

# Four Retail Units Adjacent to Silver Lake

3101 Beverly Boulevard

LOS ANGELES, CA 90057

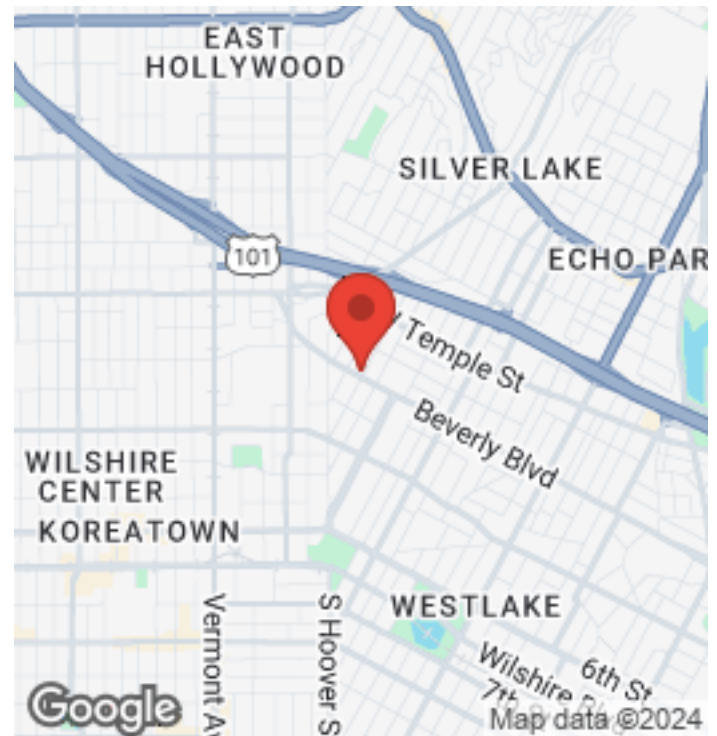
Price: \$1,600,000



3101 Beverly Boulevard

## Property Highlights

- Great location on Beverly Blvd. & Virgil Ave. 6,615 SF LAC2 corner lot
- Four Retail Units all currently leased, ALL month to month!
- Newer Property built in 1988!
- Excellent Frontage with 106 feet on Beverly Blvd and 172 feet on Vendome St.
- Traffic Count of 22,006 Vehicles a day!
- Dense trade area with a population of 101,020 within 1 mile radius
- Great Owner User or Investment Opportunity
- Endless possibilities: All walls can be removed to reconfigure current layout!
- Seven (7) parking spaces and ample street parking
- 'Very Walkable' location with a walk score of 89 meaning most daily errands can be accomplished on foot
- Close proximity to Silver Lake, Echo Park, Koreatown, East Hollywood, Westlake with easy access to the 101
- Over 5% CAP at Market Rents



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# PROPERTY SUMMARY

3101 Beverly Blvd  
3101 Beverly Boulevard | Los Angeles, CA 90057



## Property Summary

|                 |             |
|-----------------|-------------|
| Property Type   | Retail      |
| Price:          | \$1,600,000 |
| Number of Units | 4           |
| Building SF:    | 3,415       |
| Lot Size:       | 6,615 SF    |
| Zoning:         | LAC2        |
| Year Built:     | 1988        |
| Parking:        | 7 spaces    |
| Price Per SF    | \$468       |
| Price Per Unit  | \$400,000   |
| Market CAP Rate | 5.06%       |

## Property Overview

The subject property provides a great opportunity to own or invest in a well-located retail property. Composed of four (4) retail units, all currently occupied, with ALL tenants on month-to-month leases the property provides strong future rental upside. The pole sign was recently converted to LEDS

## Location Overview

The subject property is well located with trendy neighborhoods like Silver Lake and Echo Park in close proximity. This location offers very easy access to all the restaurants and amenities offered by East Hollywood, Downtown LA and Koreatown. There is easy access to the 101 Freeway, public transportation, Kaiser Hospital, LACC and multiple post production houses, providing a stable tenant base.

# INVESTMENT DETAILS

3101 Beverly Blvd  
3101 Beverly Boulevard | Los Angeles, CA 90057

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## Analysis

Analysis Date

September 2024

## Property

|                  |                        |
|------------------|------------------------|
| Property Type    | Retail                 |
| Property Address | 3101 Beverly Blvd      |
| Address          | 3101 Beverly Boulevard |
| City, State      | Los Angeles, CA 90057  |
| Year Built       | 1988                   |

## Purchase Information

|                   |             |
|-------------------|-------------|
| Purchase Price    | \$1,600,000 |
| Tenants           | 4           |
| Total Rentable SF | 3,104       |
| Lot Size          | 6,615 sf    |

## Income & Expense

|                        |            |
|------------------------|------------|
| Gross Operating Income | \$77,802   |
| Monthly GOI            | \$6,483    |
| Total Annual Expenses  | (\$37,163) |
| Monthly Expenses       | (\$3,097)  |

## Financial Information

|                |           |
|----------------|-----------|
| Initial Equity | \$800,000 |
|----------------|-----------|

## Loans

| Type  | Debt      | Term     | Amort    | Rate  | Payment | LO Costs |
|-------|-----------|----------|----------|-------|---------|----------|
| Fixed | \$800,000 | 30 years | 30 years | 7.50% | \$5,594 |          |

**Acquisition Costs**

|  |             |
|--|-------------|
| Purchase Price, Points and Closing Costs | \$1,600,000 |
| Investment - Cash                        | \$800,000   |
| First Loan (Fixed)                       | \$800,000   |

**Investment Information**

|                |             |
|----------------|-------------|
| Purchase Price | \$1,600,000 |
| Price per SF   | \$515.46    |

**Income, Expenses & Cash Flow**

|                               |                   |
|-------------------------------|-------------------|
| <b>Gross Scheduled Income</b> | <b>\$80,208</b>   |
| Total Vacancy and Credits     | (\$2,406)         |
| Operating Expenses            | (\$37,163)        |
| <b>Net Operating Income</b>   | <b>\$40,639</b>   |
| Debt Service                  | (\$67,125)        |
| <b>Cash Flow Before Taxes</b> | <b>(\$26,485)</b> |

**Financial Indicators**

|                                  |           |
|----------------------------------|-----------|
| Cash-on-Cash Return Before Taxes | -3.31%    |
| Debt Coverage Ratio              | 0.61      |
| Capitalization Rate              | 2.54%     |
| Gross Income / Square Feet       | \$25.84   |
| Gross Expenses / Square Feet     | (\$11.97) |
| Operating Expense Ratio          | 47.77%    |

# PRO FORMA SUMMARY

3101 Beverly Blvd  
3101 Beverly Boulevard | Los Angeles, CA 90057



## Investment Summary

|                 |              |
|-----------------|--------------|
| Price           | \$1,600,000  |
| Year Built      | 1988         |
| Tenants         | 4            |
| RSF             | 3,104        |
| Price/RSF       | \$515.46     |
| Lot Size        | 6,615 sf     |
| Floors          | 1            |
| APN             | 5156-010-020 |
| Cap Rate        | 2.54%        |
| Market Cap Rate | 5.06%        |

## Financing Summary

|                       |                  |
|-----------------------|------------------|
| <b>Loan 1 (Fixed)</b> | <b>\$800,000</b> |
| Initial Equity        | \$800,000        |
| Interest Rate         | 7.5%             |
| Term                  | 30 years         |
| Monthly Payment       | \$5,594          |
| DCR                   | .61              |

## Tenant Monthly Scheduled Income

| Tenant        | Actual         | Market          |
|---------------|----------------|-----------------|
| All State     | \$2,200        | \$3,200         |
| Beauty Salon  | \$950          | \$1,950         |
| Metro         | \$1,984        | \$2,500         |
| NY Donuts     | \$1,550        | \$2,500         |
| <b>Totals</b> | <b>\$6,684</b> | <b>\$10,150</b> |

## Annualized Income

| Description                             | Actual            | Market           |
|---|-------------------|------------------|
| <b>Gross Potential Rent</b>             | <b>\$80,208</b>   | <b>\$121,800</b> |
| - Less: Vacancy                         | (\$2,406)         | (\$3,654)        |
| <b>Effective Gross Income</b>           | <b>\$77,802</b>   | <b>\$118,146</b> |
| - Less: Expenses                        | (\$37,163)        | (\$37,163)       |
| <b>Net Operating Income</b>             | <b>\$40,639</b>   | <b>\$80,983</b>  |
| - Debt Service                          | (\$67,125)        | (\$67,125)       |
| <b>Net Cash Flow after Debt Service</b> | <b>(\$26,485)</b> | <b>\$13,859</b>  |
| + Principal Reduction                   | \$7,375           | \$7,375          |
| <b>Total Return</b>                     | <b>(\$19,111)</b> | <b>\$21,233</b>  |

