



OFFERING MEMORANDUM

THE LOFTS

2195 WHITTIER BLVD. LOS ANGELES, CA 90023

Mixed-Used Investment Opportunity

FOR SALE

PROPERTY WEBSITE

—lucrumre.com





INVESTMENTS CONTACTS

THE LOFTS

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THE LOFTS

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THE LOFTS

STAPLES Center

01. PROPERTY OVERVIEW



THE LOFTS

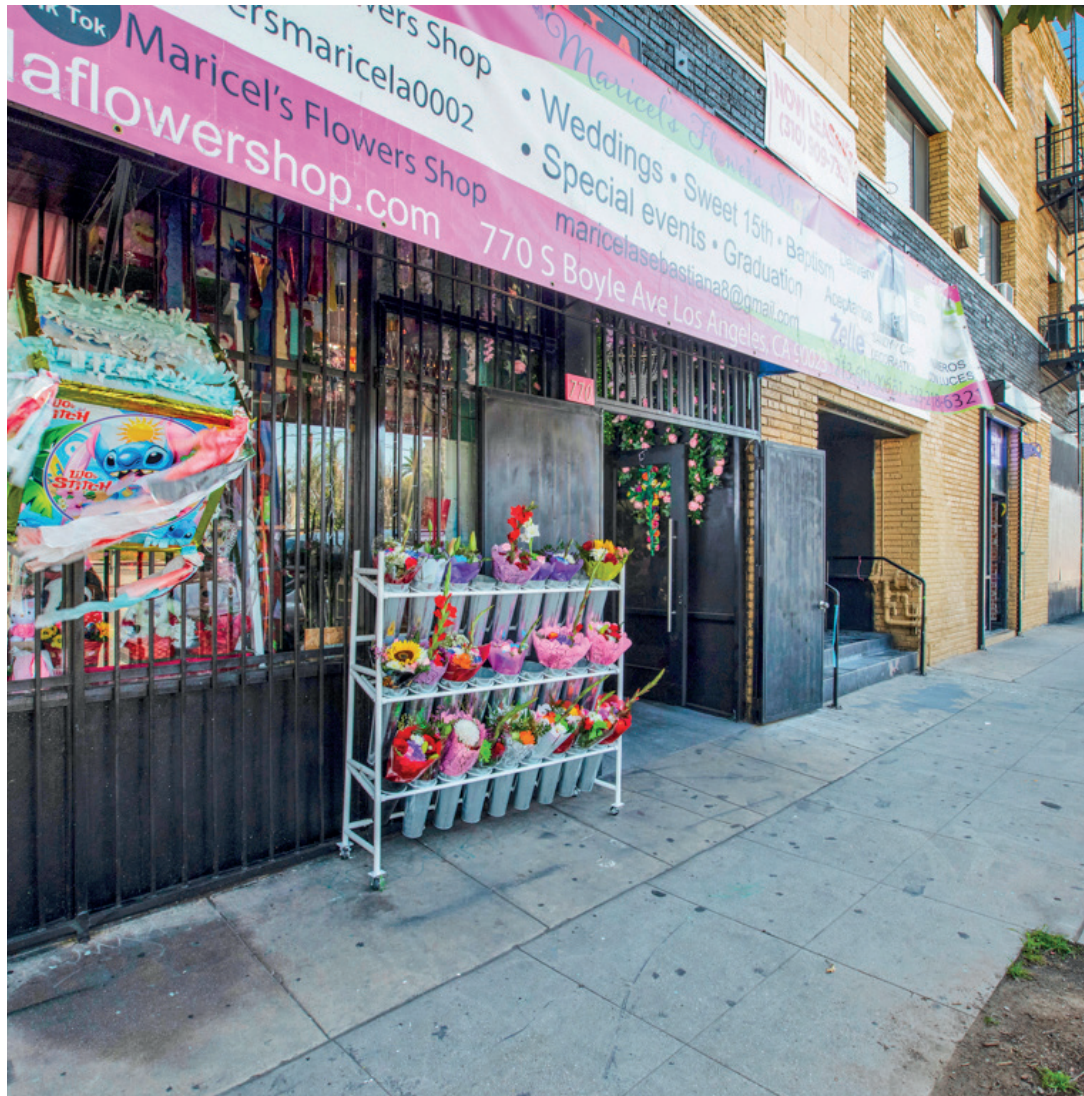
PROPERTY OVERVIEW

| | |
|------------------------------|---|
| Street Address: | 2195 Whittier Blvd. |
| City: | Los Angeles |
| State: | California |
| Zip Code: | 90023 |
| APN: | 5183-022-021 |
| Rentable Square Feet: | ±15,244 SF |
| Lot Size: | ±6,267 SF |
| Year Built: | 1914 & 1916 |
| Number of Units: | 16 + 5 |
| Number of Buildings: | 1 |
| Number of Stories: | 3 |
| Water: | Master-Metered |
| Electric: | Master-Metered |
| Gas: | Master-Metered |
| Construction: | Masonry |
| Roof: | Flat |
| Parking: | Street |
| Zoning: | LAC2 |
| Unit Mix: | (7) Studio/1 Bath (9) 1 Bed/1 Bath (5) Retail Store-Fronts |





THE LOFTS



PROPERTY DESCRIPTION

Lucrum Real Estate Group is proud to present The Lofts, a high income producing mixed-use 16u + 5 retail investment opportunity located at 2195 Whittier Blvd. in Los Angeles, California. This rare opportunity is comprised of 16 apartment units on the 2nd and 3rd floor as well as five retail storefronts on the first floor in addition to a basement level in one distinct three-story building inspired by the famous Flatiron Building in New York City.

