OFFERING MEMORANDUM

5331 E OLYMPIC BOULEVARD

5331 E OLYMPIC BOULEVARD | LOS ANGELES, CA 90022

Exclusively Marketed By:

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License # 01757671

MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

INVESTMENT SUMMARY	
Property Address	5331 E Olympic Blvd Los Angeles, CA 90022
Property Type	Two Story Office Building
Price	$2,399,000
Price/SF/Bldg	$327.15
Net Operating Income (Current)	$56,931
Net Operating Income (Pro Forma)	$128,061
CAP Rate (Pro Forma)	5.34%
Occupancy (Current)	52.0%
Occupancy (Pro Forma)	90.0%
Building Size	7,333 SF
Land Size	9,742 SF
Year Built / Renovated	1962
APN	6340-008-02
Zoning	LCC3*

TRAFFIC COUNTS	CARS PER DAY
E Olympic Boulevard	26,742
Goodrich Boulevard	12,240

INVESTMENT HIGHLIGHTS

- Highly visible from highly traveled Olympic Blvd corridor
- Potential for owner user, Owner has kept interested tenants at bay from renewing to accommodate the potential
- Great mix of office tenants
- Directly across the street from a strong performing single tenant Family Dollar property.

RENT ROLL

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Suite	Tenant	SF	% of GLA	Rent				Lease Dates		Lease Type
				Monthly	PSF	Annual	PSF	Start	End	
1st Floor - 1		282	4.04%	$0	$0.00	$0	$0.00			
1st Floor - 2		282	4.04%	$0	$0.00	$0	$0.00			
1st Floor - 3		282	4.04%	$0	$0.00	$0	$0.00			
1st Floor - 4/5		282	4.04%	$1,150	$4.08	$13,800	$48.94		6/30/19	Gross
1st Floor - 6/6A		657	9.42%	$1,100	$1.67	$13,200	$20.09		MTM	Gross
1st Floor - 8		565	8.10%	$1,100	$1.95	$13,200	$23.36		6/30/19	Gross
1st Floor - 9		406	5.82%	$0	$0.00	$0	$0.00			
1st Floor - 10		464	6.65%	$950	$2.05	$11,400	$24.57		6/30/19	Gross
Sub-Total		**3,220**	**46.16%**	**4,300**		**$51,600**				
2nd Floor - 11		282	4.04%	$0	$0.00	$0	$0.00			
2nd Floor - 12		282	4.04%	$0	$0.00	$0	$0.00			
2nd Floor - 14/15/16		846	12.13%	$1,750	$2.07	$21,000	$24.82		MTM	Gross
2nd Floor - 17		722	10.35%	$0	$0.00	$0	$0.00			
2nd Floor - 18		677	9.71%	$1,550	$2.29	$18,600	$27.47		6/30/19	Gross
2nd Floor - 19		434	6.22%	$0	$0.00	$0	$0.00			
2nd Floor - 20		512	7.34%	$0	$0.00	$0	$0.00			
Sub-Total		**3,755**	**53.84%**	**3,300**		**$39,600**				
	TOTAL	6,975	100%	$7,600		$91,200				
	TOTAL OCCUPIED	**3,491**	**50.05%**							
	TOTAL VACANT	3,484	49.95%							