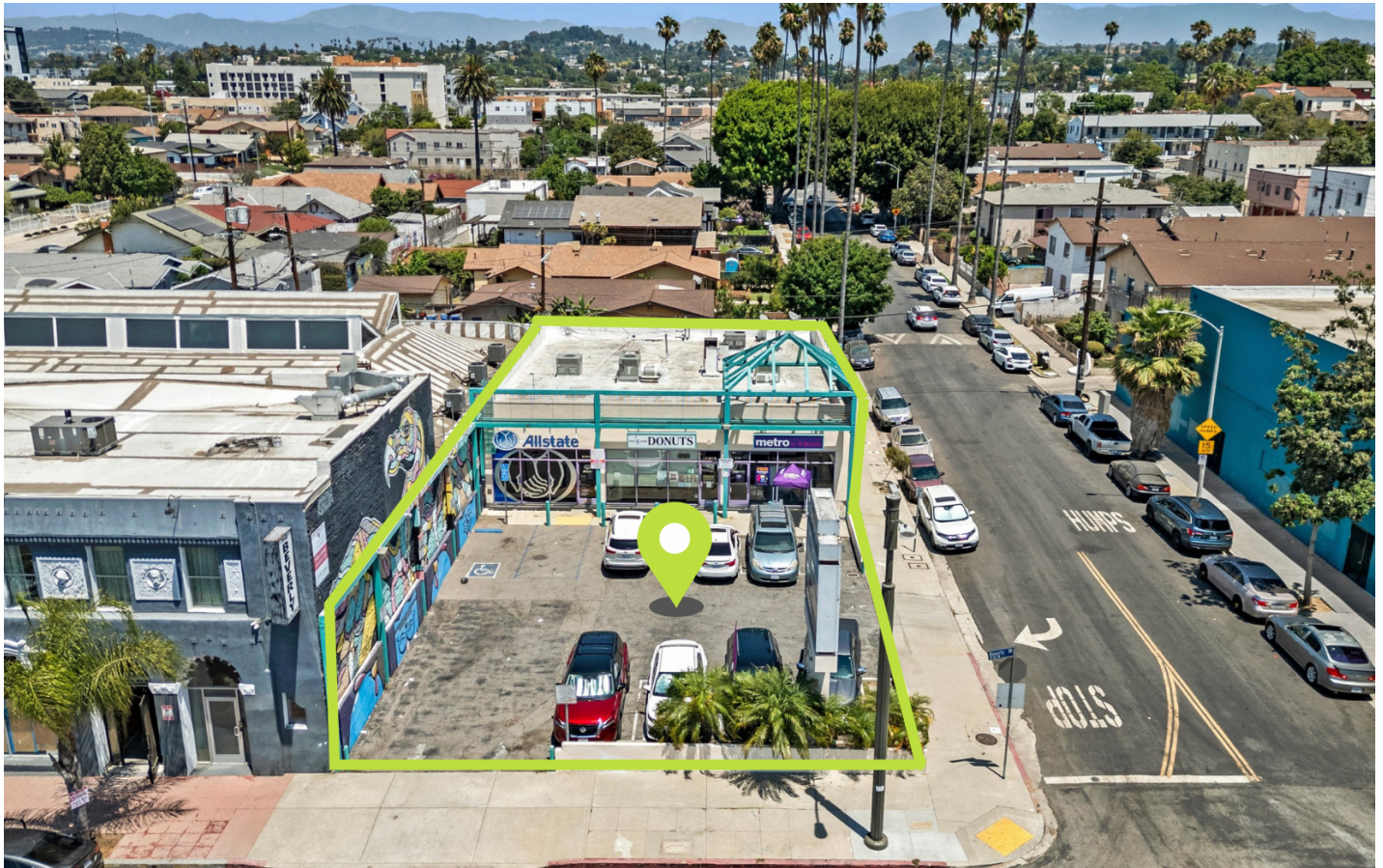
## Annualized Expenses

| Description             | Actual          | Market          |
|-------------------------|-----------------|-----------------|
| Building Insurance      | \$6,648         | \$6,648         |
| Maintenance             | \$2,807         | \$2,807         |
| Misc                    | \$728           | \$728           |
| Taxes - Real Estate     | \$20,000        | \$20,000        |
| Trash Removal           | \$4,257         | \$4,257         |
| Utilities               | \$1,307         | \$1,307         |
| Utility - Other         | \$1,416         | \$1,416         |
| <b>Total Expenses</b>   | <b>\$37,163</b> | <b>\$37,163</b> |
| <b>Expenses Per RSF</b> | <b>\$11.97</b>  | <b>\$11.97</b>  |

## PROPERTY DESCRIPTION

3101 Beverly Blvd  
3101 Beverly Boulevard | Los Angeles, CA 90057

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3101 Beverly Blvd is well maintained, 1988 construction retail property with endless possibilities! The HVAC units are all newer, it has a cool white rubberized roof, new automatic trash enclosure and one (1) tankless water heater. It is situated on a 6,615 square foot corner lot with 106 feet of frontage on Beverly Blvd. The immediate area is deemed very walkable with a walk score of 89 indicating good foot fall in close proximity to the property and the traffic count is 22,006 vehicles a day! All four (4) units are currently occupied and all are on month-to-month leases. The subject property has great potential for an Owner User; All walls can be removed to reconfigure current layout to suit buyer's needs! SBA Financing with as little as 10% down can be utilized for an owner user! The property is secured with new security cameras and DVR. The property has seven (7) parking spaces including one ADA car accessible space and ample street parking on both Beverly Blvd and Vendome St. The 20-foot pole sign has recently been converted to LED.

The subject property is well located with trendy neighborhoods like Silver Lake and Echo Park in close proximity. This location offers very easy access to all the restaurants and amenities offered by East Hollywood, Downtown LA and Koreatown. There is easy access to the 101 Freeway, public transportation, Kaiser Hospital, LACC and multiple post production houses, providing a stable tenant base.

# LEASE RENT ROLL

3101 Beverly Blvd  
3101 Beverly Boulevard | Los Angeles, CA 90057

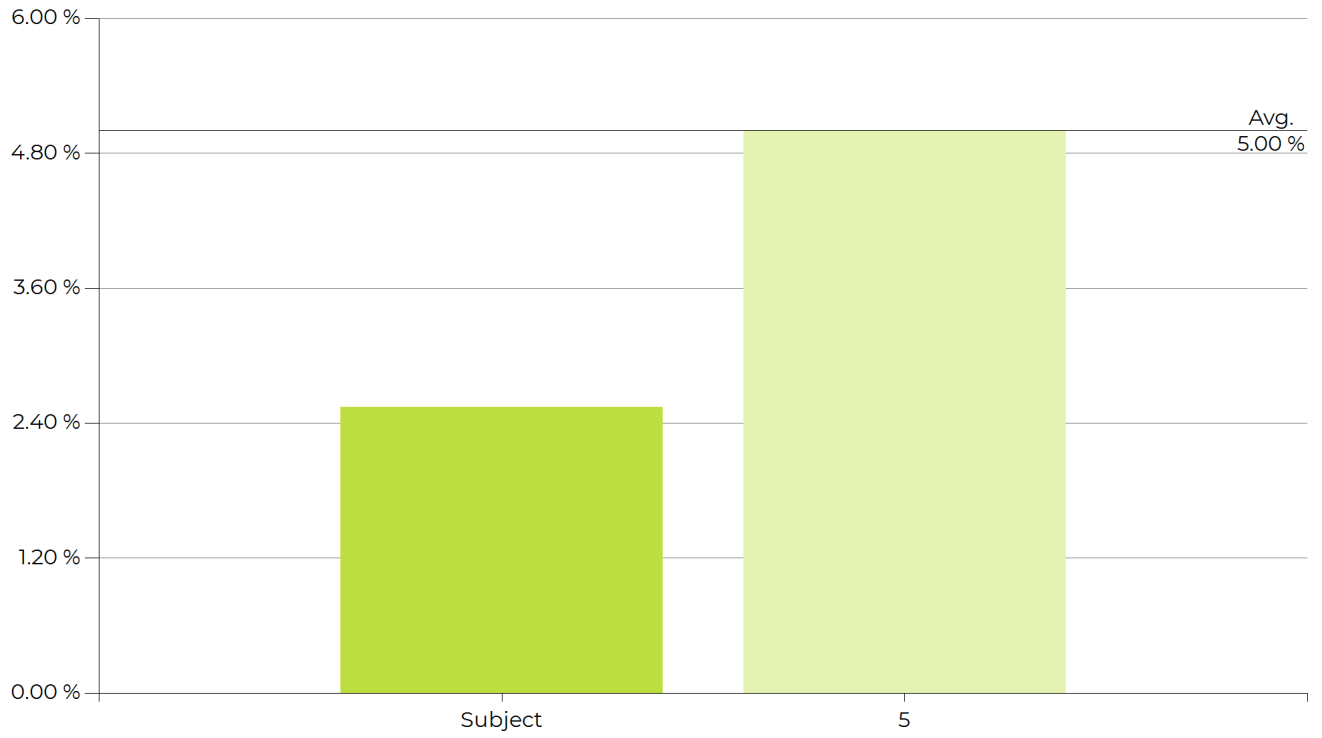
| Tenant              | Rent       | CAMs         | Total       | Size SF | Start    | Expires  | \$/RSF  | Total Rent |
|---------------------|------------|--------------|-------------|---------|----------|----------|---------|------------|
| All State           | \$1,702.05 | \$497.95     | \$2,200.00  | 995     | 04/01/16 | 03/31/21 | \$26.53 | \$26,400   |
| New York Donuts     | \$1,550.00 | N/A          | \$1,550.00  | 738     | 02/04/05 | 02/04/07 | \$30.85 | \$18,600   |
| Metro by T-Mobile   | \$1,344.38 | \$639.62     | \$1,550.00  | 768     | 06/01/17 | 06/01/17 | \$31.00 | \$23,808   |
| Anna's Beauty Salon | \$950.00   | N/A          | \$950.00    | 603     | 09/01/14 | 09/01/19 | \$15.45 | \$11,400   |
|                     |            | Total        | \$6,684.00  | 3104    |          |          |         |            |
|                     |            | Yearly Gross | \$80,208.00 |         |          |          |         |            |