The building was constructed in 1916 totaling ±15,244 building sf and highly renovated in 2020 situated on one lot totaling ±6,267 sf. Zoning is LAC2. The apartment units are currently master-metered for utilities with a RUBS program in place offering an excellent opportunity for an investor to continue capitalizing on this over time and increase the NOI.

Select units have exposed brick and beautiful views of DTLA and The 6th St Bridge. The Lofts offer a diverse unit mix consisting of (7) loft-style studios + one-bath & (9) one-bedroom + one-bath units. Many of the units have been highly renovated, offering exposed brick walls, and newly installed picture windows with natural light. From the fully remodeled kitchens and baths to the recessed lights and sliding barn doors, no corner was left untouched and the attention to detail is unmatched, creating a waiting list of prospective tenants.

Though a lot of the heavy lifting has been completed, the property still offers immense room for growth through further capital improvements,



restructuring of retail leases, and capitalizing further on market rents.

(7) Studio + One-Bath

(9) One-Bedroom + One-Bath

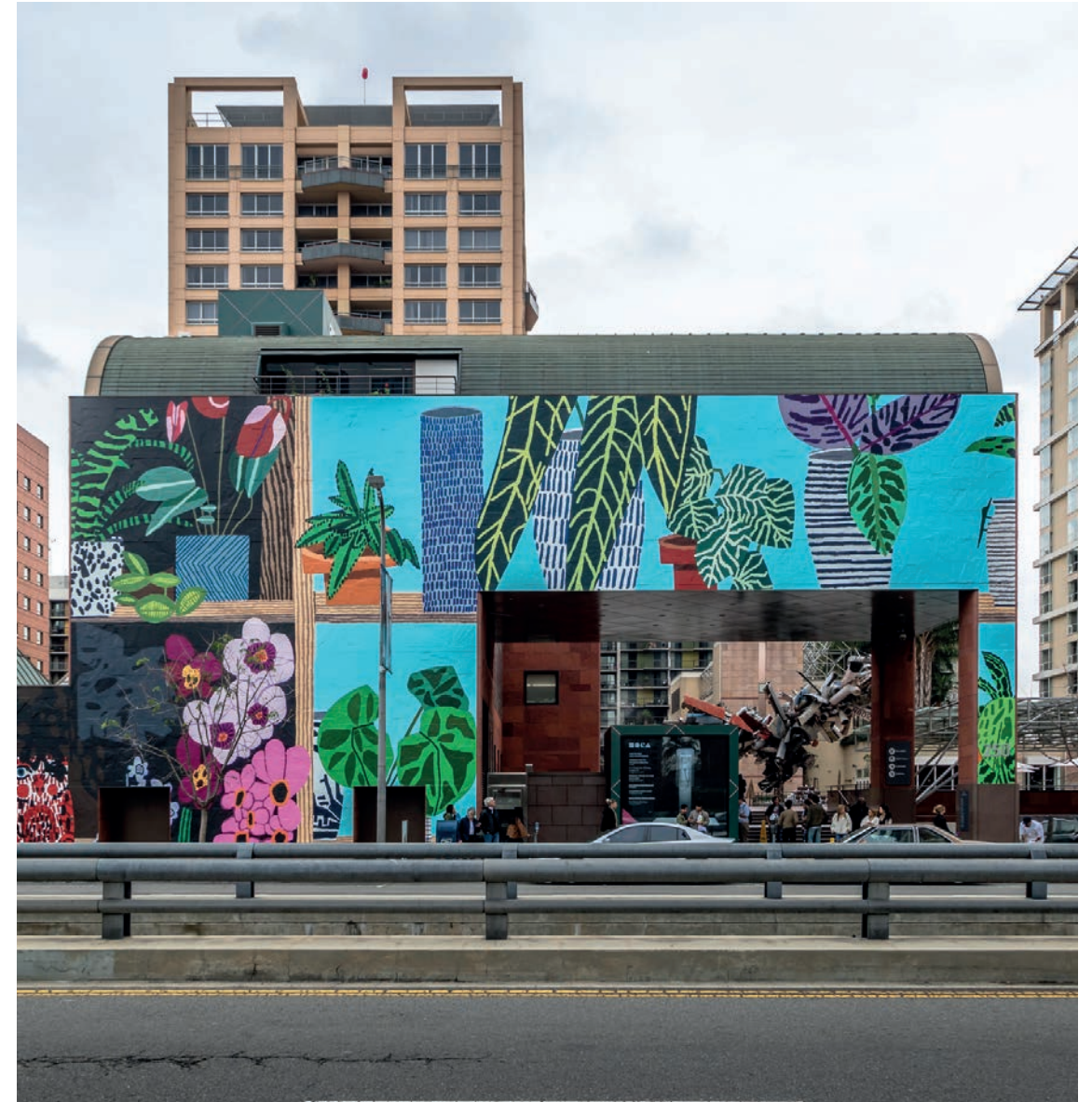
(5) Retail Store-Fronts

LOCATION DESCRIPTION

Boyle Heights benefits from being centrally located near DTLA and The Arts District in Los Angeles. The Arts District is a vibrant and dynamic neighborhood located just east of Downtown LA. Originally an industrial area, the Arts District has undergone a remarkable transformation in recent years, evolving into a thriving hub for arts, culture, entertainment, and innovation. Today, it stands as one of the city's most exciting and sought-after destinations, attracting artists, creatives, entrepreneurs, and residents alike.

The Arts District has experienced significant growth and development in recent years, fueled by its unique blend of historic charm and modern amenities. Former warehouses and industrial buildings have been repurposed into galleries, studios, restaurants, boutiques, and residential lofts, contributing to the neighborhood's eclectic character. The influx of investment and redevelopment projects has revitalized the area, creating a vibrant and bustling community.

