

\$8,000,000 ASKING PRICE



14,370 SQUARE FOOT BUILDING ON 14,434 SQUARE FEET OF LAND

241

WINSTON STREET
LOS ANGELES | CA



FOR SALE

INDUSTRIAL PROPERTY

PROPERTY HIGHLIGHTS

- 6.1% Cap Return
- Fully Leased - Thirty Tenants
- \$739,500.00 Actual Gross Annual Income
- Walk Score - Walker's Paradise(97)
- In the Heart of the Toy District
- \$4,200.000 financing available through US Bank 25-year amortization, due in 3 years at prevailing rates
- Fantastic Foot Traffic

FOR MORE INFORMATION PLEASE CONTACT:
KAM ELGHANIAN
 VICE PRESIDENT
 P: 213.820.1686
 Kamelghanian@aol.com
 CADRE #01044538

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.

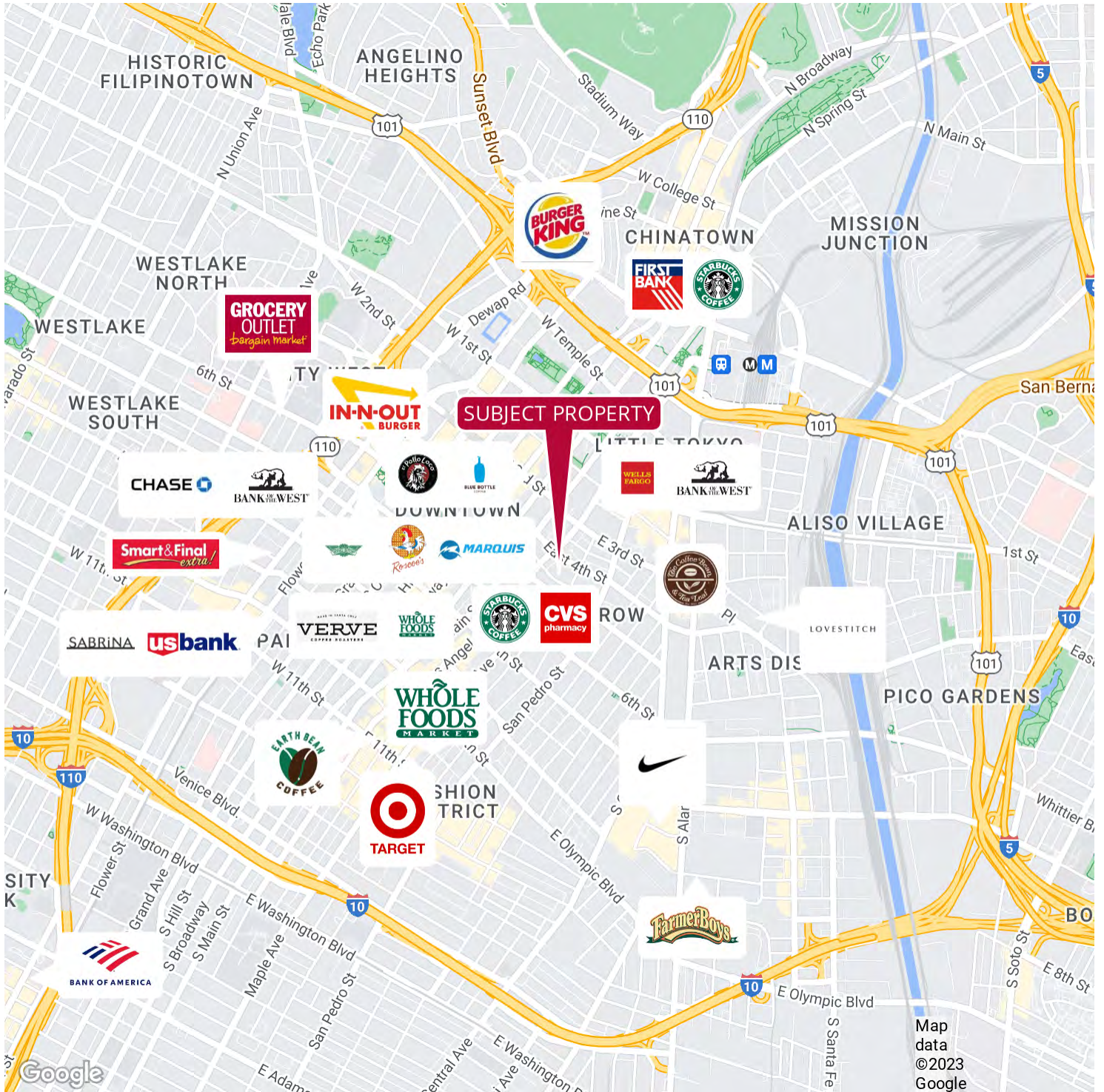


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DAUM
COMMERCIAL REAL ESTATE SERVICES

