

10221 Compton Ave, Los Angeles, CA 90002
20,865 SF Office Investment | Anchored by Chase Bank



Enrique Viramontes

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10221 Compton Avenue

Property Profile

Property Address:	10221 Compton Ave Los Angeles, CA 90002
Assessor Parcel #:	6048-012-027
Units:	6
Year Built:	1997
Building Size:	20,865
Lot Size:	29,942
Zoning:	LAPF
Construction:	W/F Stucco
Roof Type:	Composite
Parking:	Onsite



Investment Highlights

- Anchored by Chase Bank - Almost 30 Years in this Location!
- Located on Highly Visible Signalized Corner
- Strong Tenants In Place
- Plenty of Onsite Parking
- Long Term Tenants - Possible Owner-User Investment



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Subject Photos



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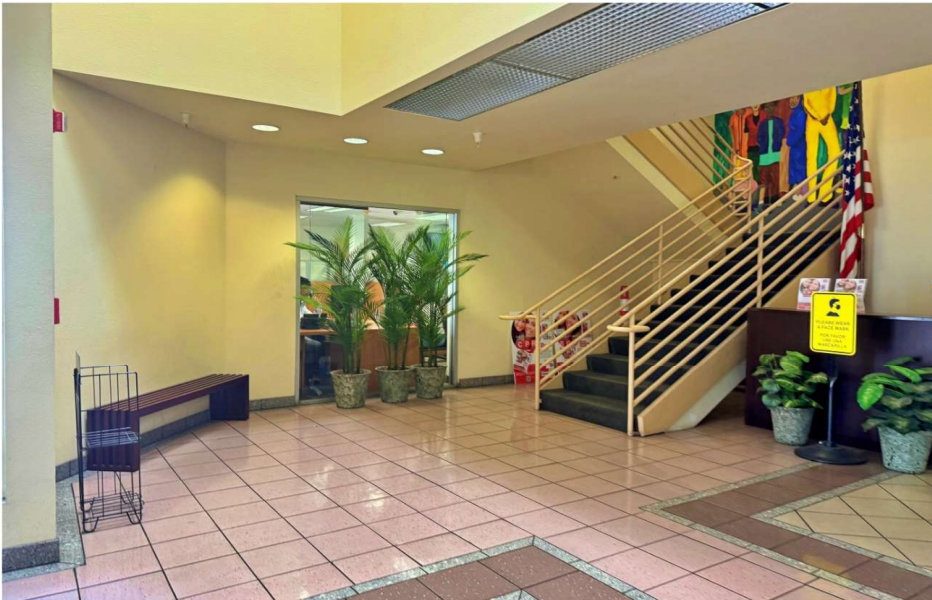
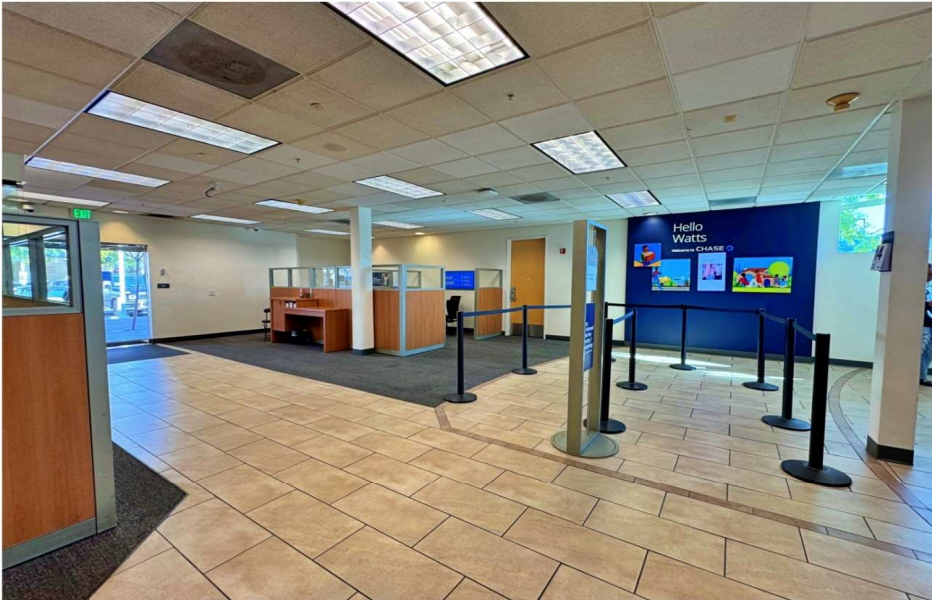
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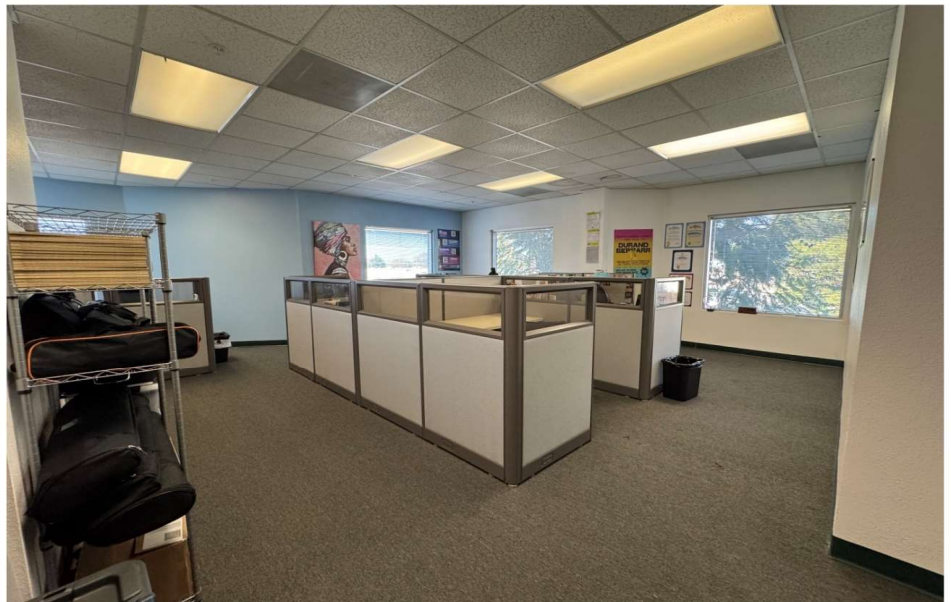
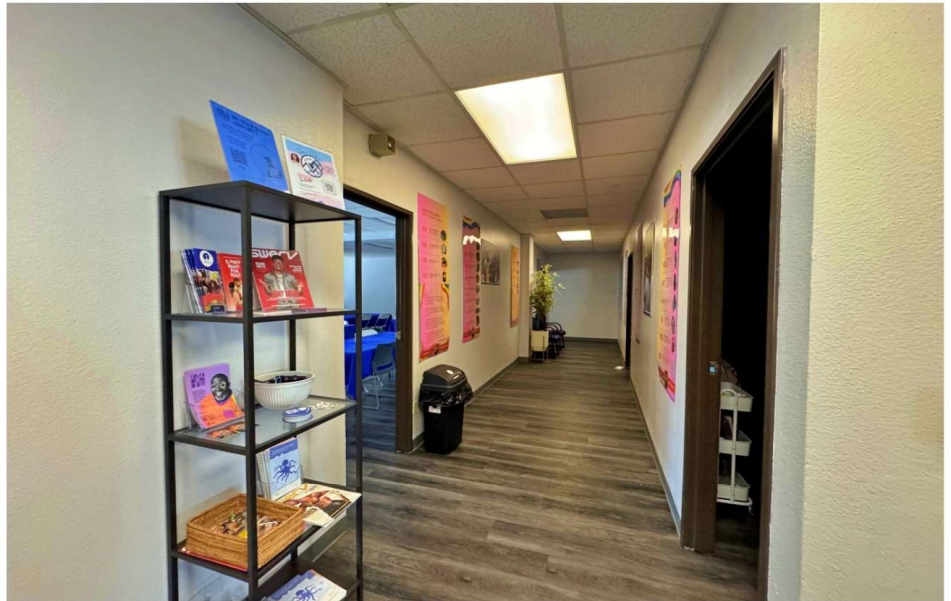
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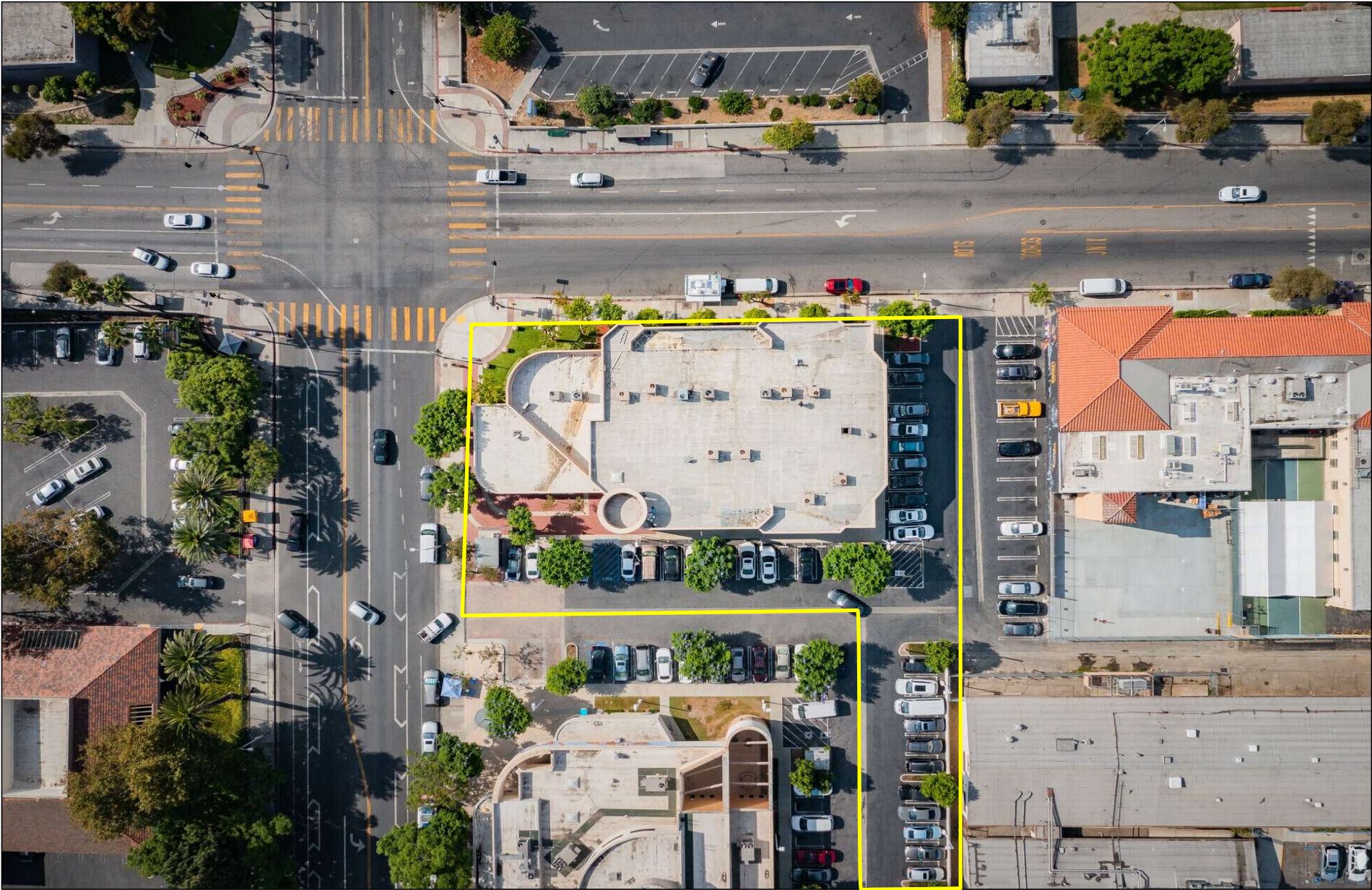
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Subject Aerial