At the heart of the Arts District is a thriving arts and culture scene that celebrates creativity in all its forms. The neighborhood is home to numerous art galleries, studios, and exhibition spaces showcasing the





work of local and international artists. Street art adorns many buildings and alleyways, adding to the neighborhood's colorful and eclectic atmosphere. The Arts District also hosts regular art walks, cultural events, and festivals that bring together residents and visitors to celebrate creativity and expression.

The Arts District offers a diverse array of entertainment options, from live music venues and theaters to trendy bars and breweries. Residents and visitors can enjoy performances, screenings, and events at venues like the Hauser & Wirth gallery and the historic Palace Theatre. The neighborhood's dining scene is equally eclectic, with a wide range of restaurants, cafes, food trucks, and artisanal eateries offering everything from gourmet cuisine to casual fare. From farm-to-table dining experiences to international flavors, the Arts District has something to satisfy every palate.

In summary, the buildings location and tenants benefit from its central location, public transportation, freeway system and strong job market!





THE LOFTS

PROPERTY HIGHLIGHTS

- + Rare Boyle Heights mixed-use opportunity with curb appeal & excellent income
- + Highly renovated and spacious units with diverse floor plans
- + Comprised of 16 units + 5 ground-floor retail spaces
- + Select units with views of DTLA Skyline & The 6th Street Bridge
- + RUBS program in place for utilities
- + Highly trafficked signalized corner of Whittier Blvd & Boyle Ave.

LOCATION HIGHLIGHTS

- + Located in the Swanky Arts District of Los Angeles
- + Centrally Located and Only Minutes from Downtown Los Angeles
- + 3 Minutes from The Los Angeles Metro Rail at Mariachi Plaza Station
- + 82 walk score and Steps from Shopping, Arts and Entertainment
- + Just Blocks from The Newly Constructed 6th Street Bridge
- + Ease of Access to The 101, 5 & 10 Freeways



