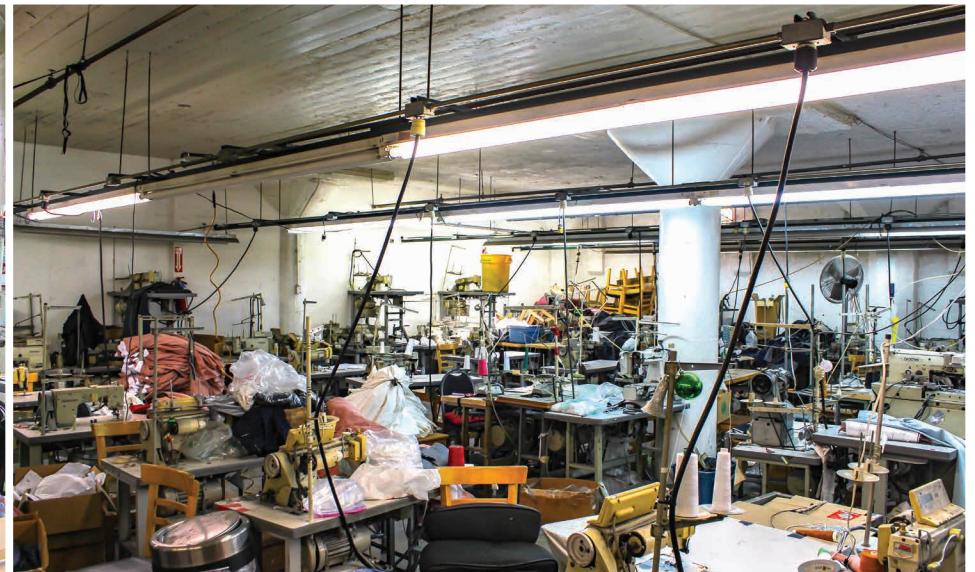
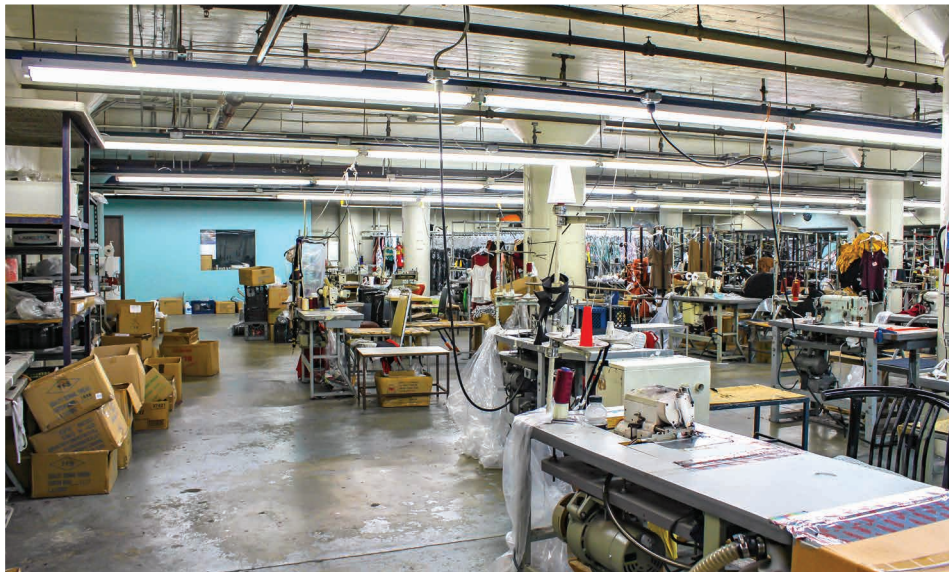


SUBJECT PROPERTY 6600-6604 AVALON BLVD	
<ul style="list-style-type: none"> • Freeway Adjacent • Centrally Located 	
A	DOWNTOWN LOS ANGELES 5.0 MILES DRIVING DISTANCE
B	FREEWAY ACCESS 1.0 MILES DRIVING DISTANCE
C	LAX 13.0 MILES DRIVING DISTANCE
D	PORTS OF LA & LONG BEACH 16.0 MILES DRIVING DISTANCE