INCOME & EXPENSES

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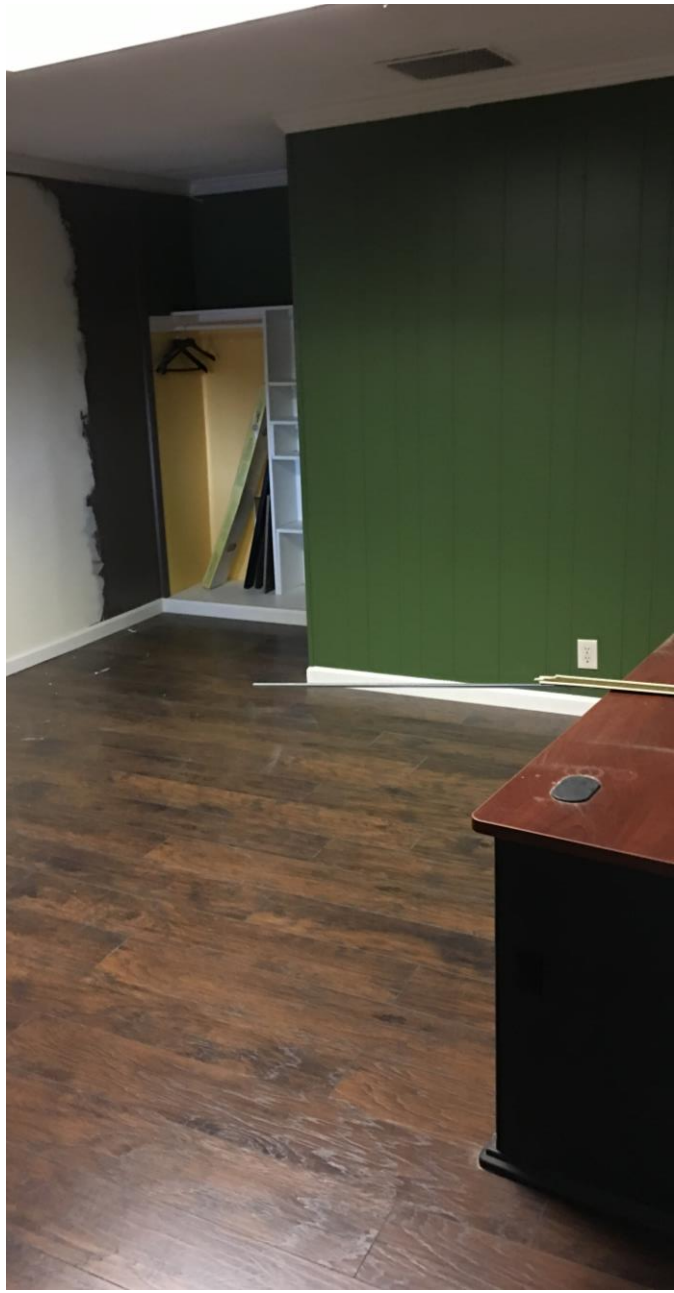
INCOME		CURRENT	PSF	PRO FORMA	PSF
Potential Rental Income		$173,400	$23.89	$173,400	$23.89
Less: Vacancy & Losses	10.00%	$82,200	$11.33	$17,340	$2.39
Effective Rental Income		$91,200	$12.57	$156,060	$21.50
Less: Operating Expenses		$37,955	$5.23	$37,955	$5.23
Net Operating Income		**$53,245**	**$7.34**	**$118,105**	**$16.27**

OPERATING EXPENSES		CURRENT	PSF	PRO FORMA	PSF
Property Taxes	1.125%	$25,875	$3.57	$25,875	$3.57
Property Insurance		$2,000	$0.28	$2,000	$0.28
Repairs and Maintenance		$0	$0.00	$0	$0.00
Management	0.00%	$0	$0.00	$0	$0.00
Utilities		$10,080	$1.39	$10,080	$1.39
Total Operating Expenses		**$37,955**	**$5.23**	**$37,955**	**$5.23**

FOR LEASE
5331

JCP TAX SERVICES
e-file
FREE
1040 EZ
OFFICE:323-213-3237
TEL:818-451-8787
Bancarrota
Desalojo

