

128-144

E. MARTIN LUTHER KING JR BLVD.
LOS ANGELES | CALIFORNIA

PRIME LOS ANGELES LOCATION | RETAIL INVESTMENT OPPORTUNITY



FOR MORE INFORMATION, CONTACT:

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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

**DAUM**
COMMERCIAL REAL ESTATE SERVICES

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EXECUTIVE SUMMARY

DAUM, as the executive listing agent, is pleased to present the opportunity to acquire 128-144 E. Martin Luther King Jr. Blvd., located on the Southern border of Downtown Los Angeles. The subject site consists of an approximate 6,406 square foot retail complex. Which is divided into six individual spaces. The building is currently fully leased with tenants that service the neighborhood.

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SALE PRICE: \$1,450,000

PRICE PER SF (BUILDING): \$226.35

PROPERTY HIGHLIGHTS



Perfect Investment Opportunity



6 Total Units



High Visibility on Heavily Traveled Streets



Excellent Corner Location on MLK Jr. Blvd.



6,406 Square Feet



Large Rental Upside

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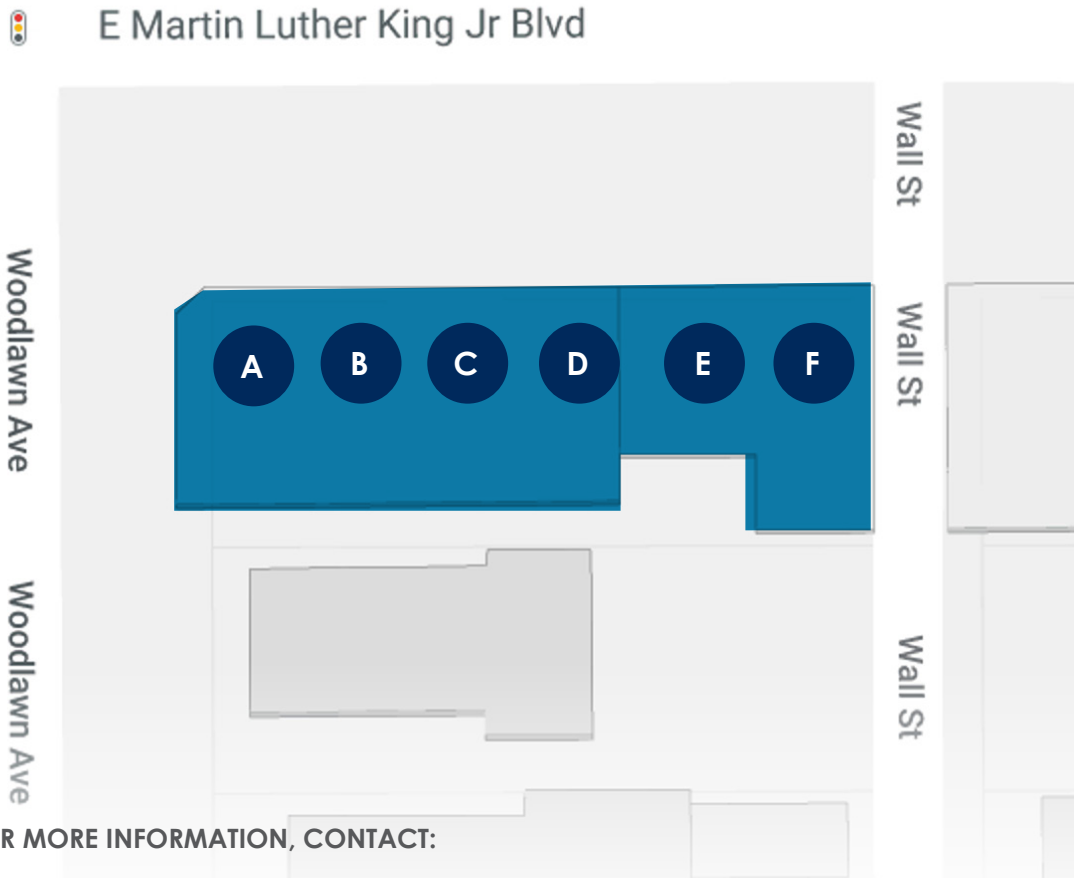
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SITE PLAN



TENANT DESCRIPTION:

- A Unit 128**
Full service grocery store offering a wide range of sundry items and household wares.
- B Unit 134**
Local neighborhood mini-mart that provides household merchandise, groceries and related items.
- C Unit 136**
A neighborhood market. Offers a variety of groceries, beverages, and sandwiches for retail sale.
- D Unit 140**
Local convenience store that stocks tobacco products, snack foods and soft drinks.
- E Unit 142**
Storage and office space for unit 140.
- F Unit 144**
Rosa's Beauty Salon has been at this location since 1995. They specialize in beauty products and accessories.