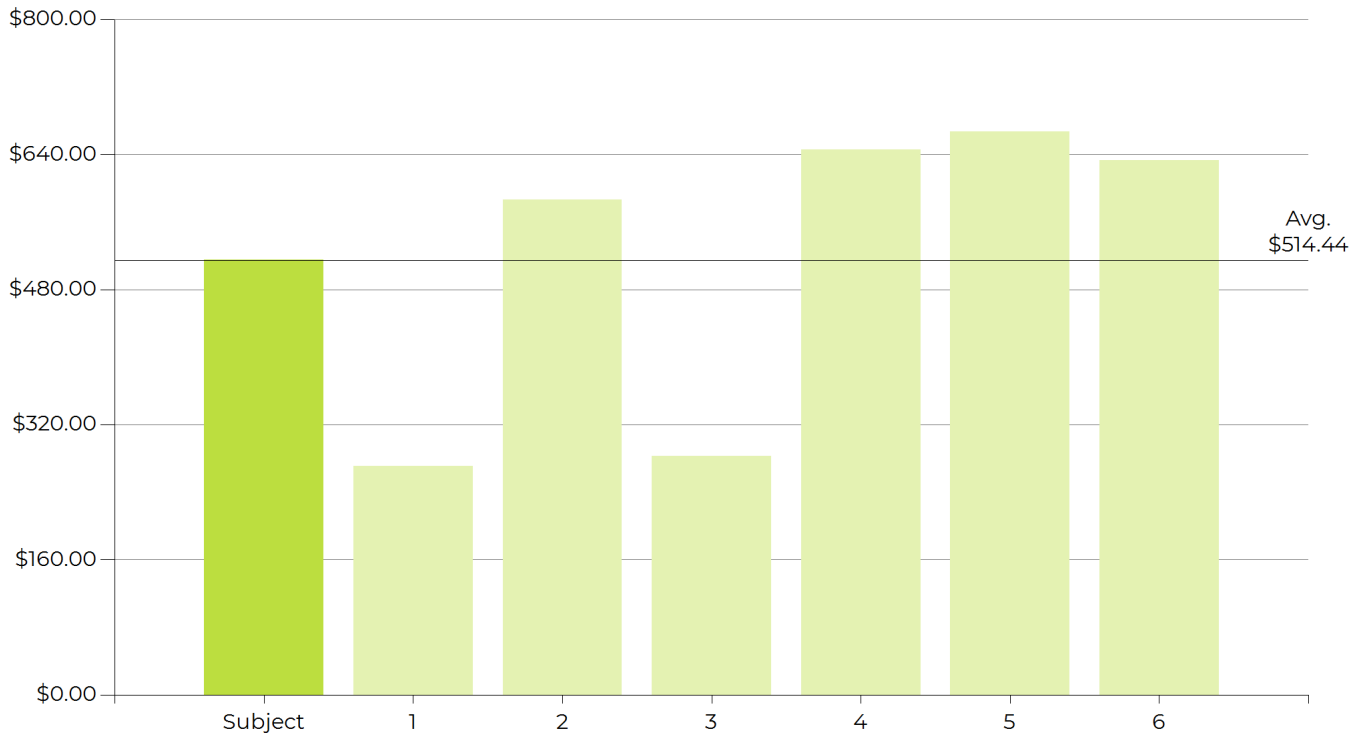
# SALE COMPARABLES

3101 Beverly Blvd  
3101 Beverly Boulevard | Los Angeles, CA 90057

## Cap Rate



## Price per SF



# SALE COMPARABLES

3101 Beverly Blvd  
3101 Beverly Boulevard | Los Angeles, CA 90057



|             |             |
|-------------|-------------|
| Sale Price  | \$1,600,000 |
| Spaces      | 4           |
| Rentable SF | 3,104       |
| Price/SF    | \$515.46    |
| Lot Size    | 6,615       |
| Cap Rate    | 2.54%       |
| Year Built  | 1988        |

## 3101 Beverly Blvd

3101 Beverly Boulevard, Los Angeles, CA 90057

### Notes

Seven (7) parking spaces. Four (4) month to month tenants.



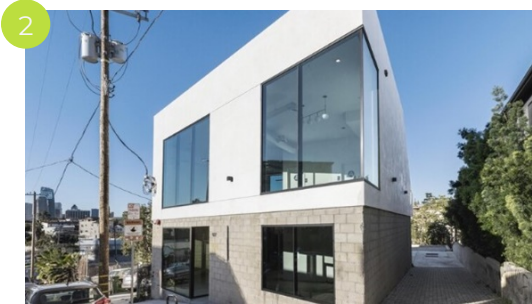
|   |             |             |
|---|-------------|-------------|
| 1 | Sale Price  | \$1,300,000 |
|   | Spaces      | 1           |
|   | Rentable SF | 4,800       |
|   | Price/SF    | \$270.83    |
|   | Lot Size    | 4,812       |
|   | Year Built  | 1928        |
|   | Sale Date   | 2/2/2024    |
|   | Days-On-Mkt | 181         |

## 3114 - 3142 Beverly Blvd

3114 Beverly Boulevard, Los Angeles, CA 90057

### Notes

No parking. 178 Feet of Frontage on Beverly Blvd. Delivered Vacant.



|   |             |             |
|---|-------------|-------------|
| 2 | Sale Price  | \$1,760,000 |
|   | Spaces      | 1           |
|   | Rentable SF | 3,000       |
|   | Price/SF    | \$586.67    |
|   | Lot Size    | 5,227       |
|   | Year Built  | 2023        |
|   | Sale Date   | 7/31/2023   |
|   | Days-On-Mkt | 173         |

927 Everett Street, Los Angeles, CA 90026

### Notes

Three (3) parking spaces. Building in Shell Condition. Built in 2023.

# SALE COMPARABLES

3101 Beverly Blvd  
3101 Beverly Boulevard | Los Angeles, CA 90057

3



|             |             |
|-------------|-------------|
| Sale Price  | \$1,300,000 |
| Spaces      | 2           |
| Rentable SF | 4,591       |
| Price/SF    | \$283.16    |
| Lot Size    | 2,910       |
| Year Built  | 1985        |
| Sale Date   | 4/24/2023   |
| Days-On-Mkt | 73          |

2632 West Pico Boulevard, Los Angeles, CA 90006

### Notes

Nine (9) parking spaces.