PHOTOS



FIRST FLOOR PLAN

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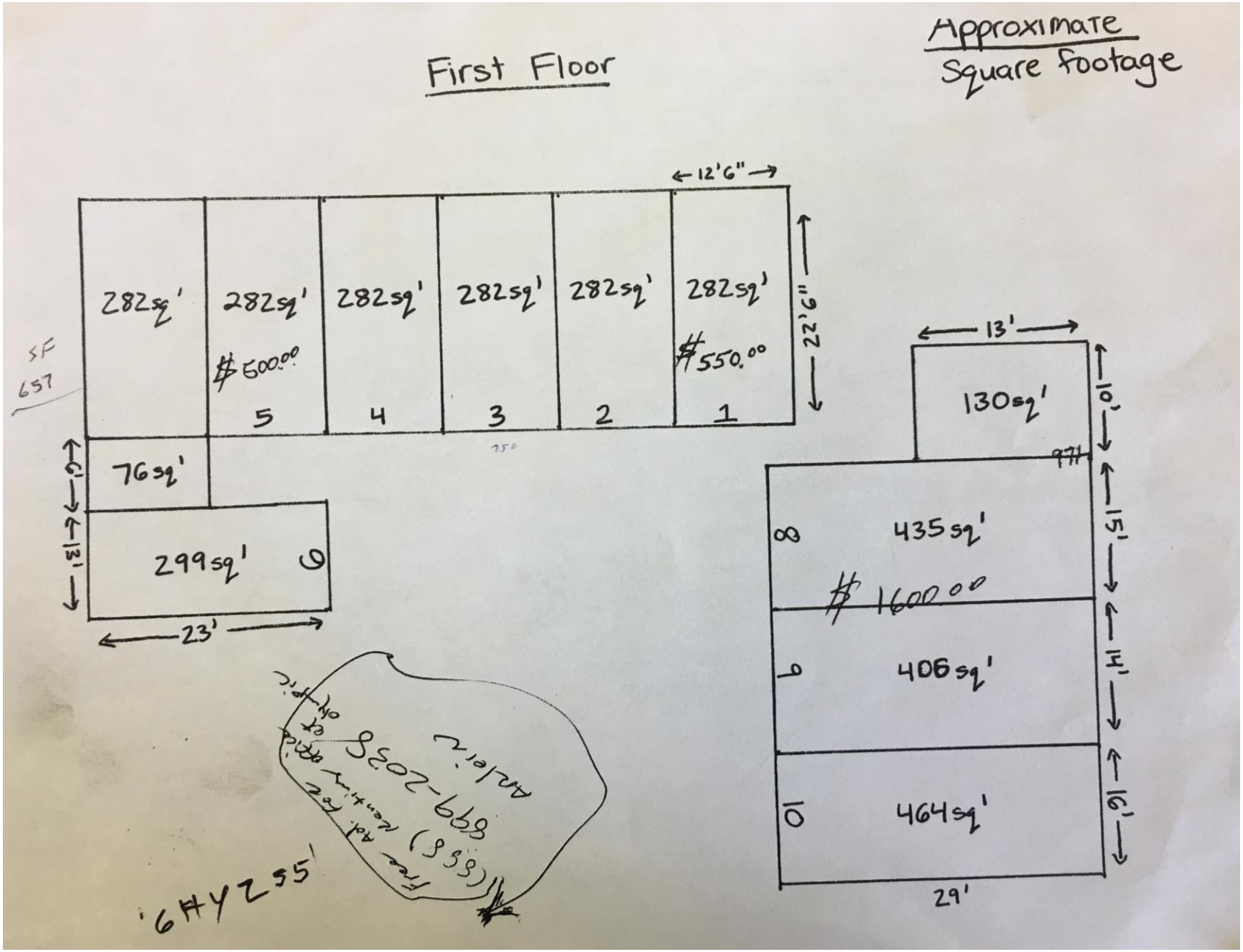
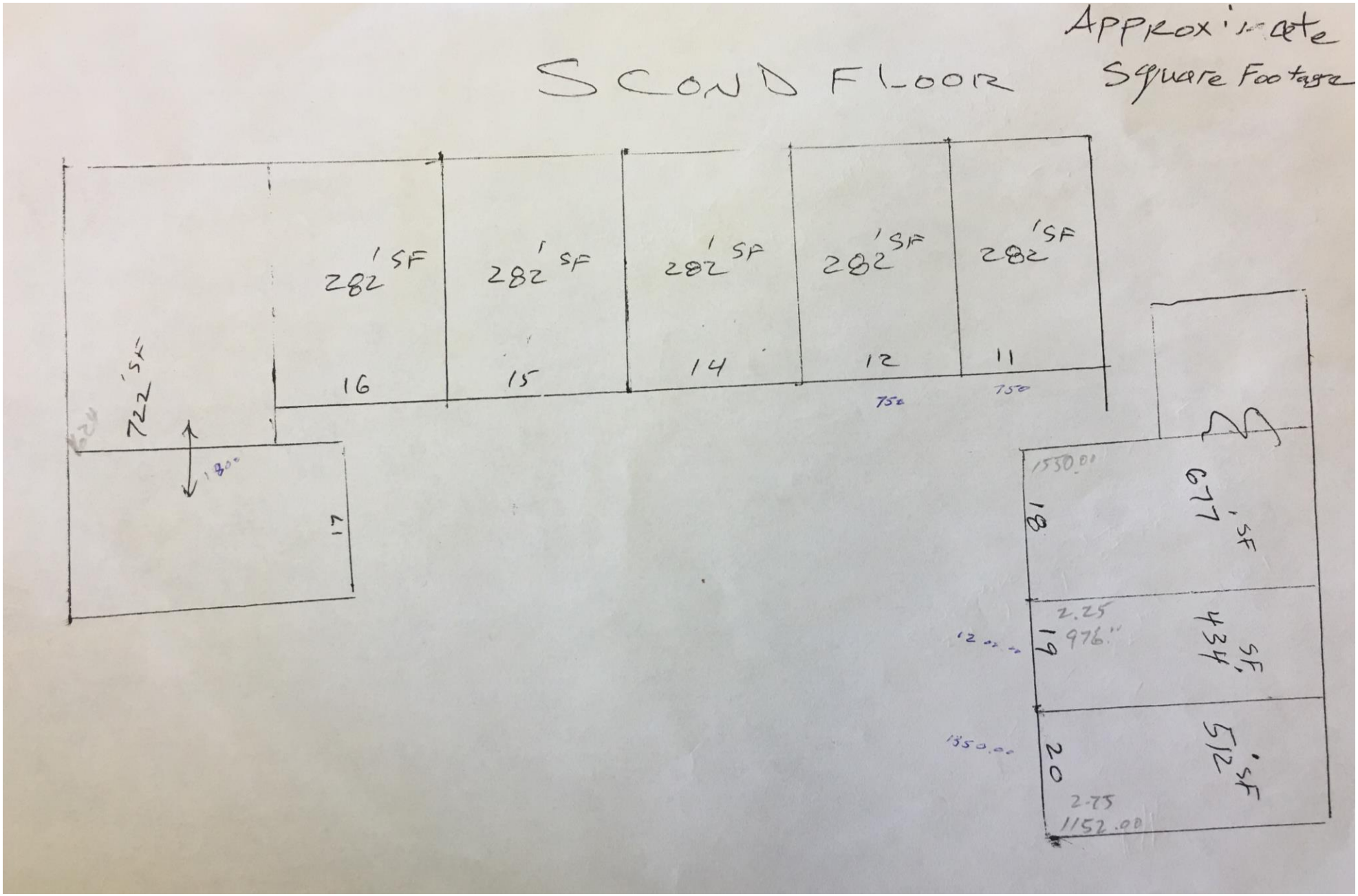