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RENT ROLL

Unit	Tenant	SF	Rent PSF	Monthly Rent	Annual Rent
128	R Hernandez & H Mateo	2,800	\$0.89	\$2,500.00	\$30,000.00
134	Fredy Sanchez	700	\$1.00	\$700.00	\$8,400.00
136	Miranda Mini-Market	326	\$2.76	\$900.00	\$10,800.00
140	Guadalupe & Elvira Lopez	860	\$1.28	\$1,100.00	\$13,200.00
142	Rodrigo Villasenor	860	\$1.28	\$1,100.00	\$13,200.00
144	El Dorado Beauty Salon	860	\$1.33	\$1,141.00	\$13,692.00
Total		6,406	\$1.16	\$7,441.00	\$89,292.00

	\$/SF/Mo	Monthly	Annually
Rental Income	\$1.16	\$7,441.00	\$89,292.00
Expenses			
Property Taxes*	\$0.226	\$1,450.16	\$17,401.87
Insurance	\$0.040	\$256.83	\$3,082.00
Repairs & Maintenance	\$0.065	\$414.50	\$4,974.00
Total Expenses	\$0.331	\$2,121.49	\$25,457.87
Net Operating Income	\$0.898	\$5,459.30	\$63,111.00

Cap Rate	Value	Value PSF
4.4%	\$1,450,000	\$226.35

*BASED UPON REASSESSMENT

RENTAL INCOME IS BELOW MARKET. LARGE RENTAL UPSIDE.

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AREA MAP



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LOCATION HIGHLIGHTS

COMMUTER RAIL /TRANSIT

Jefferson/USC Transit Stop (Expo Line)
Drive: 4 min | Walk: 20 min | Distance: 1.0 mi

Union Station Commuter Rail (Ventura County, Antelope Valley, San Bernardino, Riverside, Orange County, 91 Lines)
Drive: 9 min | Distance: 4.4 mi

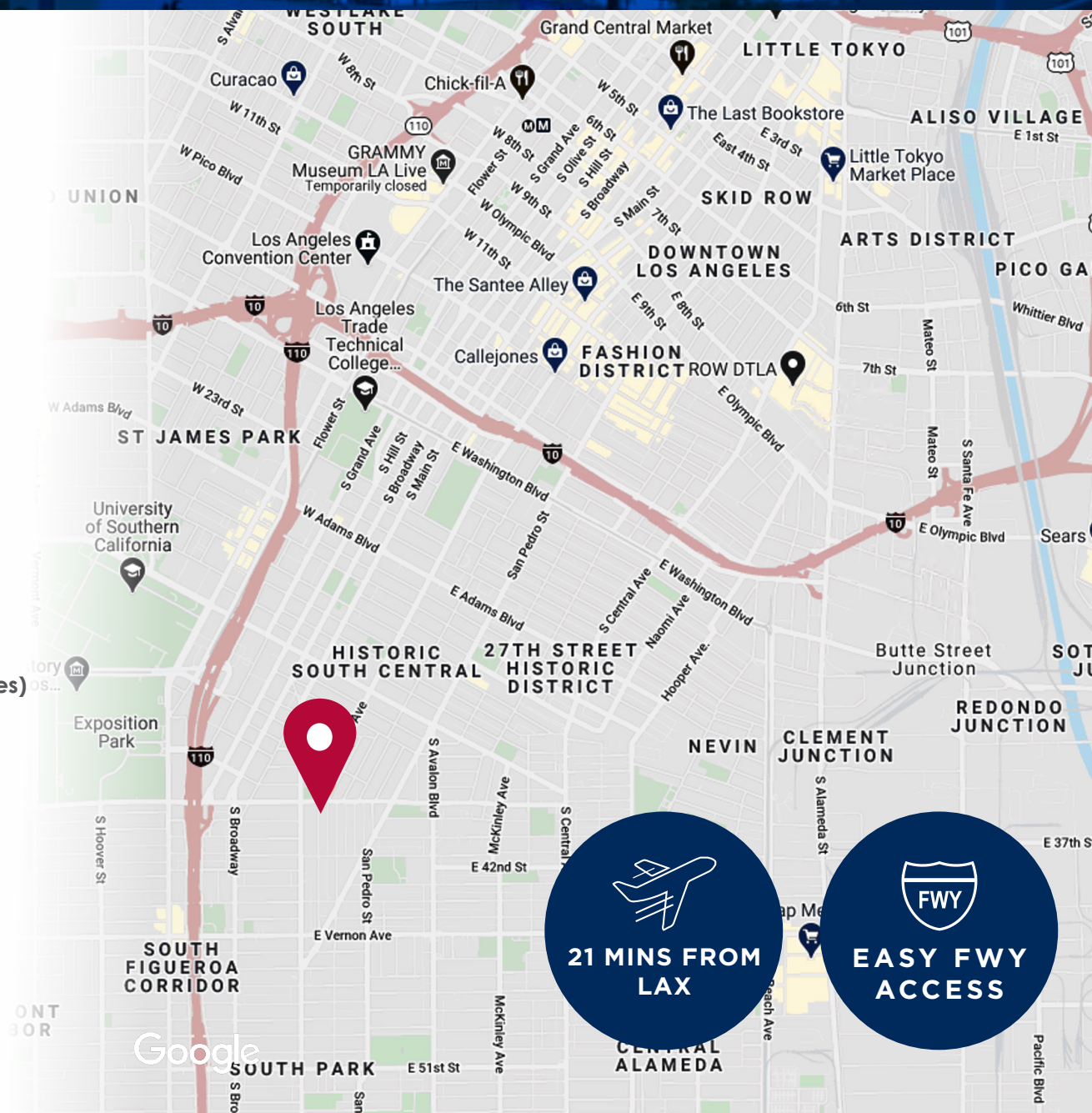
Cal State LA Commuter Rail (San Bernardino Line)
Drive: 12 min | Distance: 8.3 mi

AIRPORT DRIVE DISTANCE

Los Angeles International Airport
Drive: 17 min | Distance: 13.8 mi

Burbank Airport
Drive: 24 min | Distance: 18.6 mi

Long Beach-Daugherty Field Airport
Drive: 24 min | Distance: 20.3 mi





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