

FOR SALE

2525 W. ADAMS BLVD., LOS ANGELES, CA 90018



PROPERTY DETAILS

- GREAT OWNER-USER / INVESTMENT OPPORTUNITY
- PRIME MID CITY LOCATION
- APPROXIMATELY 13,300 SF OF IMPROVEMENTS
- APPROXIMATELY 11,883 SF OF LAND
- DIVIDED INTO 7 UNITS OF CREATIVE SPACES
- GATED INDOOR PARKING
- OUTDOOR PATIO
- SEPARATELY METERED
- SEPARATE HVAC SYSTEM
- FULLY RENOVATED IN 2016
- FORMER 1920 CADILLAC SHOWROOM
- MINUTES TO CULVER CITY AND DOWNTOWN LA
- EASY 10 FWY ACCESS
- PRICED AT \$3,625,000



NICK HADIM
GROUP OF COMPANIES

ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.



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RENT ROLL

# OF UNITS	LEASE TYPE	APX. AVERAGE SF PER UNIT	
8	MG	1,800	

ANNUALIZED OPERATING INCOME/EXPENSE

GROSS INCOME	\$312,000
NUMBER OF OCCUPIED UNITS	5
NUMBER OF VACANT UNITS	3
REAL ESTATE TAXES	\$67,000
INSURANCE	\$5,000
REPAIRS & MAINTENANCE	\$6,000
UTILITIES	\$3,600
NET OPERATING INCOME	230,400

