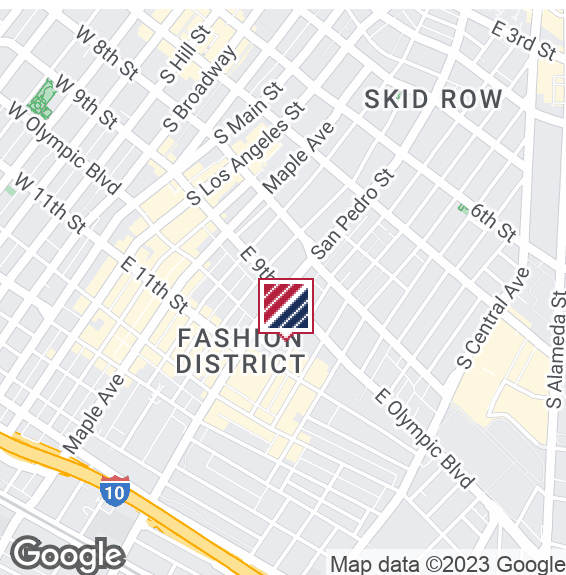




# 951

CROCKER STREET  
LOS ANGELES | CA



## FOR SALE

MULTI-PURPOSE PROPERTY

### PROPERTY HIGHLIGHTS

- Under Market Lease Rates. Big Upside in Income.
- Excellent Owner/User Building. Occupy All or Part.
- 17,198 SF
- Sale Price \$7.49M
- Creative Office
- Multi-Use Property
- Dynamic Downtown Location
- Close Proximity to Arts, Residential, & Financial Districts

FOR MORE INFORMATION PLEASE CONTACT:

**KAM ELGHANIAN**

VICE PRESIDENT

P: 213.820.1686

Kamelghanian@aol.com

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.

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# 951

CROCKER STREET  
LOS ANGELES | CA

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MULTI-PURPOSE PROPERTY



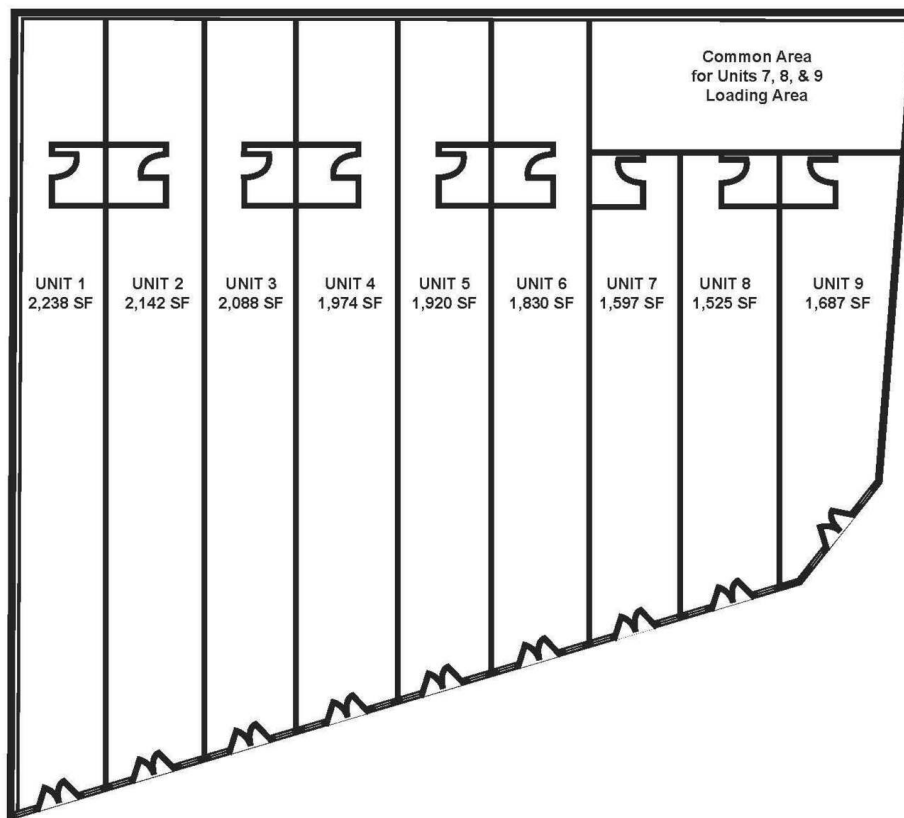
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## INVESTMENT OVERVIEW

Price	\$7,495,000.00
Price per SF	\$435.89
CAP Rate	2.79%
Total Return (yr 1)	\$208,731.10

## OPERATING DATA

Gross Rental Income	\$312,600
CAM Reimbursements	\$28,200
<b>Annual Gross Income</b>	<b>\$340,800</b>
<b>Total Operating Expenses</b>	<b>\$103,868.90</b>
<b>Net Operating Income</b>	<b>\$208,731.10</b>

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SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	MONTHLY RENT	LEASE START
1 & 2	Ole Gifts	4,380 SF	\$19.86	\$7,250	7/1/2021
3	Renamed, LLC	2,088 SF	\$14.37	\$2,500	8/1/2021
4	Khelf, Inc.	1,974 SF	\$16.72	\$2,750	3/1/2022
5	Trio Venice, LLC	1,920 SF	\$18.75	\$3,000	12/1/2021
6	LAQUEEN, Inc.	1,830 SF	\$18.03	\$2,750	5/1/2022
7	Redmoon Collection	1,597 SF	\$18.79	\$2,500	2/1/2023
8	Studio August	1,525 SF	\$19.67	\$2,500	1/1/2022
9	Vior, Inc.	1,687 SF	\$19.92	\$2,800	8/1/2021
<b>TOTALS</b>		<b>17,001 SF</b>	<b>\$146.11</b>	<b>\$26,050</b>	
<b>AVERAGES</b>		<b>2,125 SF</b>	<b>\$18.26</b>	<b>\$3,256</b>	

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**FOR SALE**  
MULTI-PURPOSE PROPERTY

## INCOME SUMMARY

Gross Rental Income	\$312,600
CAM Reimbursements	\$28,200
<b>NET INCOME</b>	<b>\$340,800</b>

## EXPENSES SUMMARY

Insurance	\$10,655
Repairs & Maintenance	\$2,225
Property Management	\$7,400
Property Taxes (1.1% of Purchase Price)	\$86,900
Trash	\$900
LADWP	\$7,634
<b>OPERATING EXPENSES</b>	<b>\$115,714</b>

<b>NET OPERATING INCOME</b>	<b>\$225,086</b>
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## DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	39,292	1,287,135	3,627,292
Median age	38.8	33.7	35.9
Median age (Male)	38.6	32.8	34.8
Median age (Female)	38.6	34.9	37.1

\* Demographic data derived from 2020 ACS - US Census

## TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	LAST MEASURED	DISTANCE
Crocker St	E 9th PI NE	6,119	2022	0.02 miles
E 10th St	Crocker St SE	4,475	2022	0.05 miles
Town Ave	E 10th St SW	3,499	2022	0.08 miles
E 10th St	Towne Ave SE	4,985	2022	0.08 miles

\* Traffic Count data derived from CoStar

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