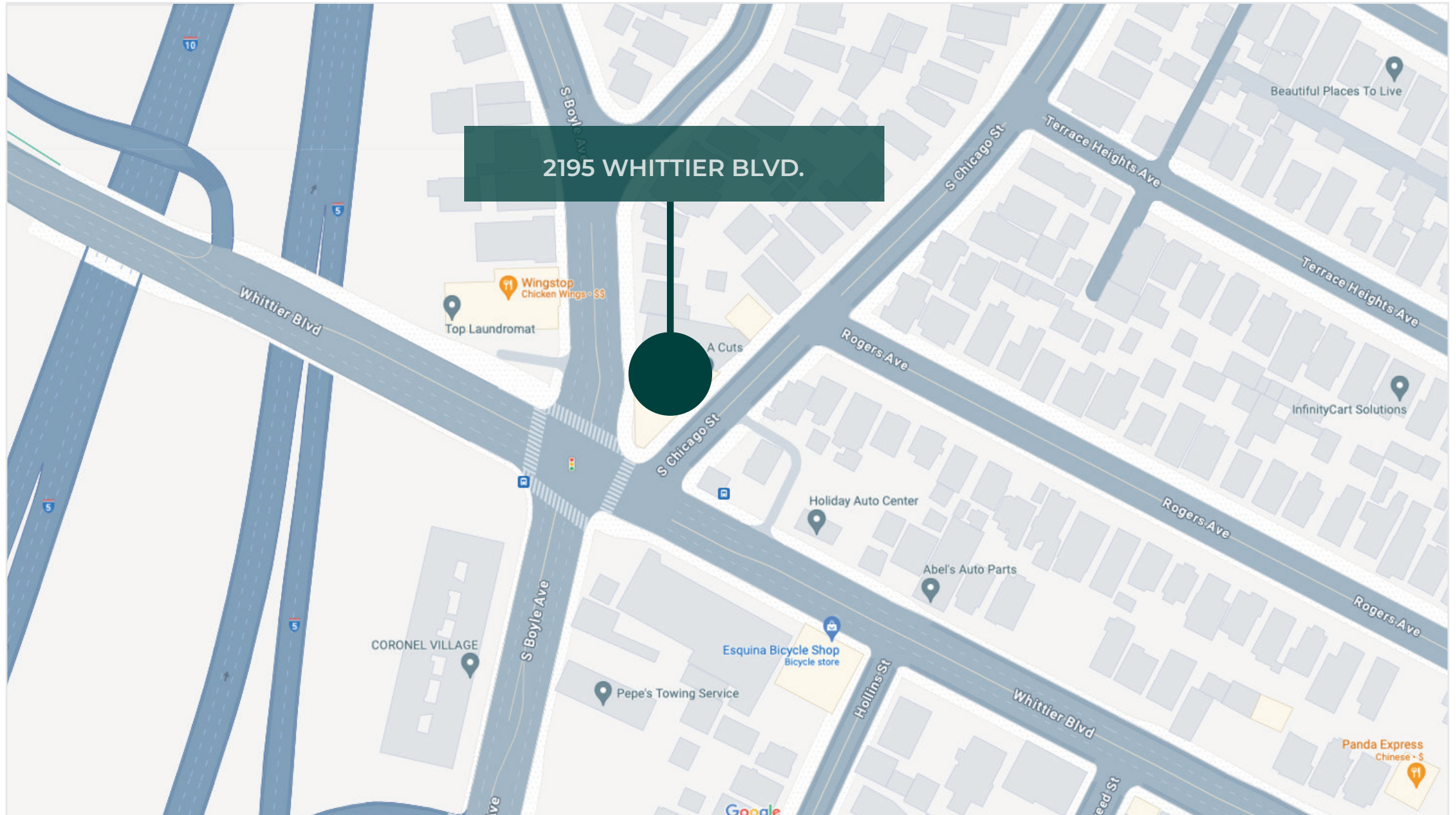






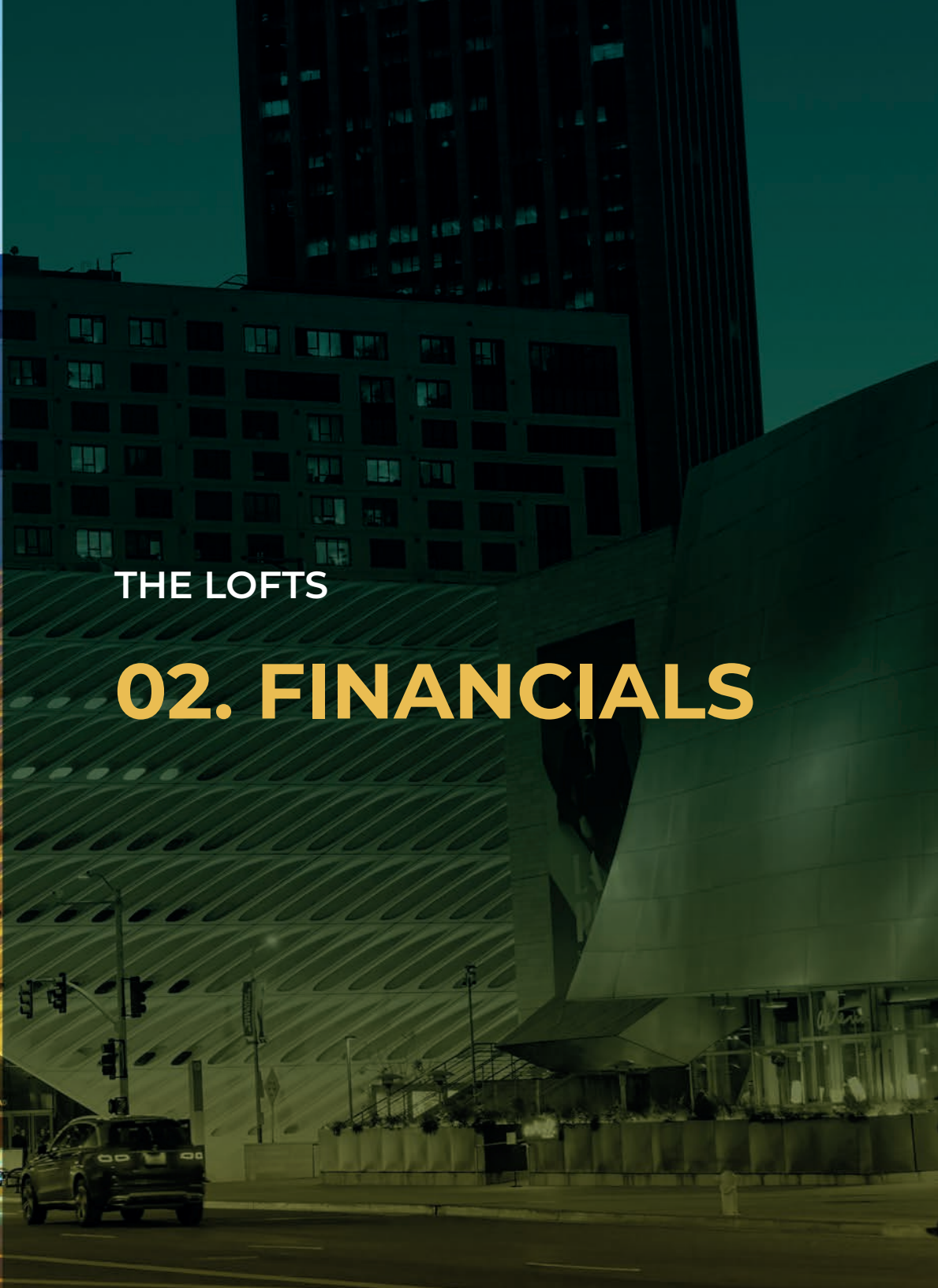


STREET MAP



SATELLITE MAP (3D)





THE LOFTS

02. FINANCIALS



FINANCIALS **PRICING DETAILS**

| | |
|-----------------------|--------------------|
| PRICE | \$4,995,000 |
| Number of units | 16 + 5 |
| Price per unit | \$237,857 |
| Price per Square Foot | \$327.67 |
| Gross Square Footage | ±15,244 |
| Lot Size | ±6,267 |
| Year Built | 1914 & 1916 |

| RETURNS | CURRENT | PRO FORMA |
|----------------|----------------|------------------|
| CAP Rate | 5.79% | 7.38% |
| GRM | 10.38 | 8.87 |

RENT ROLL SUMMARY

| # OF UNITS | UNIT TYPE | SF | AVG CURRENT | PRO FORMA |
|-------------------|------------------|-----------|--------------------|------------------|
| 7 | S + 1 | -- | \$1,585 | \$1,695 |
| 9 | 1 + 1 | -- | \$1,763 | \$2,095 |
| 3 | Retail | 900 | \$1,983 | \$2,475 |
| 1 | Retail | 1,000 | \$2,750 | \$2,750 |
| 1 | Retail | 1,600 | \$3,500 | \$4,400 |



FINANCIALS OPERATING DATA

| ANNUAL INCOME | | CURRENT | | PRO FORMA |
|---------------------------|---------|-------------|---------|-------------|
| Scheduled Gross Income | | \$481,298 | | \$563,196 |
| Less: Vacancy/Deductions | 3.00%* | (\$14,439) | 3.00%* | (\$16,896) |
| Gross Operating Income | | \$466,859 | | \$546,300 |
| Less: Expenses | 36.89%* | (\$177,532) | 31.52%* | (\$177,532) |
| Net Operating Income | | \$289,327 | | \$368,768 |