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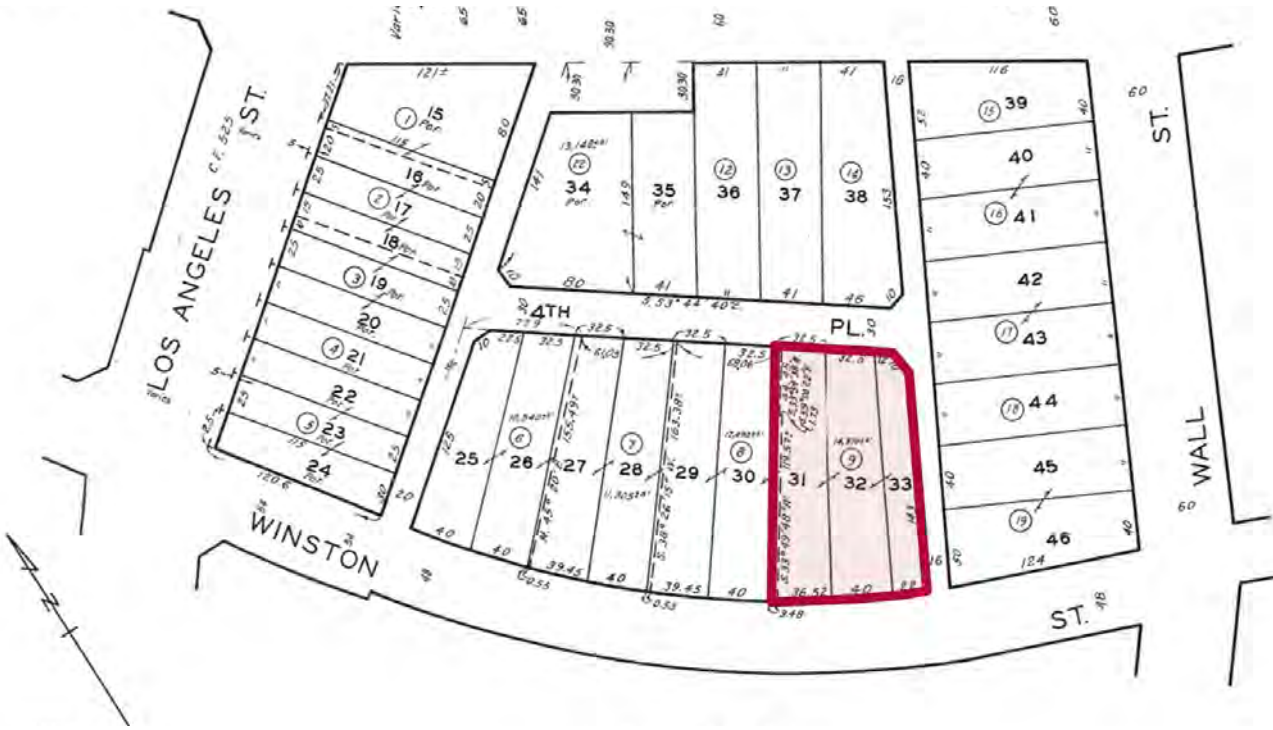
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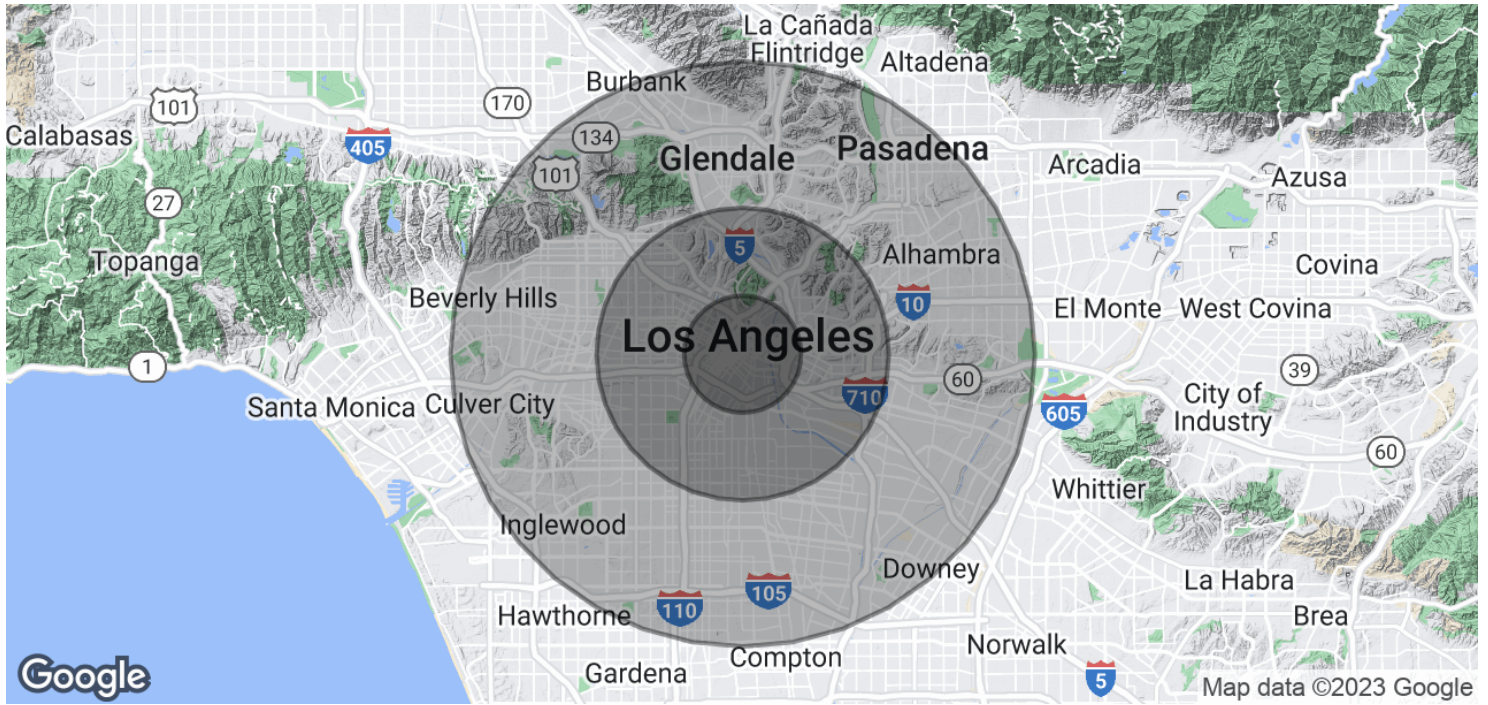
Income Analysis				
241 Winston				
			INCOME	EXPENSES
Purchase Price	\$8,000,000.00			
Total Purchase Price	\$8,000,000.00			
Down Payment @ 40%	\$3,200,000.00			
Loan Fees + Closing Costs (estimated)	\$58,500.00			
Total Cash Outlay	\$3,258,500.00			
Loan @ (25 yr, 7.5%)	\$4,800,000.00			
INCOME				
Income (actual) @ \$4.11 Gross psf		\$739,200.00		
Expense Reimbursements		\$0.00		
Total Income		\$739,200.00		
EXPENSES				
Property Tax @ 1.25%			\$100,000.00	
Janitorial			\$12,000.00	
Trash			\$9,260.00	
Property Insurance			\$13,000.00	
Property Maintenance & Repair			\$10,000.00	
Telephone			\$2,680.00	
Utilities			\$26,800.00	
Management @ 5%			\$36,960.00	
Vacancy Factor @ 5%			\$36,960.00	
Total Expenses			\$247,660.00	
Net Operating Income				\$491,540.00
Cap				6.1%
Mortgage Payments			\$416,160.00	
Net Operating Income				\$75,380.00
Cash on Cash Return				2.3%

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DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
Total population	206,297	1,206,083	3,457,250
Median age	34.9	34.2	36.0
Median age (Male)	34.0	33.2	34.9
Median age (Female)	35.2	35.3	37.2

*Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	LAST MEASURED	DISTANCE
Wall St.	Winston St. SW	4,317	2022	0.04 mi
Winston St.	S. Los Angeles St. NW	3,517	2022	0.05 mi
Wall St.	Winston St. NE	5,571	2022	0.05 mi
E. 4th St.	S. Los Angeles St. NW	12,718	2022	0.06 mi

*Traffic Count data derived from CoStar

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