4



|             |             |
|-------------|-------------|
| Sale Price  | \$1,500,000 |
| Spaces      | 3           |
| Rentable SF | 2,322       |
| Price/SF    | \$645.99    |
| Lot Size    | 7,492       |
| Year Built  | 1972        |
| Sale Date   | 12/13/2023  |

3231 West Sunset Boulevard, Los Angeles, CA 90026

### Notes

Nine (9) parking spaces. 132 Feet of Frontage on Sunset Blvd.

5



|              |             |
|--------------|-------------|
| Asking Price | \$2,000,000 |
| Spaces       | 1           |
| Rentable SF  | 3,000       |
| Price/SF     | \$666.67    |
| Lot Size     | 9,252       |
| Cap Rate     | 5.0%        |
| Year Built   | 1951        |
| Sale Date    | On Market   |
| Days-On-Mkt  | 80          |

2909 Beverly Boulevard, Los Angeles, CA 90057

### Notes

Ten (10) parking spaces.

# SALE COMPARABLES

3101 Beverly Blvd  
3101 Beverly Boulevard | Los Angeles, CA 90057



|              |             |
|--------------|-------------|
| Asking Price | \$1,995,000 |
| Spaces       | 1           |
| Rentable SF  | 3,150       |
| Price/SF     | \$633.33    |
| Lot Size     | 7,122       |
| Year Built   | 1951        |
| Sale Date    | On Market   |
| Days-On-Mkt  | 296         |

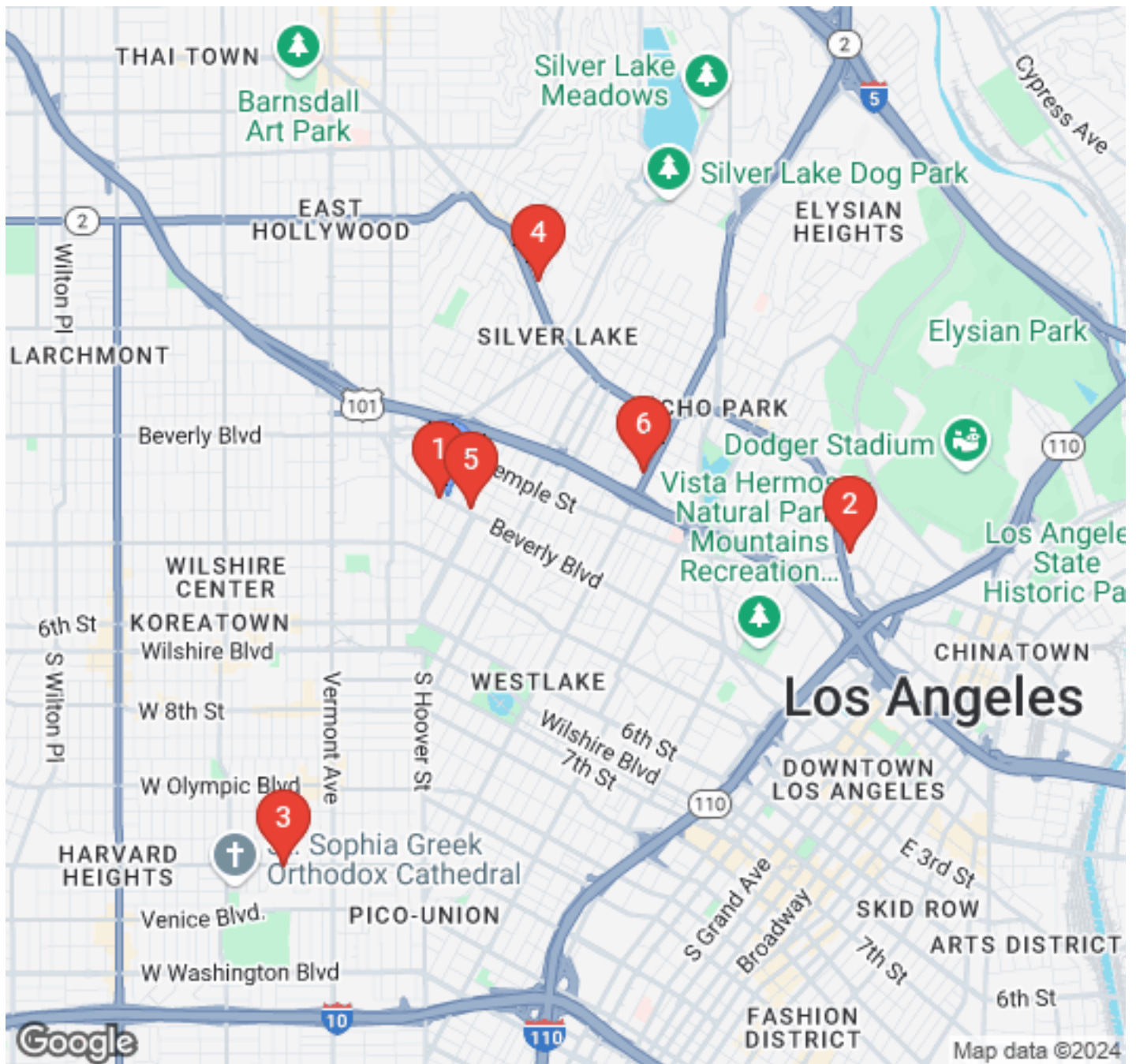
625 North Alvarado Street, Los Angeles, CA 90026

## Notes

Ten (10) spaces.

# SALE COMPARABLES

3101 Beverly Blvd  
3101 Beverly Boulevard | Los Angeles, CA 90057



**S** 3101 Beverly Boulevard  
Los Angeles, CA, 90057  
\$1,600,000

**3** 2632 West Pico Boulevard  
Los Angeles, CA, 90006  
\$1,300,000

**6** 625 North Alvarado Street  
Los Angeles, CA, 90026  
\$1,995,000

**1** 3114 Beverly Boulevard  
Los Angeles, CA, 90057  
\$1,300,000

**4** 3231 West Sunset Boulevard  
Los Angeles, CA, 90026  
\$1,500,000

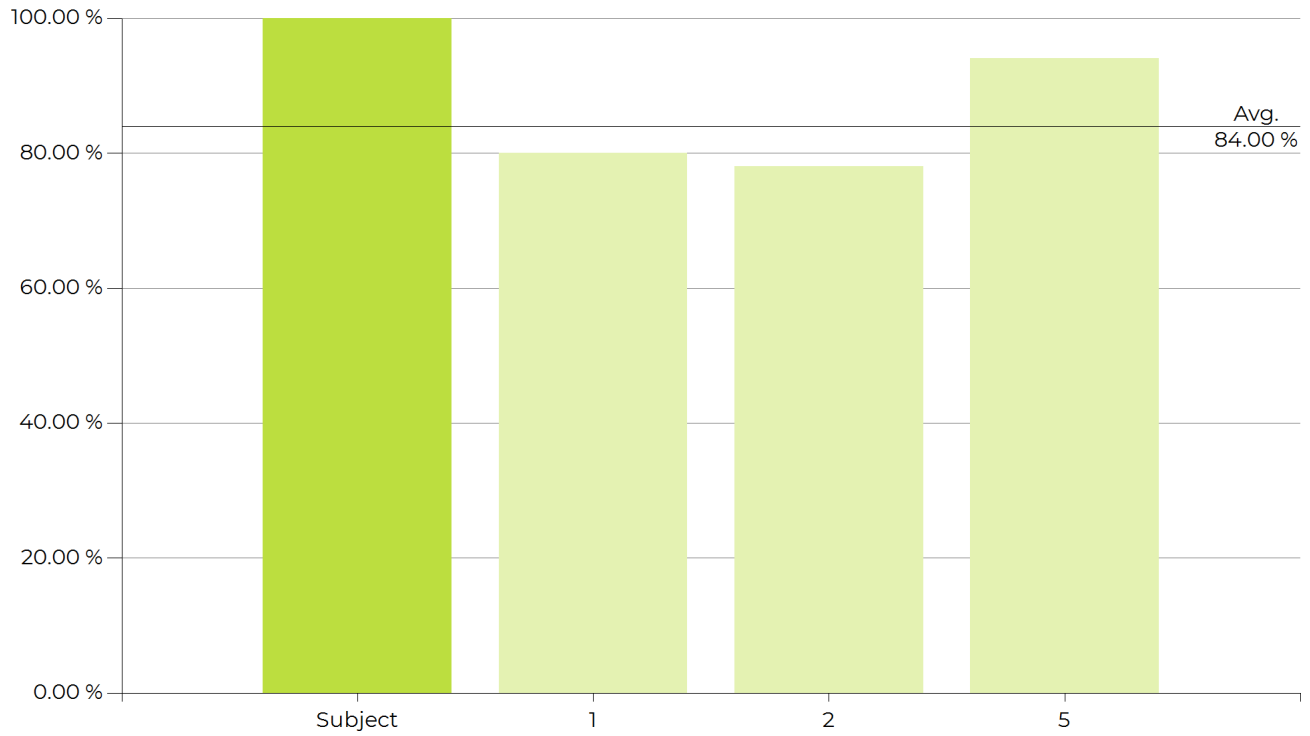
**2** 927 Everett Street  
Los Angeles, CA, 90026  
\$1,760,000