| Less Debt Service | | (\$236,859) | | (\$236,859) |
| Pre-Tax Cash Flow | 2.63%** | \$52,468 | 6.60%** | \$131,909 |
| Plus Principal Reduction | | \$31,035 | | \$31,035 |
| Total Return Before Taxes | 4.18%** | \$83,503 | 8.16%** | \$162,944 |
| EXPENSES | | | | |
| Real Estate Taxes | | | | \$62,438 |
| Insurance | | | | \$36,000 |
| Utilities | | | | \$36,000 |
| Rubbish | | | | \$3,000 |
| Maintenance & Repairs | | | | \$12,000 |
| Misc | | | | \$4,000 |
| Off-Site Management | | | | \$24,095 |
| Total Expenses | | | | \$177,532 |
| Per Square Foot | | | | \$11.65 |
| Per Unit | | | | \$8,453.92 |

* As a percentage of Scheduled Gross Income.

** As a percentage of Down Payment.



FINANCIALS RENT ROLL

| # | UNIT TYPE | SF | RENT | RENT PER SF | PRO FORMA RENT | PRO FORMA RENT PER SF | NOTE |
|---------|---------------|--------------|--------------------|-------------|--------------------|-----------------------|-----------|
| 745 | Retail | 900 | \$1,500.00 | \$1.67 | \$2,475.00 | \$2.75 | -- |
| 747-749 | Retail | 1,000 | \$2,750.00 | \$2.75 | \$2,750.00 | \$2.75 | Vacant |
| 768 | Retail | 900 | \$2,250.00 | \$2.50 | \$2,475.00 | \$2.75 | -- |
| 770 | Retail | 900 | \$2,200.00 | \$2.44 | \$2,475.00 | \$2.75 | -- |
| 2195 | Retail | 1,600 | \$3,500.00 | \$2.19 | \$4,400.00 | \$2.75 | -- |
| | Totals | 5,300 | \$12,200.00 | -- | \$14,575.00 | -- | -- |



