

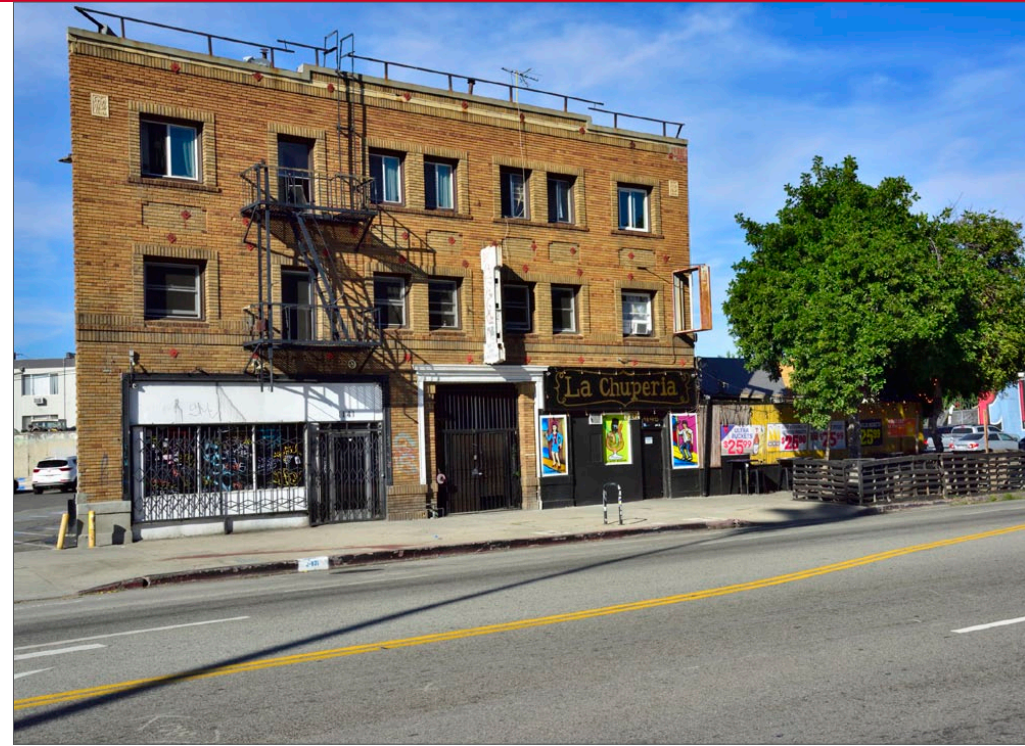
EXCLUSIVE LISTING

1141-49 N Mission Rd, Los Angeles, CA 90033

32-units Mixed-Use across from USC Medical Centers, Centrally located near Chinatown, DTLA, Arts District
HIGH CAP Rate and LOW GRM, Seller will cooperate

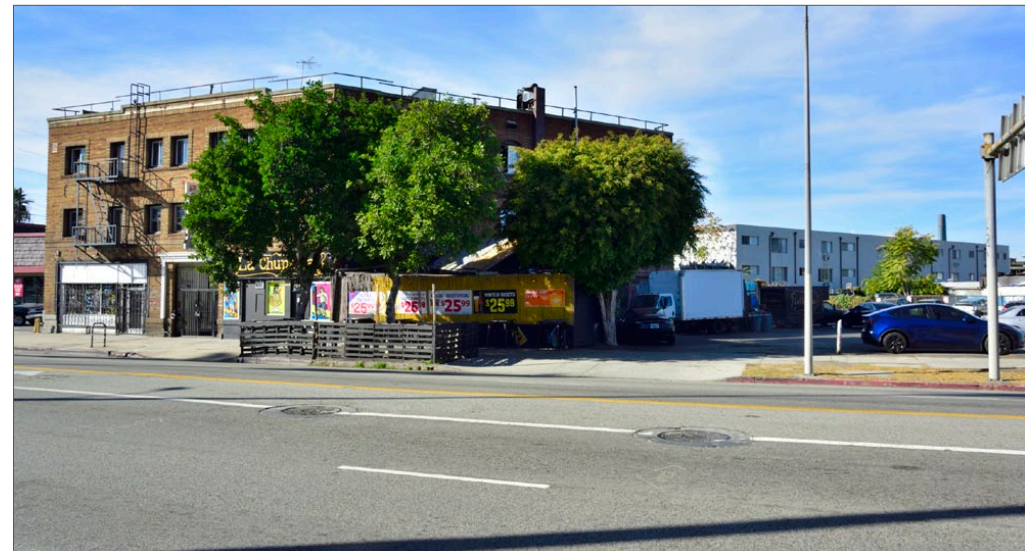


Subject Property:	1141-49 N Mission Rd, Los Angeles, CA 90033
Asking Price:	\$4,500,000
CAP Rate/Proforma CAP:	6.63% / 8.24%
Year Built/Renovated:	1926/2022-2023
Building Area:	9,897 SF
Lot Size:	15,821 SF
APN#:	5210-007-003, -002
Number of Units:	32
Unit Mix:	2 x Commercial 18 x SRO 2 x Studio 10 x Coliving 1 x Signage/Mural



INVESTMENT & PROPERTY HIGHLIGHTS

- High In-place Actual CAP Rate with excellent return.
- Across from Major Los Angeles Medical centers, USC Health Sciences campus & LAC+USC Medical center.
- Centrally Located to Lincoln Heights, Chinatown, Little Tokyo, Arts District, and Downtown Los Angeles.
- Located in a strong rental sub-market surrounded by a major employment center.
- Excellent access to FWY 10, FWY 5, and FWY 101.
- Ample open space parking, RUBS system in place, Signage income.