**5** 2909 Beverly Boulevard  
Los Angeles, CA, 90057  
\$2,000,000

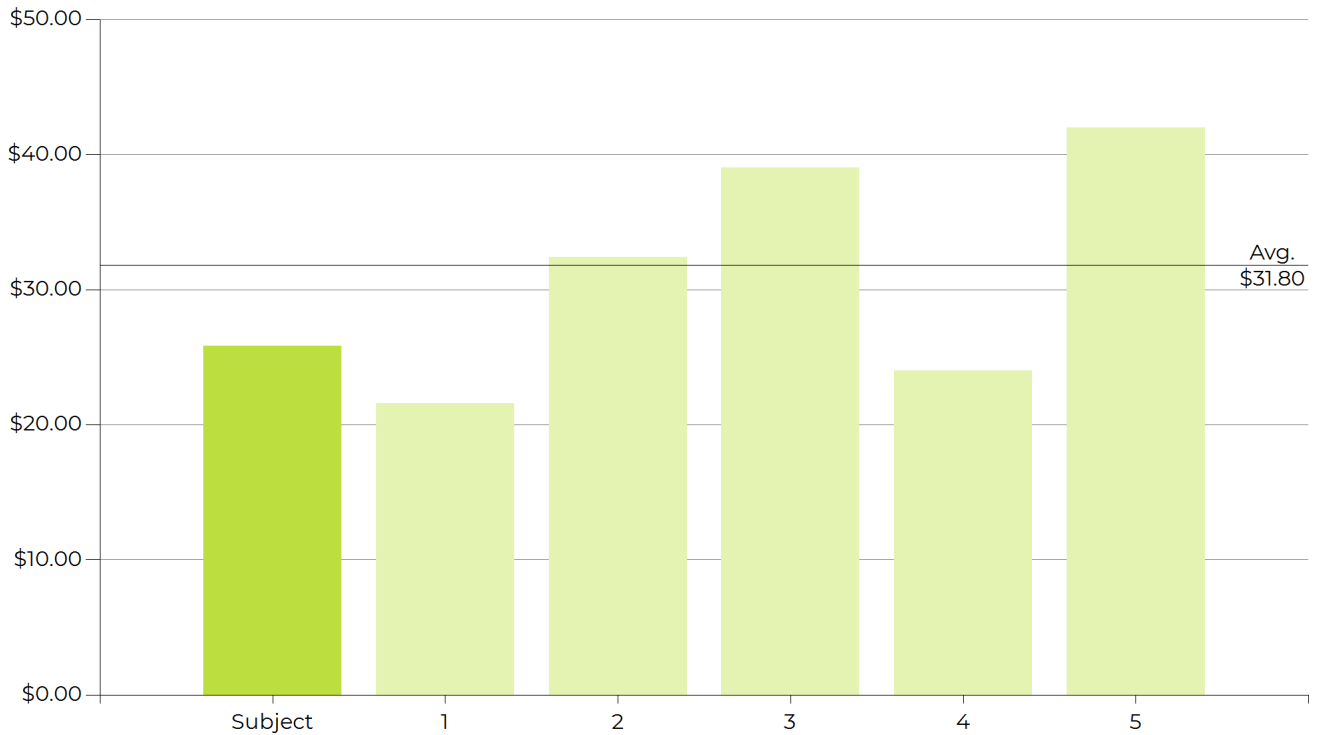
# RENT COMPARABLES

3101 Beverly Blvd  
3101 Beverly Boulevard | Los Angeles, CA 90057

## Occupancy



## Average Rent per SF



# RENT COMPARABLES

3101 Beverly Blvd  
3101 Beverly Boulevard | Los Angeles, CA 90057



|            |         |
|------------|---------|
| Avg        | \$25.84 |
| Range/RSF  |         |
| RSF        | 3,104   |
| Occupancy  | 100%    |
| Tenants    | 4       |
| Year Built | 1988    |

## 3101 Beverly Blvd

3101 Beverly Boulevard, Los Angeles, CA 90057

### Notes

Seven (7) parking spaces. Four (4) month to month tenants.



|            |         |
|------------|---------|
| Avg        | \$21.60 |
| Range/RSF  |         |
| RSF        | 3,444   |
| Occupancy  | 80%     |
| Tenants    | 10      |
| Year Built | 1987    |

264 South Rampart Boulevard, Los Angeles, CA 90057

### Notes

2 Retail Units available to lease. First unit is 2,644 SF. \$1.8 per square feet per month.  
Second unit is 800 SF. \$1.8 per square feet per month.



|            |                   |
|------------|-------------------|
| Avg        | \$32.40           |
| Range/RSF  | \$29.40 - \$35.40 |
| RSF        | 30,862            |
| Occupancy  | 78%               |
| Tenants    | 9                 |
| Year Built | 1987              |

## 187-233 S Vermont Ave

187 South Vermont Avenue, Los Angeles, CA 90004

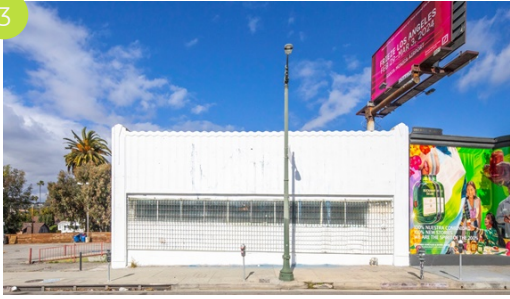
### Notes

Ste 217: 968 Square Feet available to lease. \$2.45 per square foot per month.  
Ste 231: 1,768 Square Feet available to lease. \$2.95 per square foot per month.

# RENT COMPARABLES

3101 Beverly Blvd  
3101 Beverly Boulevard | Los Angeles, CA 90057

3



|            |         |
|------------|---------|
| Avg        | \$39.00 |
| Range/RSF  |         |
| RSF        | 9,000   |
| Occupancy  | 0%      |
| Tenants    | 2       |
| Year Built | 1936    |

## 2511 - 2513 W Sunset Blvd

2511 Sunset Boulevard, Los Angeles, CA 90026

### Notes

4,500 Square Feet available to lease. \$3.25 per square foot per month.

4



|            |         |
|------------|---------|
| Avg        | \$24.00 |
| Range/RSF  |         |
| RSF        | 9,000   |
| Occupancy  | 0%      |
| Tenants    | 2       |
| Year Built | 1936    |

## 505 - 545 S Alvarado St

505 South Alvarado Street, Los Angeles, CA 90057

### Notes

1,540 Square Feet available to lease. \$2 per square foot per month.

5



|            |         |
|------------|---------|
| Avg        | \$42.00 |
| Range/RSF  |         |
| RSF        | 70,000  |
| Occupancy  | 94%     |
| Tenants    | 67      |
| Year Built | 2024    |