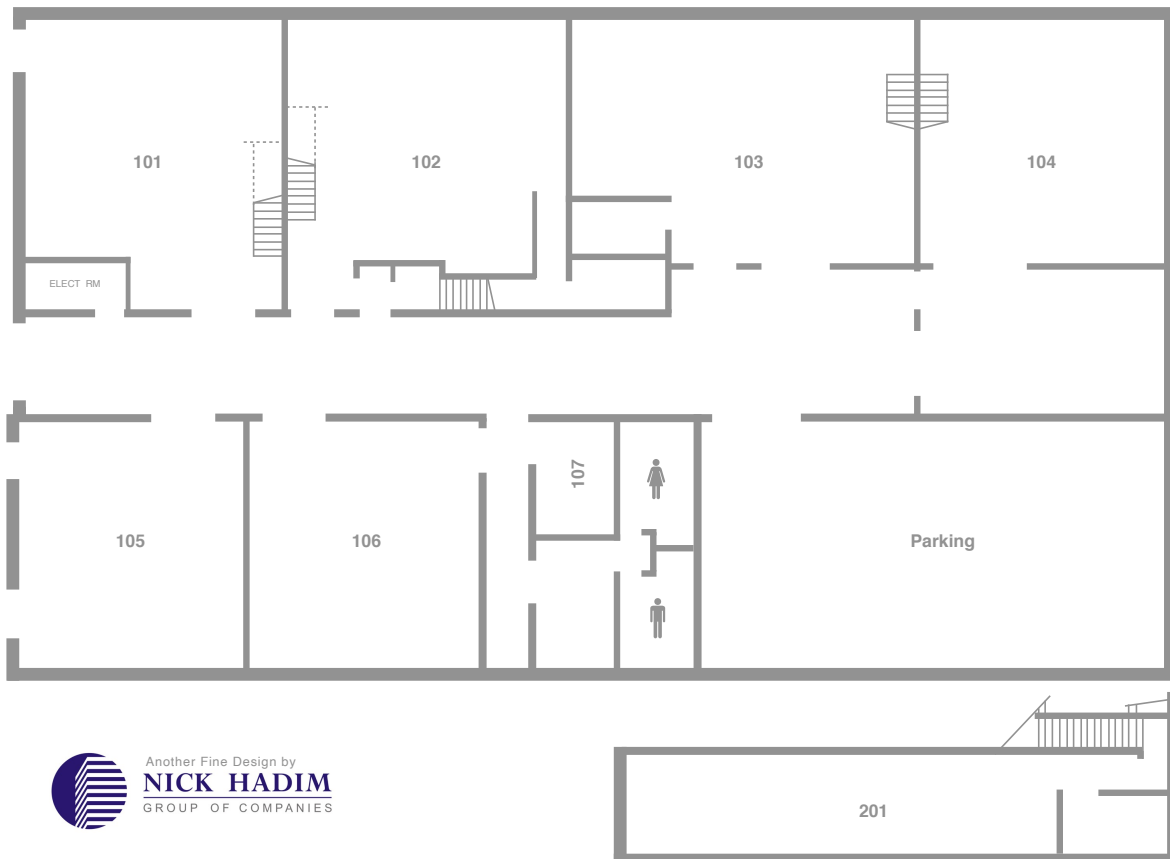
SUMMARY

PRICE PER SF	\$296.99
YEAR BUILT	1920
APPROX. LOT SF	11,883 SF
APPROX. BUILDING SF	13,300 SF





EVACUATION PLAN

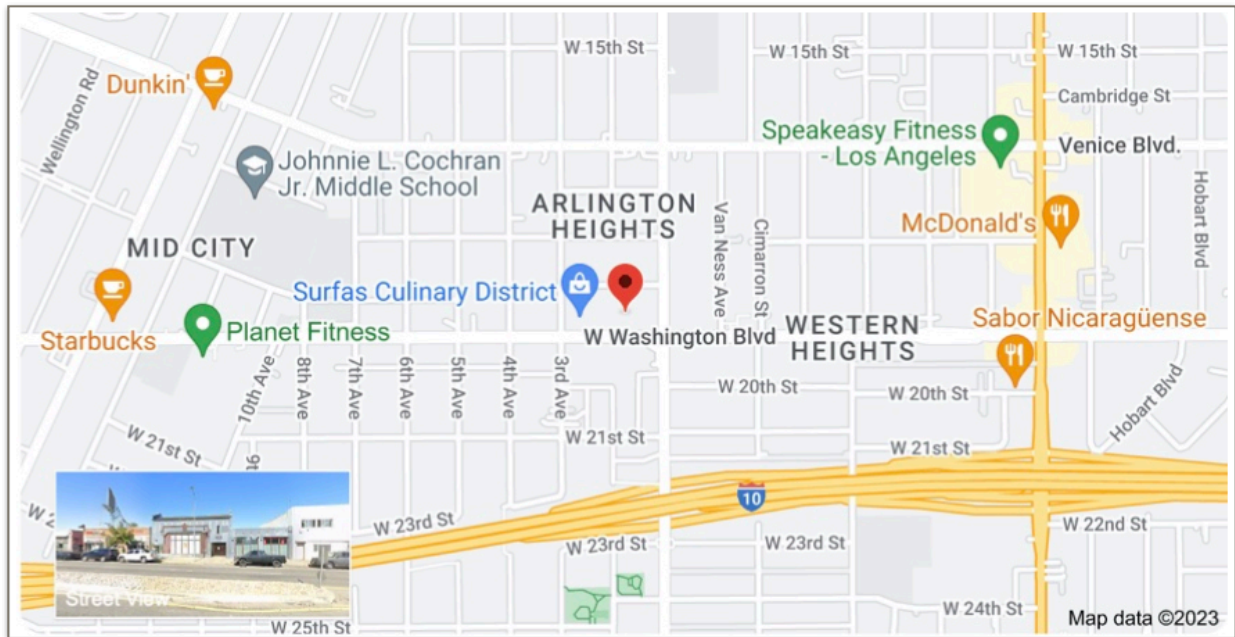
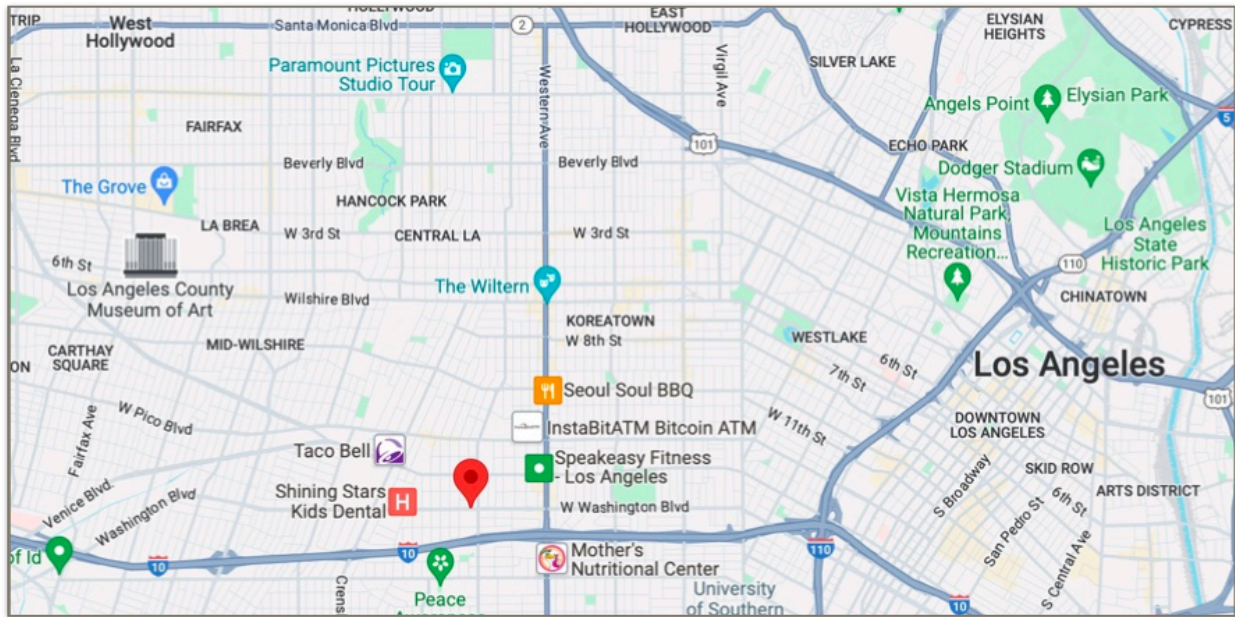


Another Fine Design by
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