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Rent Roll

Unit	Tenant	Lease Type	Approximate Sq Ft	Current Rent	Current Rent / Sq Ft	Market Rent	Market Rent / Sq Ft	Latest Increase	Lease Expiration
100	Chase Bank		3,549	\$10,478	\$2.95	\$14,196	\$4.00	8/1/2022	7/31/2027
101	Thad Williams Associates		610	\$1,500	\$2.46	\$1,525	\$2.50		
102 - 105 & 201	The Amaad Institute		9,364	\$21,986	\$2.35	\$23,410	\$2.50		3/31/2027
106 - 107	CPR Instruct Unlimited	Gross	479	\$600	\$1.25	\$1,198	\$2.50		MTM
200	Watts Healthcare Corporation	Gross	1,700	\$3,950	\$2.32	\$4,250	\$2.50	5/1/2024	4/30/2025
202 - 203	Alta Vista Innovation High School	Gross	3,425	\$7,400	\$2.16	\$8,563	\$2.50	10/1/2024	9/30/2026
TOTAL:			19,127	\$45,914		\$53,141			



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Combined Financial Analysis



Pricing Analysis

Price	\$ 6,150,000
Down Payment 100%	\$ 6,150,000
Interest Rate	6.25%
Price / Sq Foot	\$ 294.75
Cap Rate	5.68%
Cap Rate (Proforma)	8.63%

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Agent Contact

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Unit Mix & Monthly Rent Schedule

No. of Units	Type	Approx. SF	Current Rent Range	Current Income	Proforma Rent Range	Market Income
5	Office	15,578	\$ 600 - 21,986	\$ 35,436	\$ 1,198 - 23,410	\$ 53,141
1	Chase Bank	3,549	\$ 10,478 - 10,478	\$ 10,478	\$ 14,196 - 14,196	\$ 14,196
Total Scheduled Rent				\$ 45,914		\$ 67,337
CAM Reimbursements				\$ 2,959		\$ 10,215

Annualized Income & Expenses

	Current	Market
Total Scheduled Gross Income	\$ 586,480	\$ 808,044
Vacancy Rate	3.0% \$ 17,594	5.0% \$ 40,402
Effective Operating Income	\$ 568,885	\$ 767,642
Expenses		
Property Taxes & D.A.	\$ 80,024	\$ 80,024
New Insurance Quote	\$ 23,995	\$ 23,995
LADWP	\$ 46,775	\$ 46,775
Gas	\$ 383	\$ 383
Telephone & Internet	\$ 2,760	\$ 2,760
Fire Alarm Monitoring & Sprinkler Service	\$ 2,006	\$ 2,006
Trash	\$ 6,429	\$ 6,429
Grounds Maintenance & Landscape	\$ 10,488	\$ 10,488
Permits	\$ 1,712	\$ 1,712
Repairs and Maintenance	7.0% \$ 36,636	7.0% \$ 53,735
Reserves	\$ 8,500	\$ 8,500
Total Expenses	\$ 219,708	\$ 236,806
Expenses Per Unit	\$ 36,618	\$ 39,468
Expenses Per Square Foot	\$ 10.53	\$ 11.35
Net Operating Income	\$ 349,178	\$ 530,835
Pre-Tax Cash Flow	\$ 349,178	\$ 530,835
Return	5.68%	8.63%

NOTES: Figures are estimates only and based on industry standards. These numbers should be adequate considering the condition of the property. Property taxes are based on a reassessment at the current tax rate. RE/MAX Commercial & Investment Realty and Agent make no warranty or representation about the content of this offering memorandum. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the present or future performance of the property. The presence of molds may adversely affect the property and the health of some. If you have questions or concerns regarding this issue conduct further inspections by a qualified professional.