## 3967-3977 Beverly Blvd

3967 Beverly Boulevard, Los Angeles, CA 90004

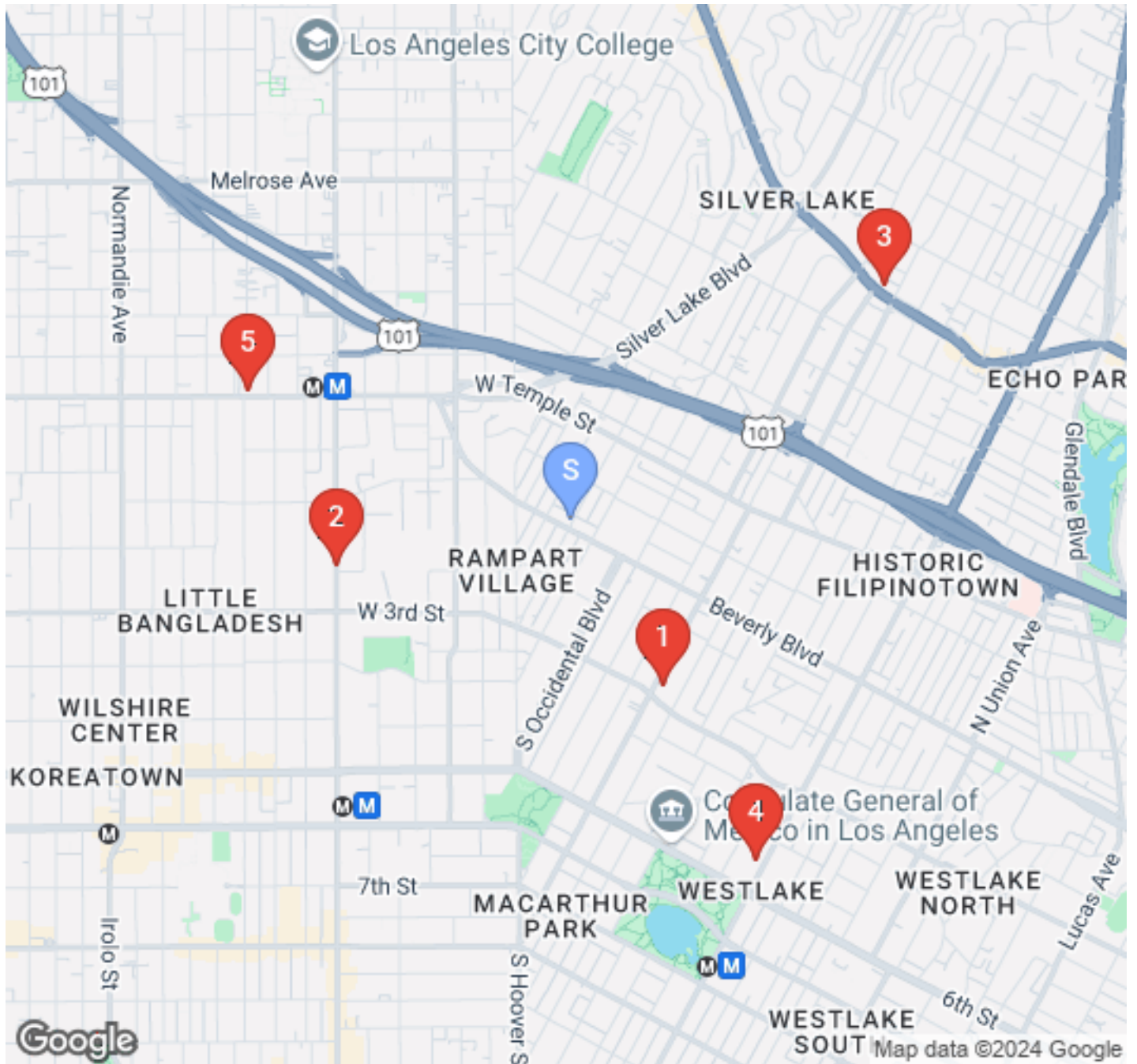
### Notes

Under Construction. 2,600 Square Feet available to lease. \$3.5 per square foot per month.



# RENT COMPARABLES

3101 Beverly Blvd  
3101 Beverly Boulevard | Los Angeles, CA 90057



**S** 3101 Beverly Boulevard  
Los Angeles, CA, 90057

**1** 264 South Rampart  
Los Angeles, CA, 90057

**2** 187 South Vermont Avenue  
Los Angeles, CA, 90004

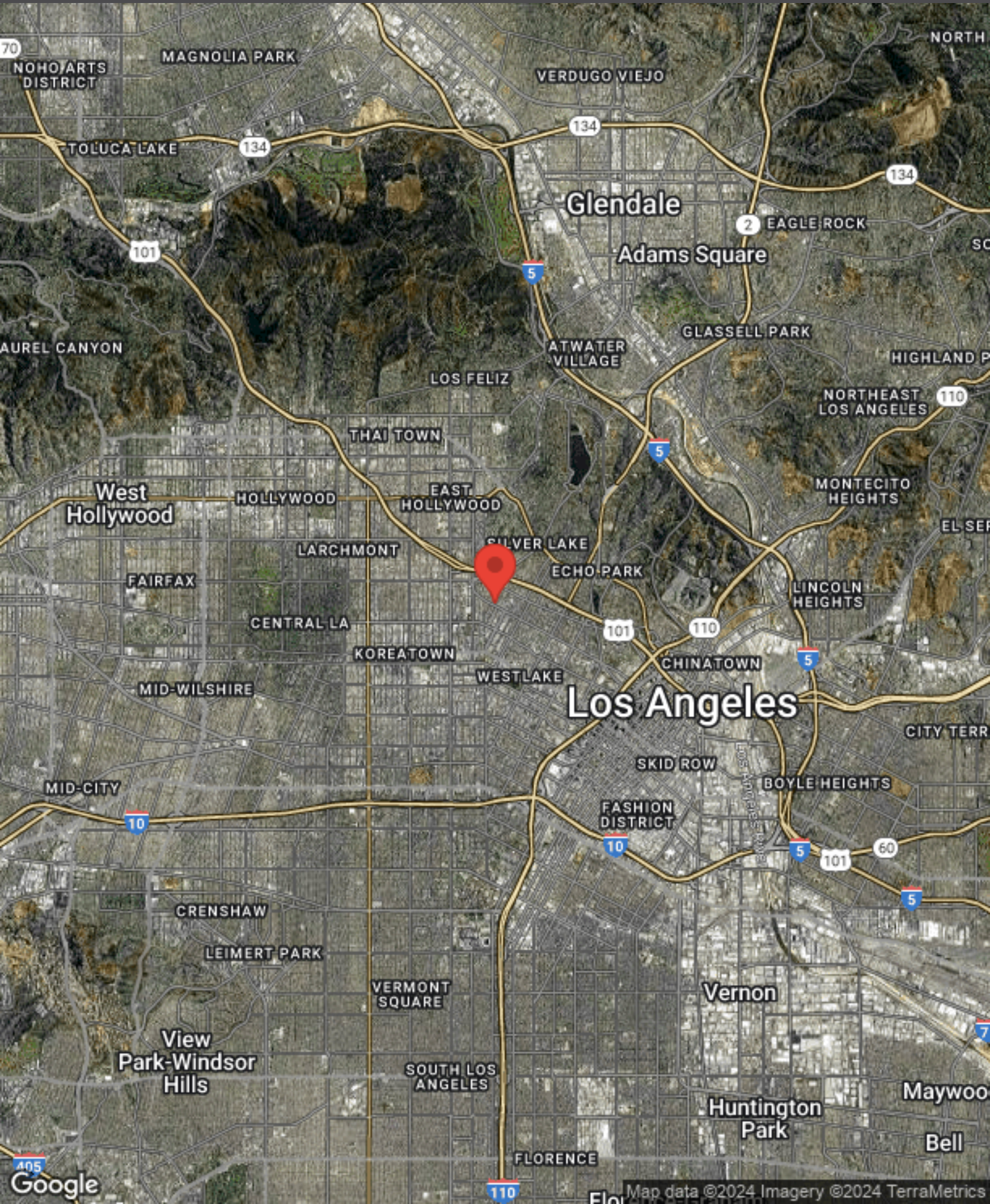
**3** 2511 Sunset Boulevard  
Los Angeles, CA, 90026