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LINCOLN PARK



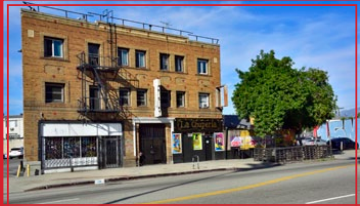
LA GENERAL MEDICAL CTR



USC KECK MEDICINE



LAC+USC MEDICAL CENTER



1143 - 49 N MISSION RD



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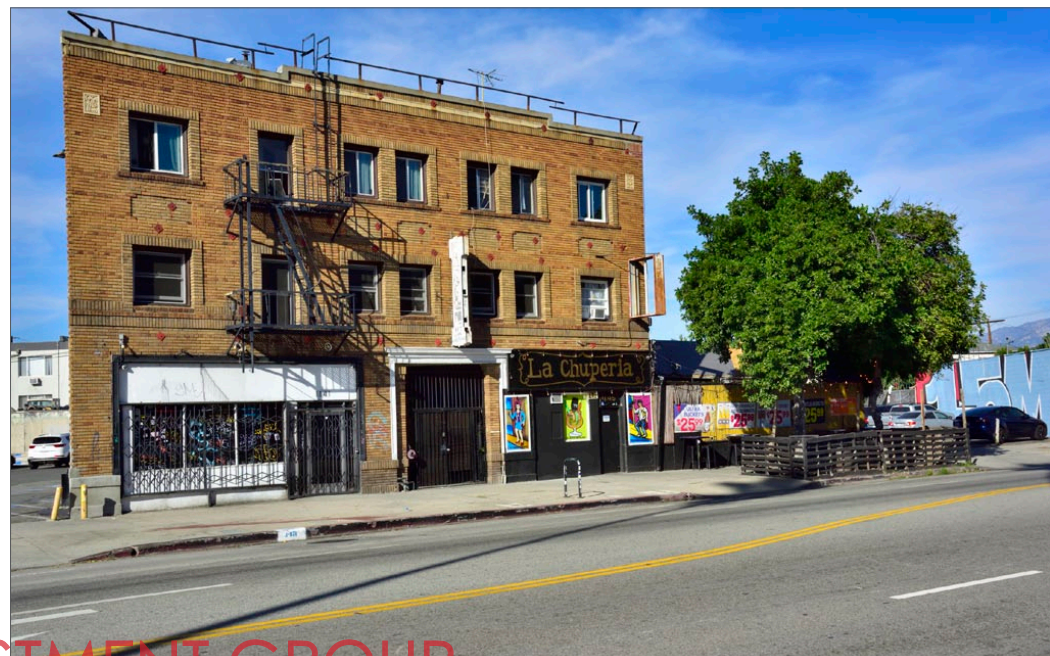