FINANCIALS RENT ROLL

| # | UNIT TYPE | SF | RENT | RENT PER SF | PRO FORMA RENT | PRO FORMA RENT PER SF | NOTE |
|-----|-----------------|----|------------|-------------|----------------|-----------------------|----------------|
| 100 | 1 Bed / 1 Bath | -- | \$1,995.00 | -- | \$2,095.00 | -- | -- |
| 101 | Studio / 1 Bath | -- | \$1,570.00 | -- | \$1,695.00 | -- | -- |
| 102 | Studio / 1 Bath | -- | \$1,695.00 | -- | \$1,695.00 | -- | Vacant |
| 103 | Studio / 1 Bath | -- | \$1,595.00 | -- | \$1,695.00 | -- | Under Eviction |
| 104 | Studio / 1 Bath | -- | \$1,695.00 | -- | \$1,695.00 | -- | Vacant |
| 105 | Studio / 1 Bath | -- | \$1,350.00 | -- | \$1,695.00 | -- | -- |
| 106 | 1 Bed / 1 Bath | -- | \$1,995.00 | -- | \$2,095.00 | -- | -- |
| 107 | 1 Bed / 1 Bath | -- | \$1,836.45 | -- | \$2,095.00 | -- | -- |
| 200 | 1 Bed / 1 Bath | -- | \$1,995.00 | -- | \$2,095.00 | -- | -- |



FINANCIALS RENT ROLL

| # | UNIT TYPE | SF | RENT | RENT PER SF | PRO FORMA RENT | PRO FORMA RENT PER SF | NOTE |
|----------------------------|-----------------|----|--------------------|-------------|--------------------|-----------------------|----------------|
| 201 | Studio / 1 Bath | -- | \$1,495.00 | -- | \$1,695.00 | -- | Under Eviction |
| 202 | Studio / 1 Bath | -- | \$1,695.00 | -- | \$1,695.00 | -- | Vacant |
| 203 | 1 Bed / 1 Bath | -- | \$1,800.00 | -- | \$2,095.00 | -- | -- |
| 204 | 1 Bed / 1 Bath | -- | \$1,695.00 | -- | \$2,095.00 | -- | -- |
| 205 | 1 Bed / 1 Bath | -- | \$656.71 | -- | \$2,095.00 | -- | -- |
| 206 | 1 Bed / 1 Bath | -- | \$1,995.00 | -- | \$2,095.00 | -- | -- |
| 207 | 1 Bed / 1 Bath | -- | \$1,895.00 | -- | \$2,095.00 | -- | Under Eviction |
| Totals | | -- | \$26,958.16 | -- | \$30,720.00 | -- | -- |
| Totals 16 + 5 Units | | | \$39,158.16 | | \$45,295.00 | | |



STAPLES Center

THE LOFTS

03. COMPARABLES



RENT COMPARABLES SINGLE + 1 BATH

| # | PROPERTY | UNITS | YEAR BUILT | RENT | SF | RENT/SF | DISTANCE |
|---|--|-----------|-------------|-------------------|------------|---------------|------------------|
| 1 | 1163 N. Ditman Ave. Los Angeles, CA 90063 | 4 | 1924 | \$1,695.00 | 550 | \$3.08 | 3.7 Miles |
| 2 | 446 S. Chicago St. Los Angeles, CA 90033 | 2 | 1960 | \$2,000.00 | 390 | \$5.13 | 0.4 Miles |
| 3 | 405 N. Soto St. Los Angeles, CA 90033 | 11 | 1924 | \$1,695.00 | 500 | \$3.39 | 1.2 Miles |
| 4 | 248 N. Chicago St. Los Angeles, CA 90033 | 24 | 1930 | \$1,700.00 | 500 | \$3.40 | 0.9 Miles |
| | Average | 10 | 1935 | \$1,772.50 | 485 | \$3.75 | 1.6 Miles |
| | ● Subject Property 2195 Whittier Blvd. | 16 | 1914 & 1916 | \$1,585.00 | -- | -- | -- |



RENT COMPARABLES 1 BED + 1 BATH

| # | PROPERTY | UNITS | YEAR BUILT | RENT | SF | RENT/SF | DISTANCE |
|---|---|-----------|-------------|-------------------|------------|---------------|------------------|
| 1 | 725 S. Bernal Ave. Los Angeles, CA 90023 | 7 | 1988 | \$2,095.00 | 700 | \$2.99 | 1.4 Miles |
| 2 | 825 E. 4th St. Los Angeles, CA 90013 | 40 | 1923 | \$2,800.00 | 630 | \$4.44 | 1.7 Miles |
| 3 | 1526 1st St. Los Angeles, CA 90033 | 12 | 1912 | \$1,900.00 | 411 | \$4.62 | 1.2 Miles |
| 4 | 747 S. Boyle Ave. Los Angeles, CA 90023 | 5 | 1956 | \$1,950.00 | 700 | \$2.79 | 0.1 Miles |
| 5 | 205 N. Fickett St. Los Angeles, CA 90033 | 7 | 1959 | \$2,400.00 | 500 | \$4.80 | 1.2 Miles |
| 6 | 1011 N. Alma Ave. Los Angeles, CA 90063 | 7 | 1928 | \$2,099.00 | 550 | \$3.82 | 2.4 Miles |
| | Average | 13 | 1944 | \$2,207.33 | 582 | \$3.91 | 1.3 Miles |
| | ● Subject Property 2195 Whittier Blvd. | 16 | 1914 & 1916 | \$1,763.00 | -- | -- | -- |



