

PROBATE SALE: RETAIL/RESIDENTIAL PROPERTY

5 Stores Plus 8 Apartment Units

BUILDING SQ.FT.: 9,223 ±

LAND SQ.FT.: 5,500 ±



2301 MAPLE AVENUE, LOS ANGELES, CA 90011

- 2-story retail and residential building located in Opportunity Zone* (tax benefits)
- \$91,367 estimated net annual income — 5.37% cap rate
- Signalized corner of Maple Avenue and 23rd Street
- Located 3 blocks north of Adams Blvd and one-half mile from Harbor (110) and Santa Monica (I-10) Freeways
- Easy access to DTLA, Trade Tech College and USC campus
- Brick construction built in 1925 — Zoned LA C1.5 — APN 5127-032-022
- Separate gas and electric meters — Water paid by owner
- 5 ground floor retail units currently occupied by 4 tenants
8 second floor apartment units occupied by 5 tenants (3 units vacant)
- Price reduced: \$1,700,000 (\$184.32 per sq.ft.) — Probate sale subject to court approval

* Major Properties makes no representations as to the benefit of buying a property in an Opportunity Zone. You are advised to seek tax advice from a qualified professional in regard to these matters.

For More Information, Please Contact

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The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.

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RENT ROLL

UNIT	TYPE	RENT/MONTH	ACTUAL
2301 & 2307	Retail	\$2,900	Yes
2305	Retail	1,100	Yes
2307-1/2	Retail	1,025	Yes
2309	Retail	1,300	Yes
Retail Subtotal:		\$6,325	

UNIT	TYPE	RENT/MONTH	ACTUAL
1	Studio/1 bath	\$551.47	Yes
2	Studio/1 bath	542.18	Yes
3	Studio/1 bath	616.63	Yes
4	2 bdrm/1 bath	1,450.00	Vacant/Projected
5	Studio/1 bath	545.58	Yes
6	Studio/1 bath	1,000.00	Vacant/Projected
7	1 bdrm/1 bath	514.90	Yes
8	Studio/1 bath	1,000.00	Vacant/Projected
Residential Subtotal:		\$6,220.76	

INCOME STATEMENT

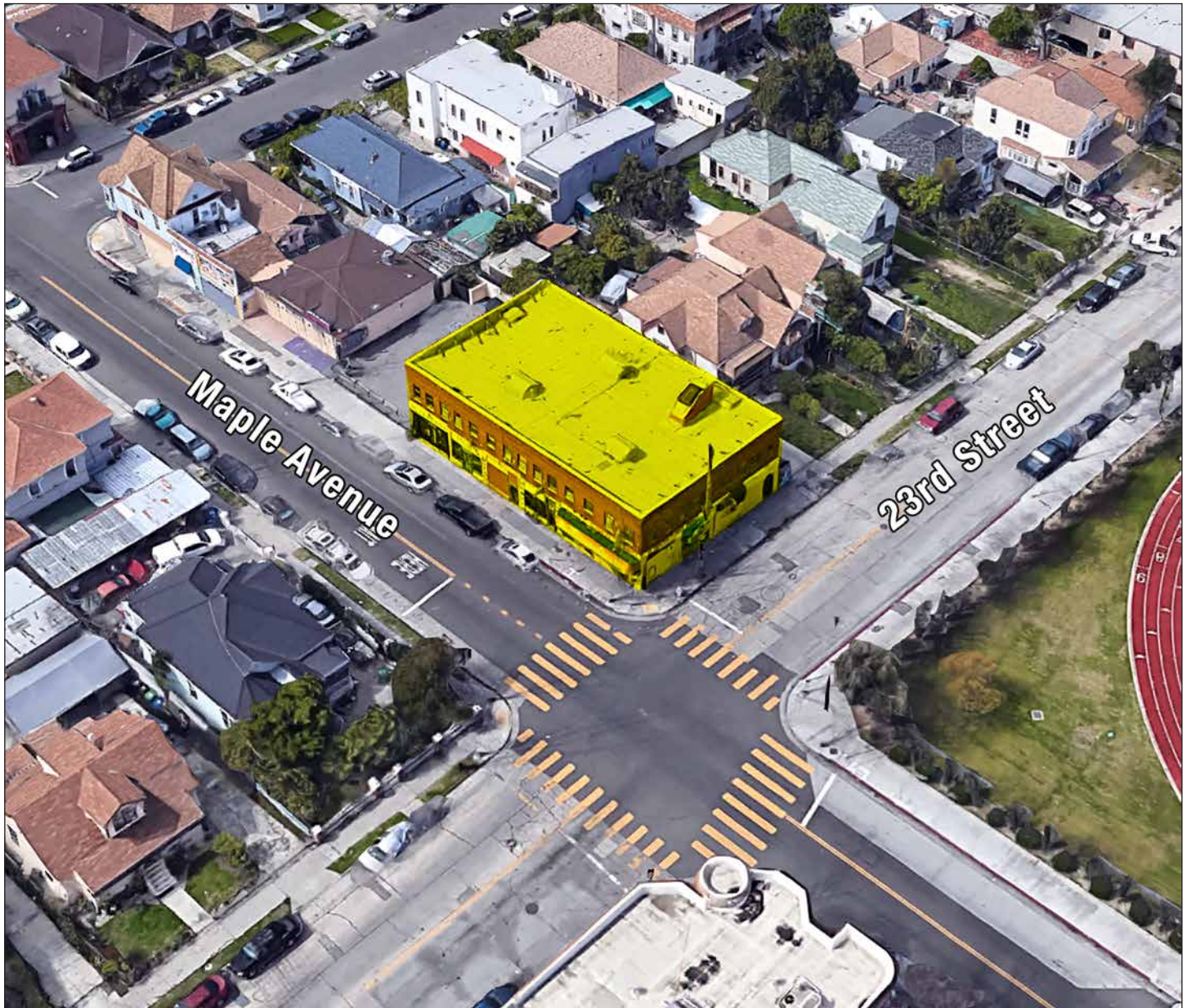
Annual Income

Retail Income	\$75,900.00
Residential Income	74,649.12
Utilities (Retail)	2,349.00
Total Annual Income:	\$152,898.12
Less Vacancy Loss (5%)	(7,644.90)
Less Collection Loss (1%)	(1,528.98)
Gross Annual Income:	\$143,724 (Rounded)

Estimated Annual Expenses

Property tax	(\$21,250.00)	<i>Based on \$1,700,000 asking price</i>
Direct Assessments	(813.00)	
Insurance	(2,766.90)	
Management	(4,150.00)	
Utilities (Retail)	(2,349.00)	
Utilities (Residential)	(5,784.00)	
Services (Retail)	(3,464.00)	
Services (Residential)	(1,752.00)	
Maintenance (Retail)	(1,991.00)	
Maintenance (Residential)	(3,888.00)	
Replacement (3%)	(4,149.57)	
Total Annual Expenses:	(\$52,357.47)	
Est. Annual Expenses:	(\$52,357)	(Rounded)
Est. Net Annual Operating Income:	\$91,367	(Rounded)

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