**4** 505 South Alvarado Street  
Los Angeles, CA, 90057

**5** 3967 Beverly Boulevard  
Los Angeles, CA, 90004

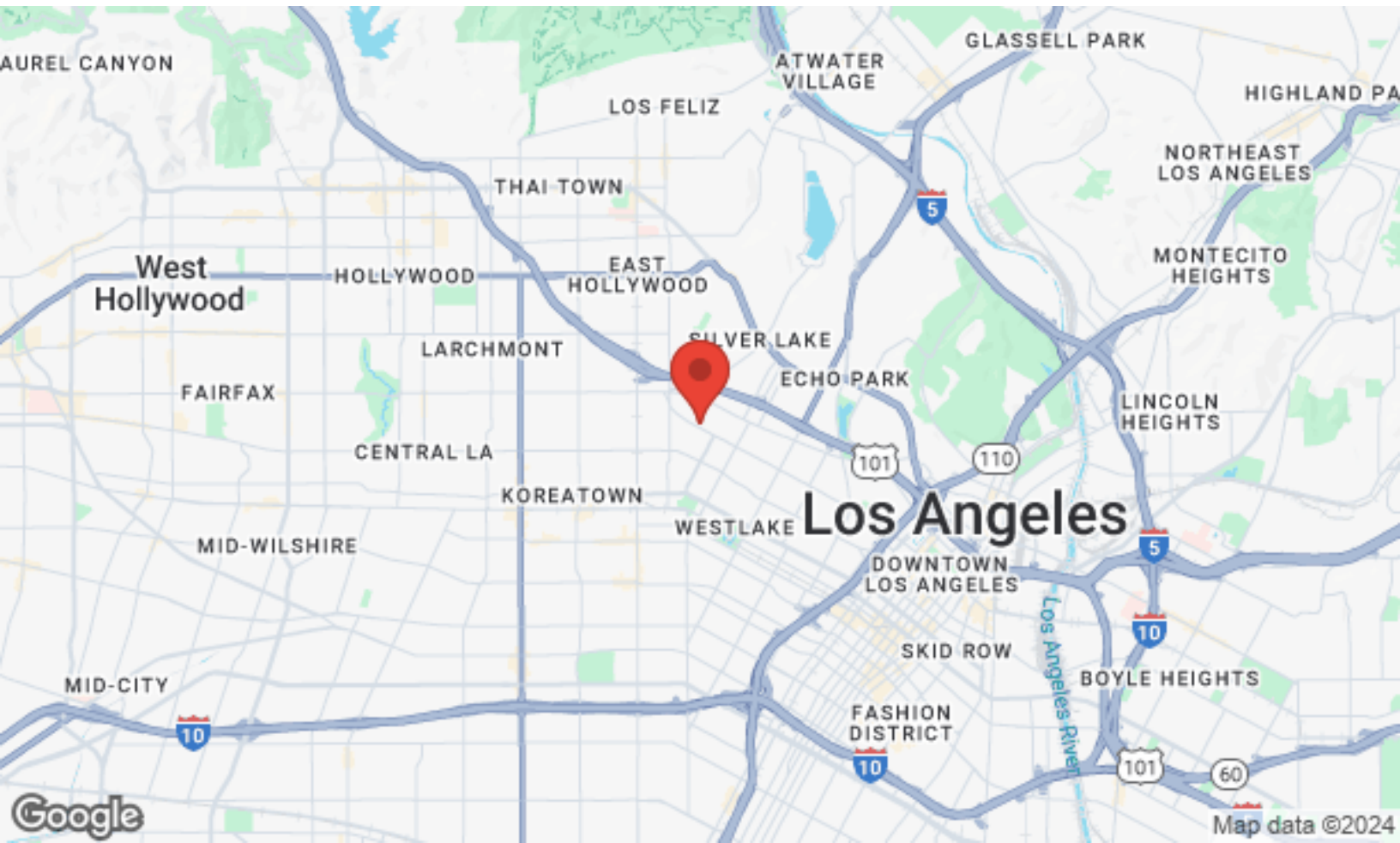
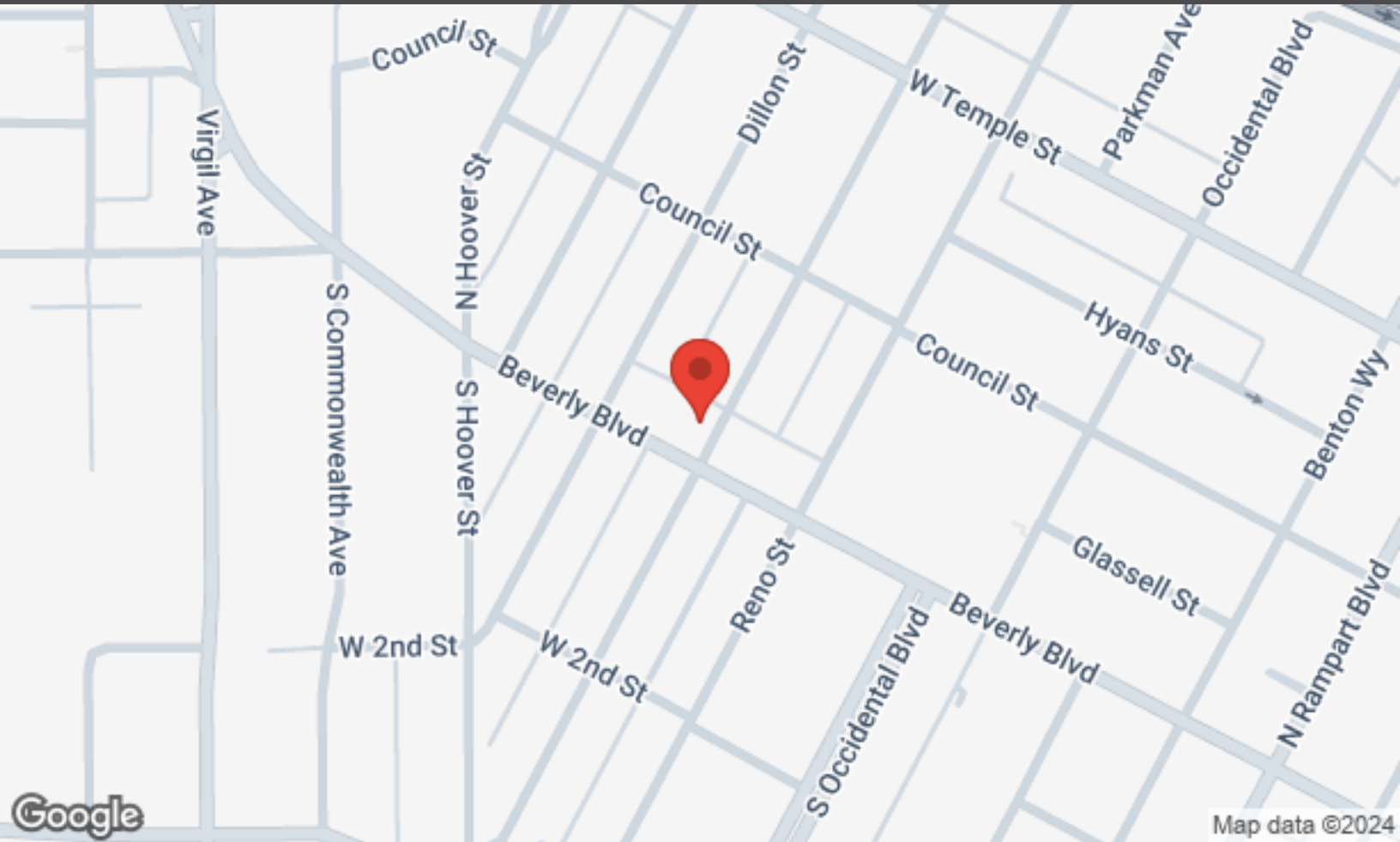
# REGIONAL MAP