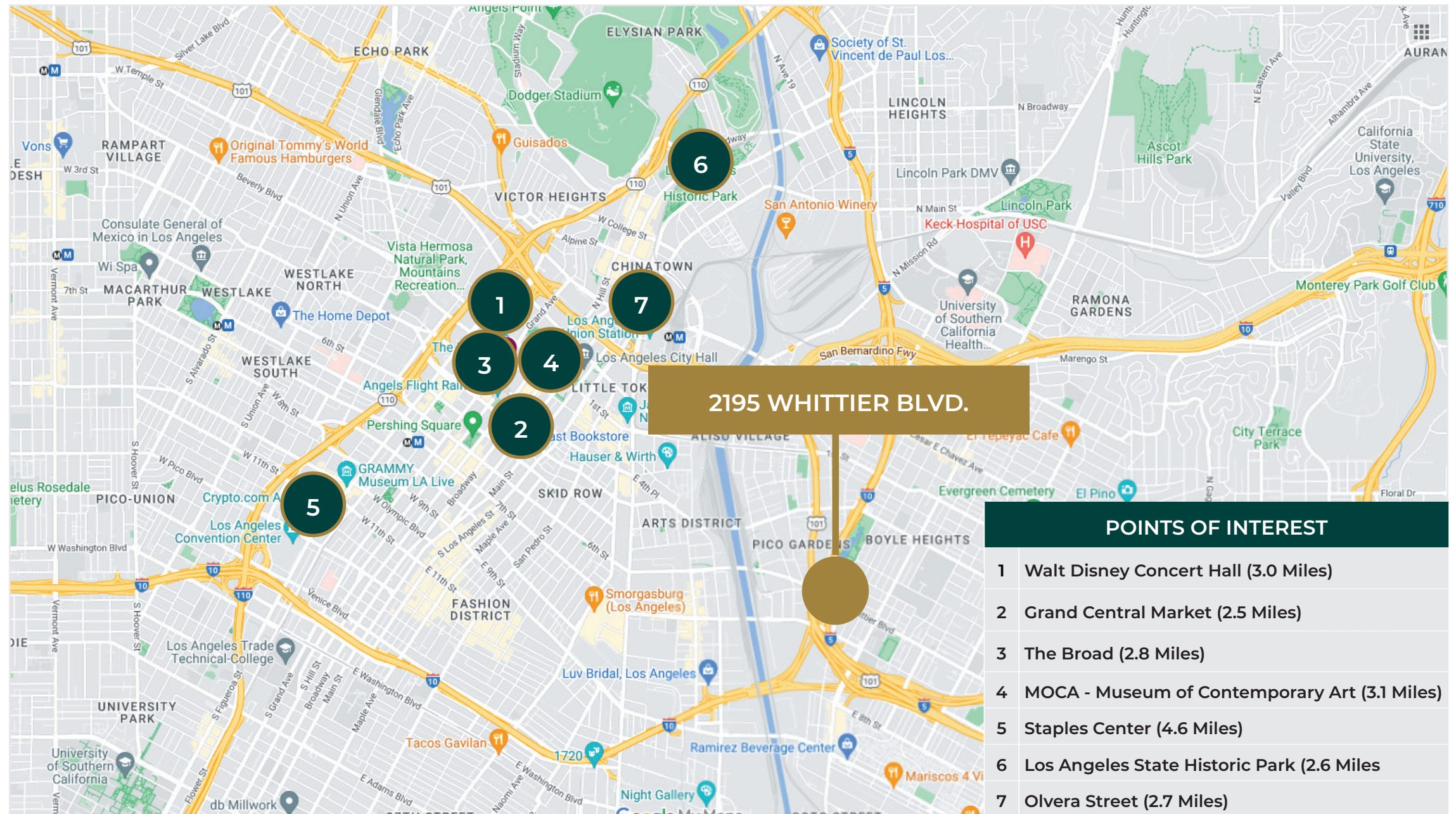
THE LOFTS

04. AREA OVERVIEW





POINTS OF INTEREST





THE LOFTS

POINTS OF INTEREST



Walt Disney Concert Hall (3.0 Miles)

Located in Downtown Los Angeles, approximately 2 miles from the Arts District, the Walt Disney Concert Hall is a stunning architectural masterpiece designed by Frank Gehry. It serves as the home of the Los Angeles Philharmonic and hosts a variety of concerts and performances throughout the year.



The Broad (2.8 Miles)

Located in Downtown Los Angeles, approximately 2 miles from the Arts District, The Broad is a contemporary art museum featuring a vast collection of artwork from the 20th and 21st centuries. Highlights include works by artists such as Andy Warhol, Jeff Koons, and Yayoi Kusama.



Grand Central Market (2.5 Miles)

Situated in Downtown Los Angeles, just over 1 mile from the Arts District, Grand Central Market is a historic indoor food hall that offers a diverse array of culinary delights from around the world. Visitors can sample everything from tacos and pupusas to artisanal coffee and gourmet sandwiches.