Approximate
Square Footage
SCOND FLOOR
282 SF
282 SF
282 SF
282 SF
282 SF
722 SF
16
15
14
12
11
17
18
677 SF
19
434 SF
20
512 SF

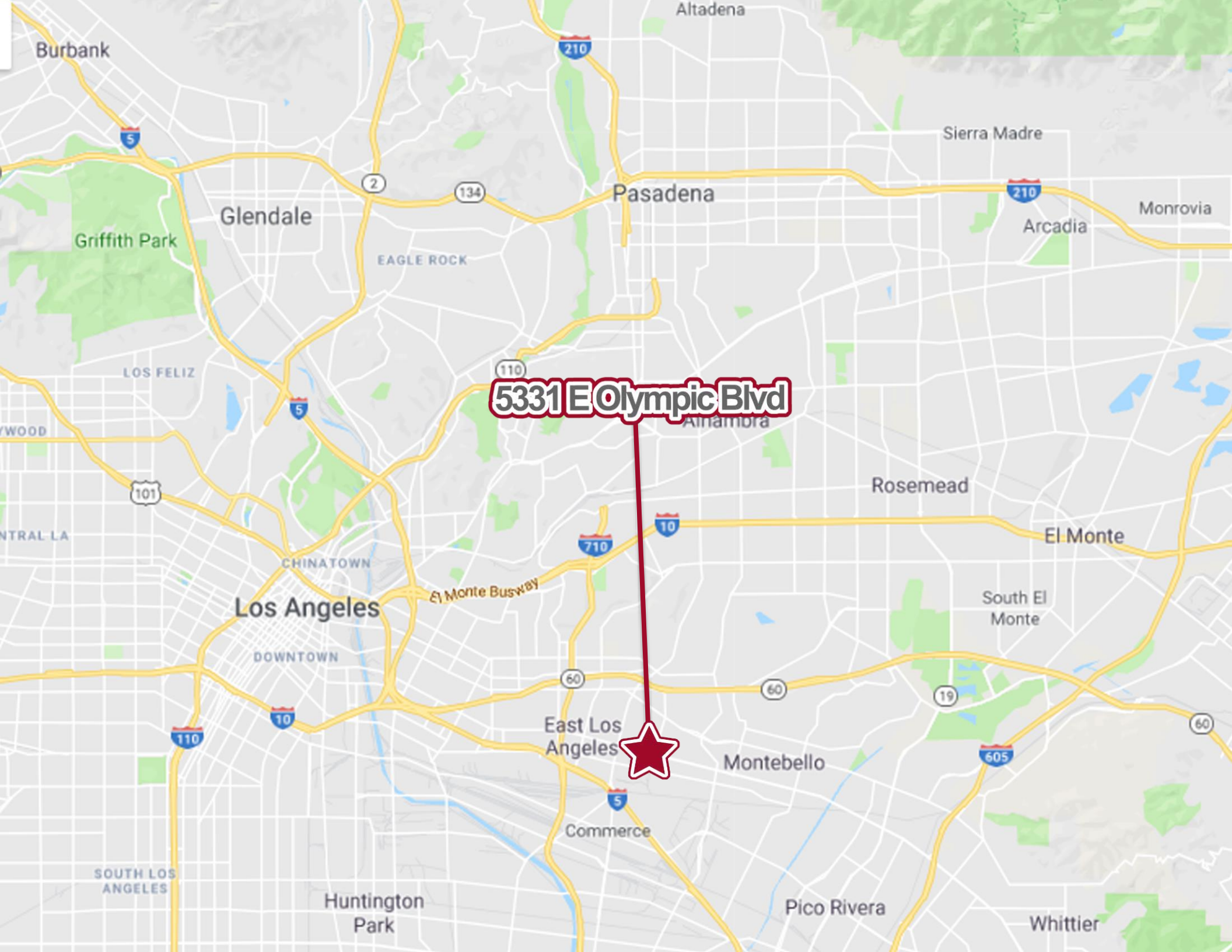
Los Angeles, CA

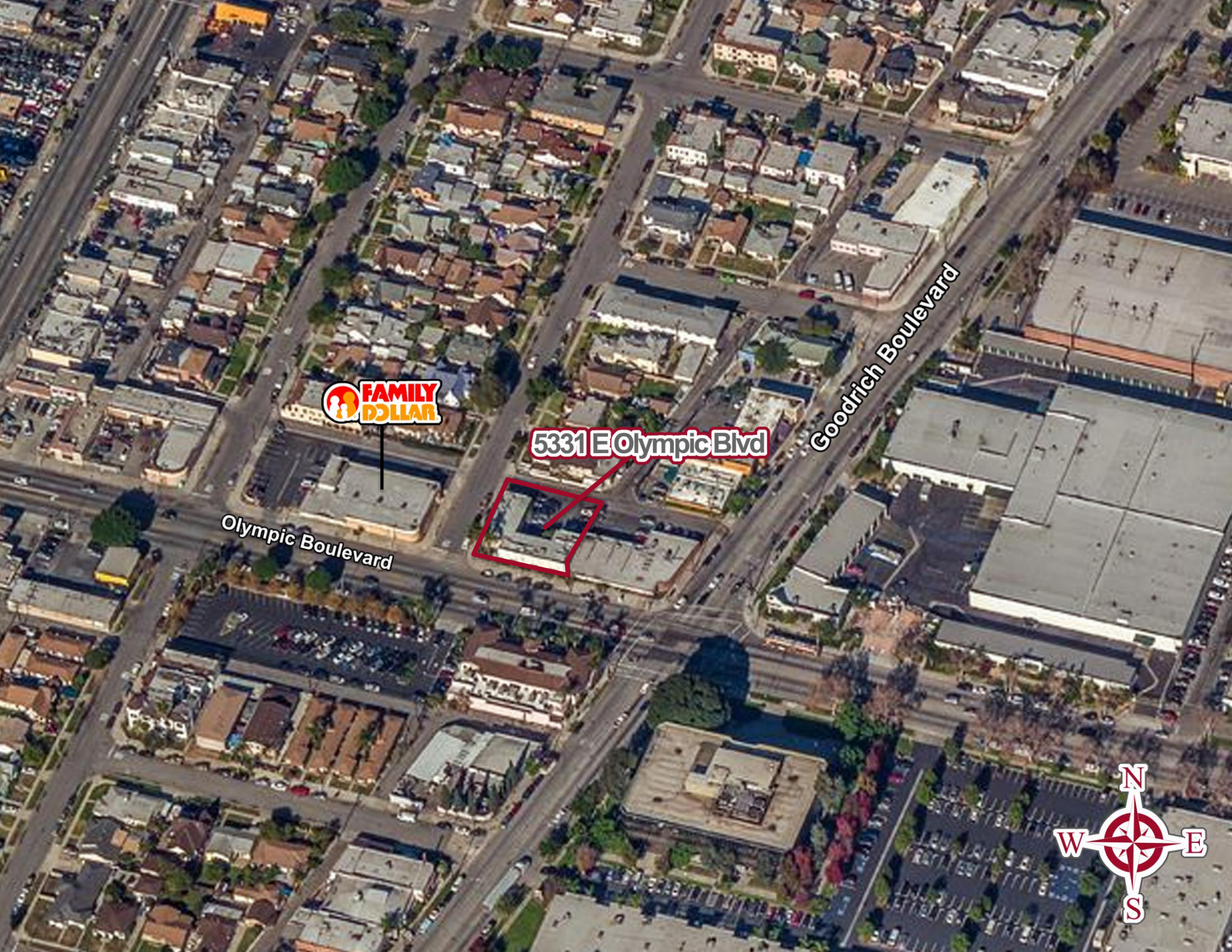
Officially the City of Los Angeles, often known by its initials L.A., is a major city in California's Southern California region, approximately 342 miles south of San Francisco. With a population of 3,792,621 as of 2010, Los Angeles is the second-largest city in the United States, after New York City, and the most populous city in California. Los Angeles is known for its mediterranean climate, ethnic diversity, celebrity culture, traffic, and the film and television industry

The Census reported that Los Angeles had a population of 3,792,621.The population density was 8,092.3 people per square mile. The age distribution was 874,525 people (23.1%) under 18, 434,478 people (11.5%) from 18 to 24, 1,209,367 people (31.9%) from 25 to 44, 877,555 people (23.1%) from 45 to 64, and 396,696 people (10.5%) who were 65 or older. The median age was 34.1 years. For every 100 females there were 99.2 males. For every 100 females age 18 and over, there were 97.6 males.