PROPERTY PICTURES

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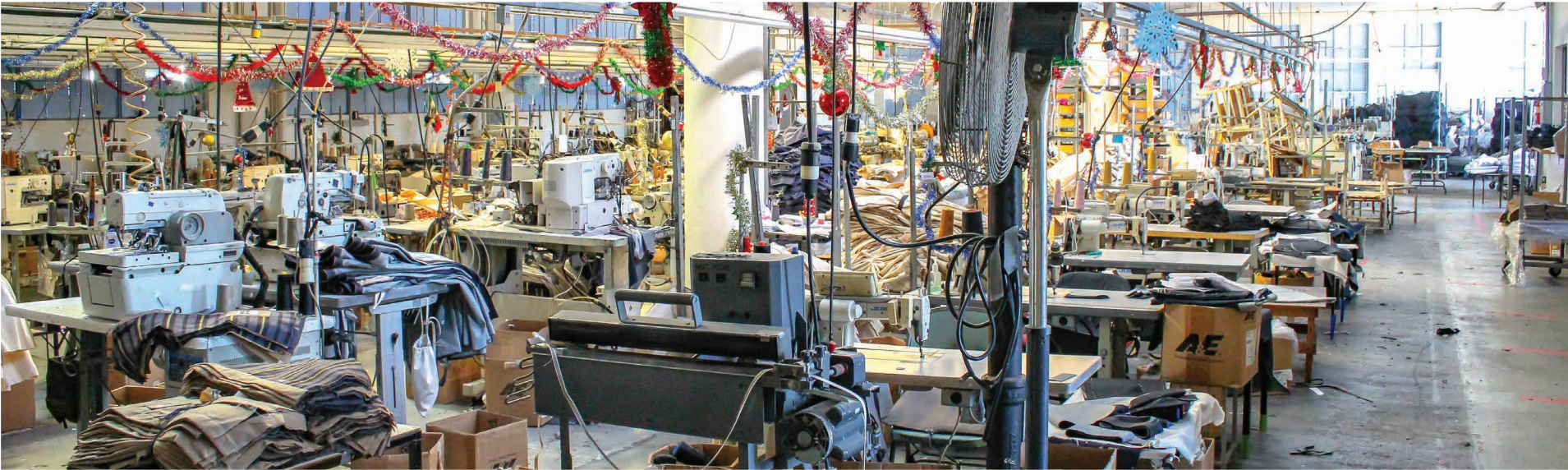
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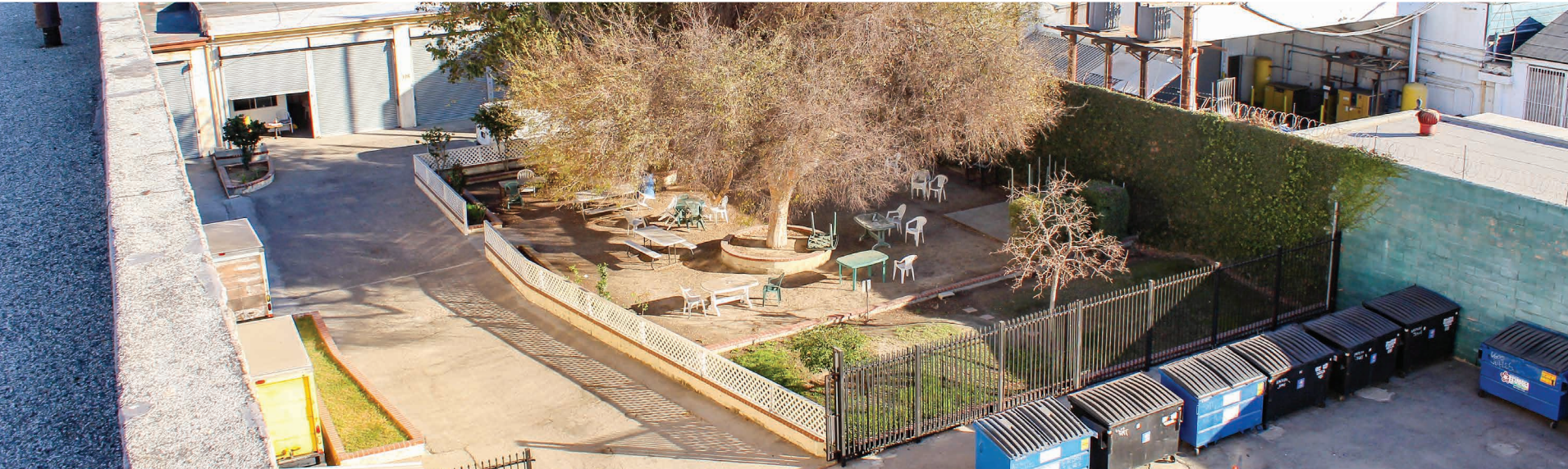
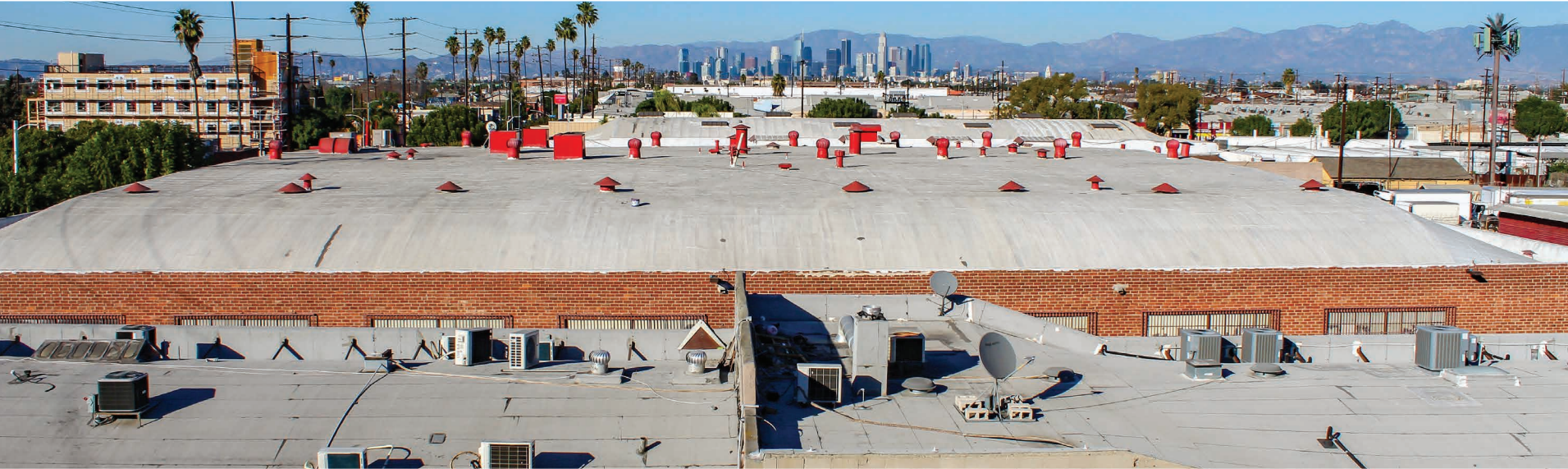
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