MOCA - Museum of Contemporary Art (3.1 Miles)

Situated in Downtown Los Angeles, just over 1 mile from the Arts District, MOCA is a contemporary art museum that showcases a diverse range of modern and contemporary artwork. The museum's collection includes paintings, sculptures, installations, and multimedia works by leading artists from around the world.



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POINTS OF INTEREST



Staples Center (4.6 Miles)

Located in Downtown Los Angeles, approximately 2.5 miles from the Arts District, Staples Center is a major sports and entertainment arena that hosts concerts, sporting events, and live performances. It is home to the Los Angeles Lakers, Los Angeles Clippers, and Los Angeles Kings.



Olvera Street (2.7 Miles)

Located in the historic El Pueblo de Los Angeles district, approximately 3 miles from the Arts District, Olvera Street is a vibrant outdoor marketplace that celebrates Mexican culture and heritage. Visitors can explore shops selling traditional Mexican goods, sample authentic cuisine, and experience live music and entertainment.



Los Angeles State Historic Park (2.6 Miles)

Situated just north of the Arts District, approximately 2 miles away, Los Angeles State Historic Park is a sprawling green space that offers walking trails, picnic areas, and scenic views of the Downtown Los Angeles skyline. The park hosts various events, festivals, and cultural activities throughout the year.



LOCAL DEVELOPMENTS



NEW DEVELOPMENT: 41 TOWNHOMES APPROVED IN WHITTIER, CA

The City of Whittier has approved plans for the construction of 41 townhomes by Mission Pacific Land Company on a vacant lot formerly occupied by a Marie Callendar's. The Villas at Friendly Hills, designed by William Hezmalhalch Architects, will feature two- and three-bedroom townhome-style condominiums with two-car garages. Construction is expected to conclude in 2023, located near another residential development planned by Florence Homes.



NEW AFFORDABLE HOUSING COMPLEX UNDERWAY IN BOYLE HEIGHTS

A new affordable housing complex is being constructed at 3552 Whittier Boulevard in Boyle Heights, replacing a commercial building and an industrial facility. Designed by Abode Communities, the development will offer 63 studio apartments and a manager's unit, utilizing prefabricated modular units stacked on a concrete base. The project received \$18.6 million in funding from the L.A. City Council in April 2022, with an estimated total cost of \$35.4 million. This initiative follows similar projects in nearby East Los Angeles by Meta Housing and development.



RC HOMES INTRODUCES GARDEN SQUARE: A NEW WHITTIER COMMUNITY WITH MODERN ENERGY-EFFICIENT HOMES

Introducing Garden Square by RC Homes: a collection of 17 modern single-family homes in Whittier, CA, starting from the low \$900,000's. These energy-efficient homes feature 2-car garages, private yards, solar panels, and three bedrooms plus a loft, with the option to convert the loft into a fourth bedroom, nestled in a vibrant neighborhood close to major employers and recreational amenities.



DEMOGRAPHICS

WHITTIER BLVD. LOS ANGELES, CA

Whittier, located in Los Angeles County, approximately 12 miles southeast of Los Angeles, boasts a rich historical tapestry and a vibrant community spirit. Governed by a five-member City Council under the Council-Manager system, Whittier has been a charter law city since its incorporation in 1898, with the Charter form of government ratified in 1955. The city covers 14.8 square miles and is home to an estimated population of 87,369 as of January 1, 2018. Notably, Whittier's roots trace back to its founding by Quakers in 1887, and it thrived as a citrus-producing hub, bolstered by the introduction of the Pacific Electric trolley line in 1904. The city's commitment to preserving its heritage while embracing growth has fostered a dynamic and upscale residential community, underscored by initiatives promoting economic, social, and cultural vitality.

QUICK FACTS:

- + Whittier was founded on 160 acres of public land acquired by Jacob Gerkens in 1868 through the Homestead Act, evolving into a community established by Quakers in 1887.
- + The city's growth was propelled by the arrival of the Southern Pacific Railroad in 1887, facilitating the booming citrus industry and later the walnut cultivation that made Whittier a significant agricultural center.
- + Educational institutions such as Whittier College, originally established as Whittier Academy in 1891, have played a pivotal role in shaping the city's identity and fostering a sense of community spirit.



AVERAGE HOUSEHOLD INCOME

\$109,159



MEDIAN AGE

38.16 years old



2023 ESTIMATED POPULATION

85,408



TOTAL HOUSEHOLDS

29,760



BACHELORS DEGREE OR HIGHER

16.63%



OVERVIEW

LOS ANGELES, CALIFORNIA

The Los Angeles Metro Rail is an urban rail transportation system serving Los Angeles County, California. It consists of six lines, including two subway lines and four light rail lines serving 93 stations. It connects with the Metro Busway bus rapid transit system and also with the Metrolink commuter rail system.



The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D. C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Point Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

Los Angeles is on the leading edge of several growth industries. LA County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The LA Five-County area also has more than 700,000 people at work in health services / biomedical activities and 190,000 people in aerospace and technology.





INVESTMENT CONTACTS

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