

FOR SALE

118 W. 36TH STREET & 119 W. 36TH PLACE., LOS ANGELES, CA 90007



PROPERTY DETAILS

- GREAT INVESTMENT OPPORTUNITY/ OWNER- USER
- TWO ADJACENT BUILDINGS
- PRIME LOCATION JUST SOUTH OF DTLA
- APPROXIMATELY 12,478 SF OF IMPROVEMENTS
- APPROXIMATELY 12,478 SF OF LAND
- DIVIDED INTO 11 UNITS OF CREATIVE SPACE
- GATED INDOOR PARKING
- SEVERAL ROLL UP DOORS FOR LOADING
- FULLY RENOVATED IN 2015
- MINUTES TO USC AND DOWNTOWN LA
- MR1-2 ZONING
- EASY 110/ 10 FWY ACCESS
- PRICED AT \$3,750,000,00



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	
11	MG	800	

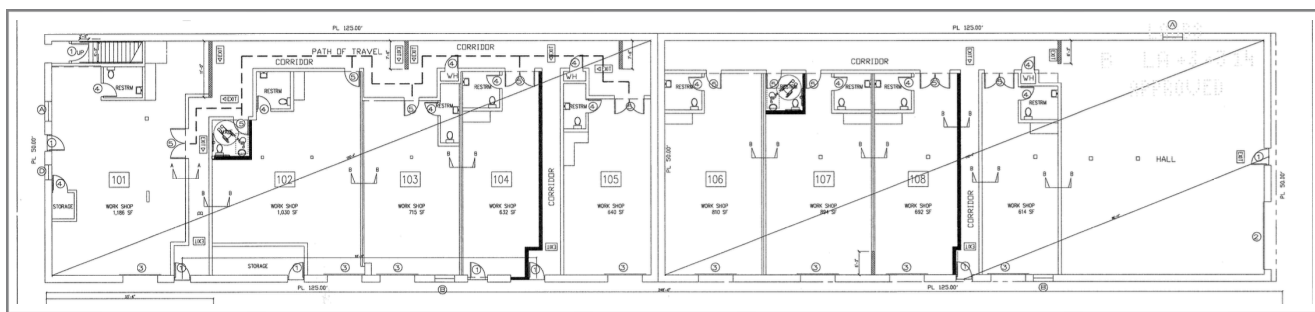
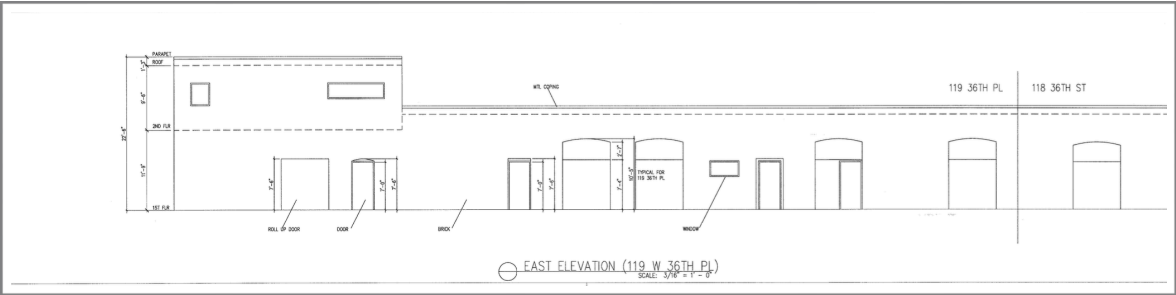
ANNUALIZED OPERATING INCOME/EXPENSE

GROSS INCOME	\$228,060
NUMBER OF OCCUPIED UNITS	10
NUMBER OF VACANT UNITS	1
REAL ESTATE TAXES	\$45,750
INSURANCE	\$5,000
REPAIRS & MAINTENANCE	\$6,000
UTILITIES	\$15,000
NET OPERATING INCOME	\$156,310

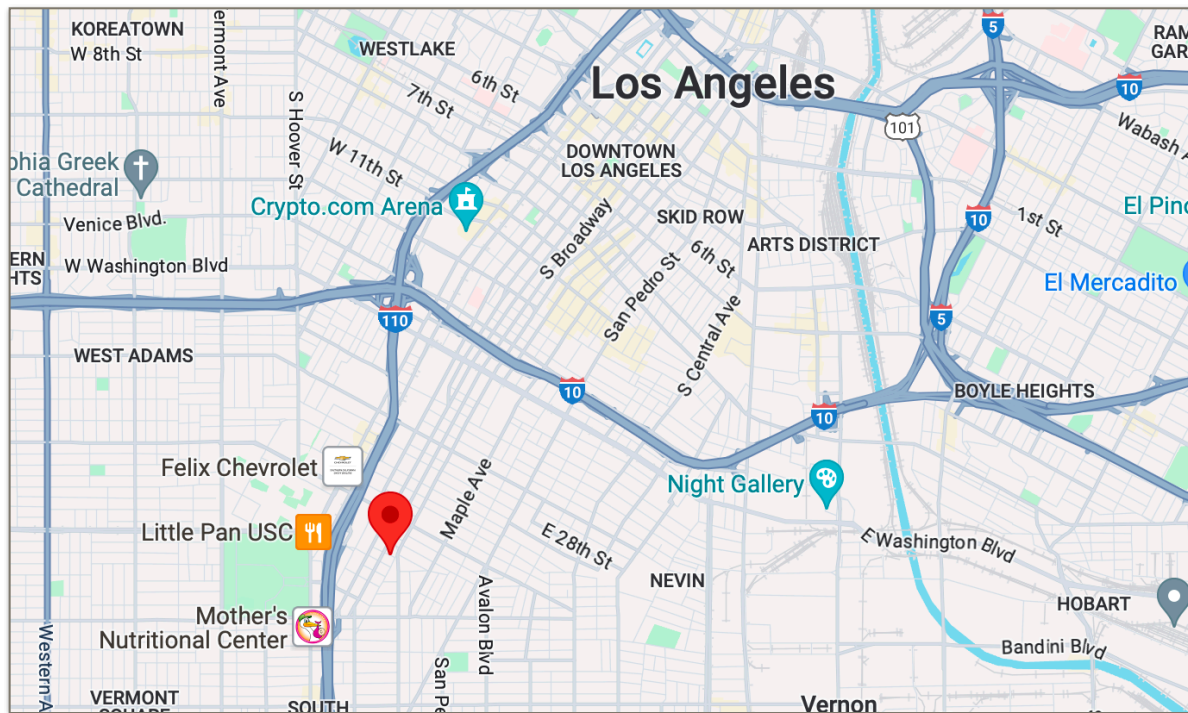
SUMMARY

PRICE PER SF	\$300.52
YEAR BUILT	1917
APPROX. LOT SF	12,478 SF
APPROX. GROSS SF	12,478 SF





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