3101 Beverly Blvd  
3101 Beverly Boulevard | Los Angeles, CA 90057



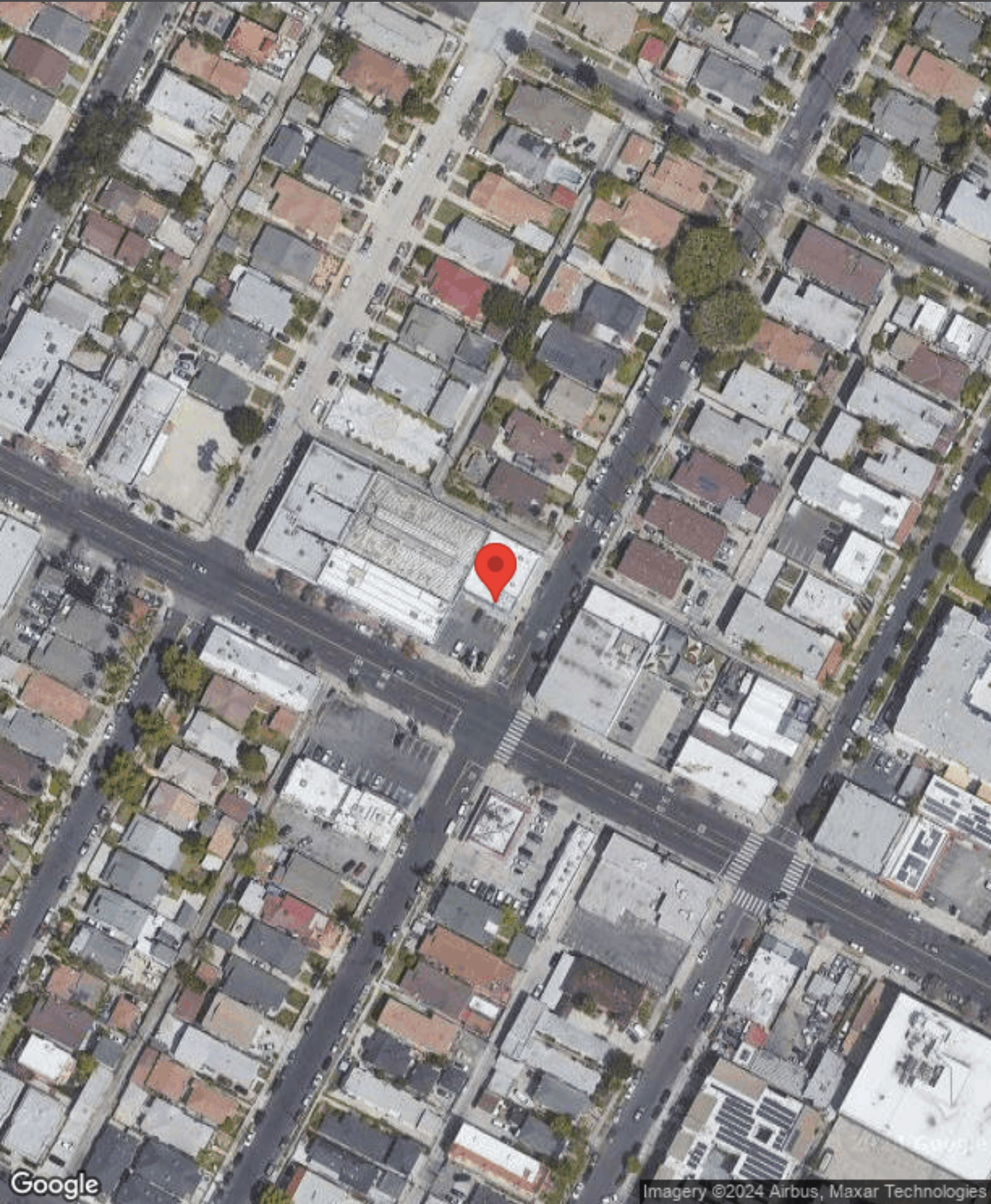
# LOCATION MAPS

3101 Beverly Blvd  
3101 Beverly Boulevard | Los Angeles, CA 90057



# AERIAL MAP

3101 Beverly Blvd  
3101 Beverly Boulevard | Los Angeles, CA 90057



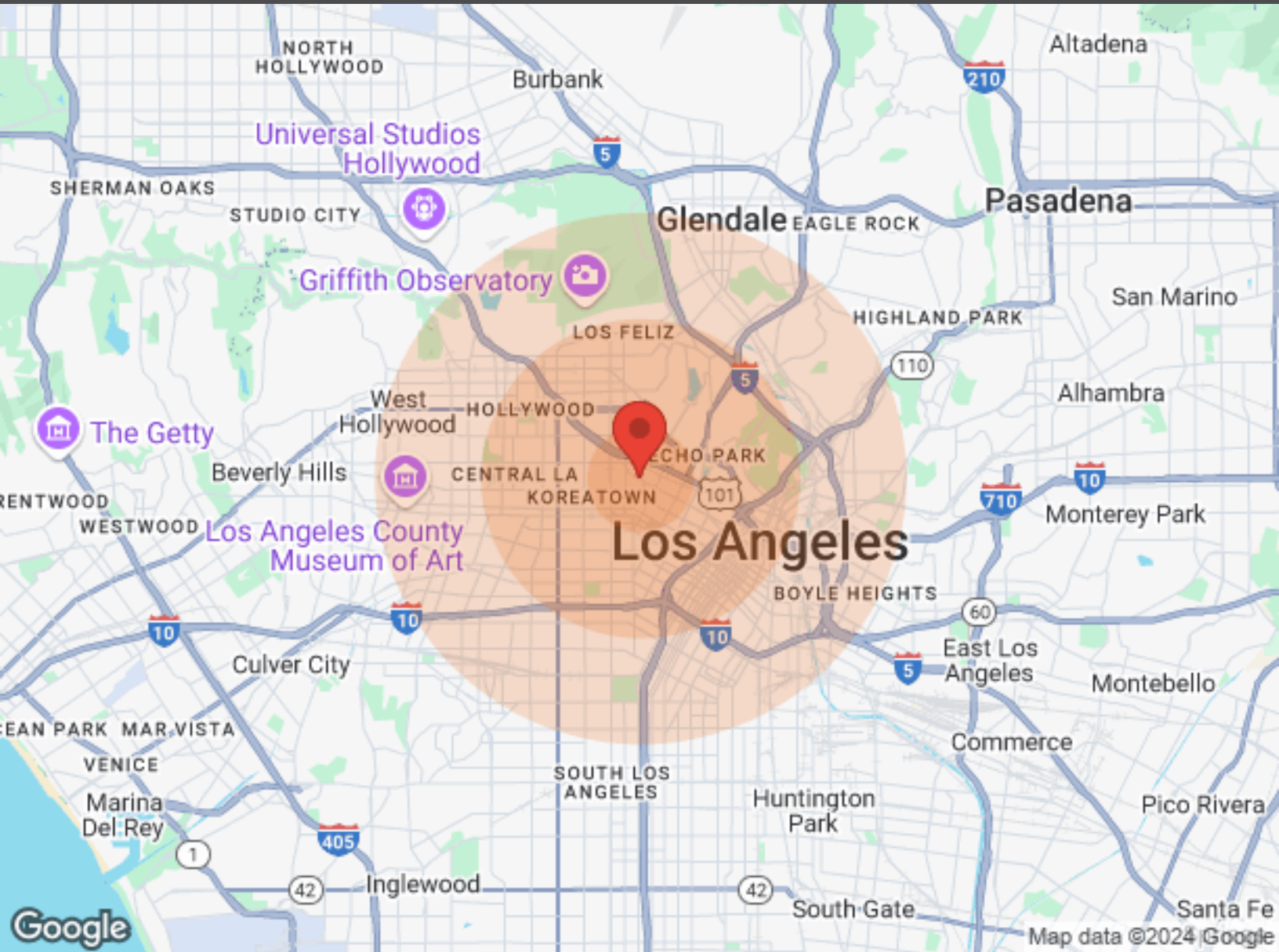
# BUSINESS MAP

3101 Beverly Blvd  
3101 Beverly Boulevard | Los Angeles, CA 90057



# DEMOGRAPHICS

3101 Beverly Blvd  
3101 Beverly Boulevard | Los Angeles, CA 90057



| Population       | 1 Mile  | 3 Miles | 5 Miles   |
|------------------|---------|---------|-----------|
| Male             | 53,712  | 306,101 | 603,516   |
| Female           | 50,973  | 285,490 | 576,772   |
| Total Population | 104,685 | 591,591 | 1,180,288 |

| Age        | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14  | 18,414 | 96,707  | 205,077 |
| Ages 15-24 | 11,510 | 62,543  | 133,187 |
| Ages 25-54 | 51,001 | 279,979 | 554,873 |
| Ages 55-64 | 11,888 | 71,109  | 135,591 |
| Ages 65+   | 11,872 | 81,253  | 151,560 |

| Race         | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White        | 31,265 | 219,964 | 480,096 |
| Black        | 3,504  | 26,968  | 93,492  |
| Am In/AK Nat | 447    | 2,332   | 3,732   |
| Hawaiian     | 50     | 76      | 124     |
| Hispanic     | 68,053 | 344,125 | 688,972 |
| Multi-Racial | 83,344 | 426,178 | 848,394 |

| Income              | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Median              | \$35,178 | \$35,352 | \$37,365 |
| < \$15,000          | 6,972    | 52,141   | 89,787   |
| \$15,000-\$24,999   | 6,964    | 37,681   | 65,182   |
| \$25,000-\$34,999   | 6,226    | 29,398   | 54,022   |
| \$35,000-\$49,999   | 6,640    | 33,088   | 60,494   |
| \$50,000-\$74,999   | 6,319    | 32,485   | 65,830   |
| \$75,000-\$99,999   | 2,660    | 16,726   | 34,742   |
| \$100,000-\$149,999 | 2,127    | 14,818   | 32,716   |
| \$150,000-\$199,999 | 643      | 5,405    | 12,455   |
| > \$200,000         | 220      | 5,595    | 13,481   |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 43,154 | 253,777 | 476,240 |
| Occupied        | 39,838 | 233,282 | 440,100 |
| Owner Occupied  | 3,083  | 31,544  | 85,539  |
| Renter Occupied | 36,755 | 201,738 | 354,561 |
| Vacant          | 3,316  | 20,495  | 36,140  |