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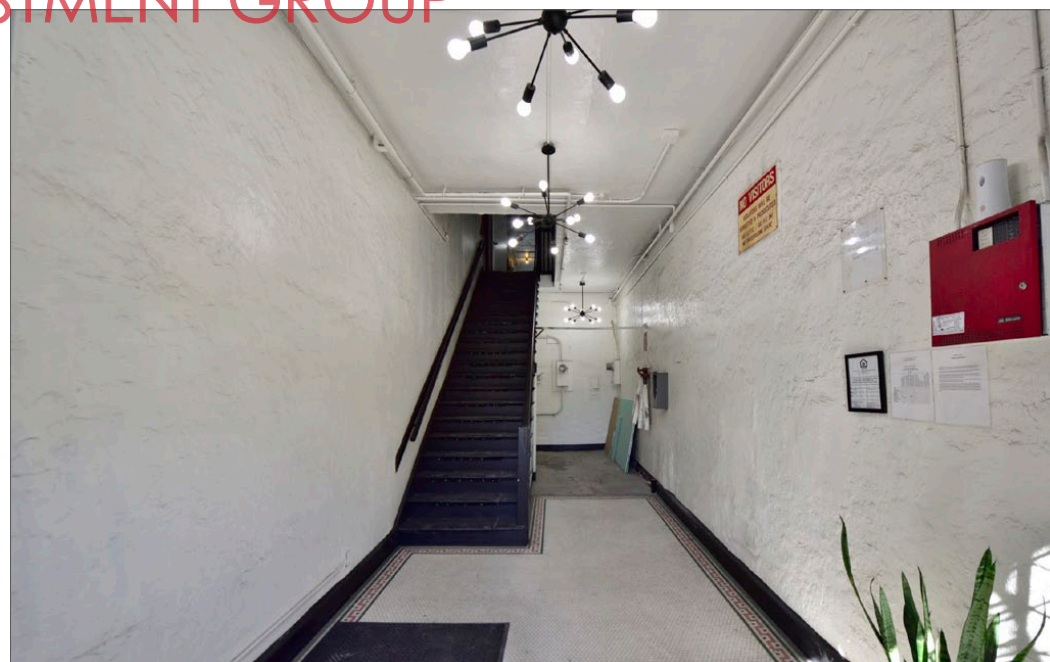
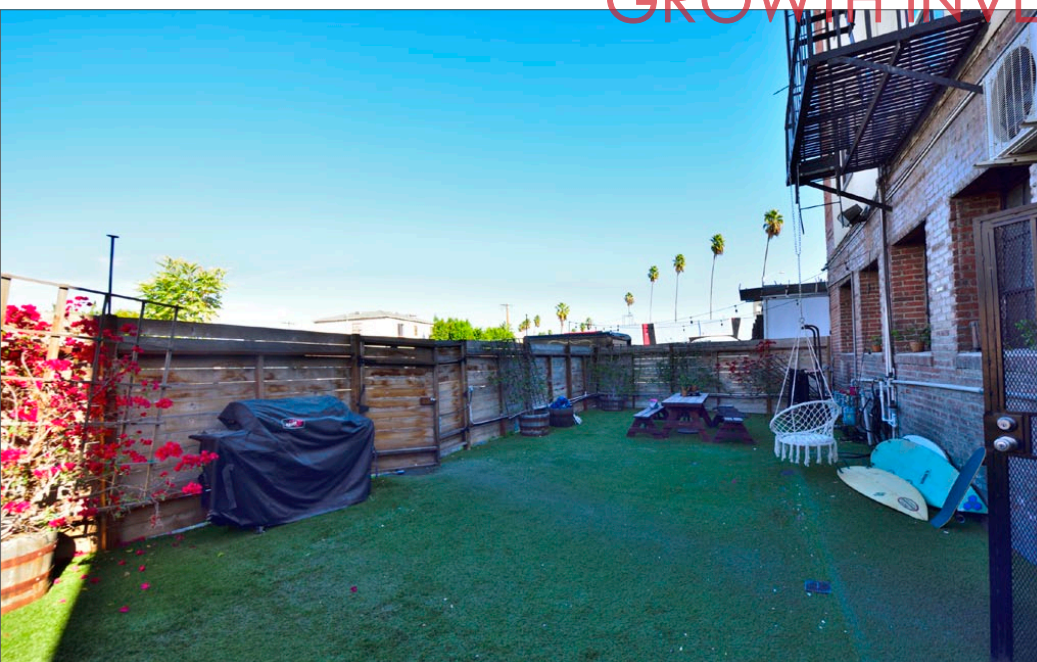
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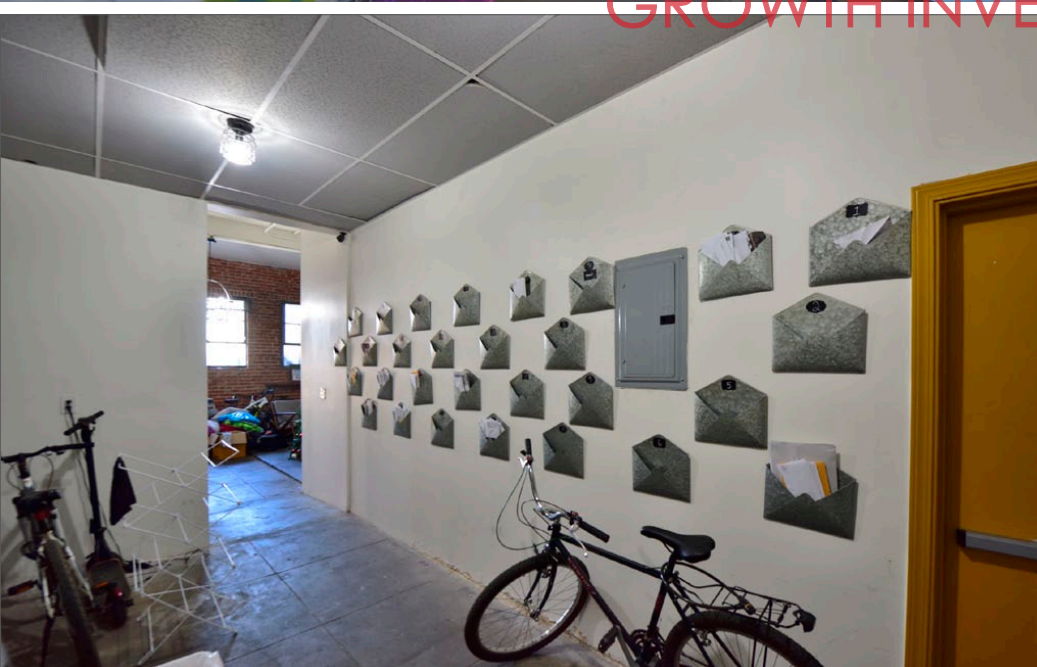
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