There were 1,413,995 housing units—up from 1,298,350 during 2005–2009 at an average density of 2,812.8 households per square mile, of which 503,863 (38.2%) were owner-occupied, and 814,305 (61.8%) were occupied by renters. The homeowner vacancy rate was 2.1%; the rental vacancy rate was 6.1%. 1,535,444 people (40.5% of the population) lived in owner-occupied housing units and 2,172,576 people (57.3%) lived in rental housing units.

The economy of Los Angeles is driven by international trade, entertainment (television, motion pictures, video games, recorded music), aerospace, technology, petroleum, fashion, apparel, and tourism. Los Angeles is also the largest manufacturing center in the western United States. The contiguous ports of Los Angeles and Long Beach together comprise the fifth-busiest port in the world and the most significant port in the Western Hemisphere and is vital to trade within the Pacific Rim. Other significant industries include media production, finance, telecommunications, law, healthcare, and transportation.


5331 E Olympic Blvd
Altadena
Burbank
Sierra Madre
Glendale
Pasadena
Monrovia
Arcadia
Griffith Park
EAGLE ROCK
LOS FELIZ
Alhambra
Rosemead
El Monte
CHINATOWN
Los Angeles
El Monte Busway
South El Monte
DOWNTOWN
East Los Angeles
Montebello
Commerce
SOUTH LOS ANGELES
Huntington Park
Pico Rivera
Whittier


FAMILY DOLLAR
5331 E Olympic Blvd
Goodrich Boulevard
Olympic Boulevard
N
W
E
S

Goodrich Boulevard
5331 E Olympic Blvd
FAMILY DOLLAR
Olympic Boulevard
E
N
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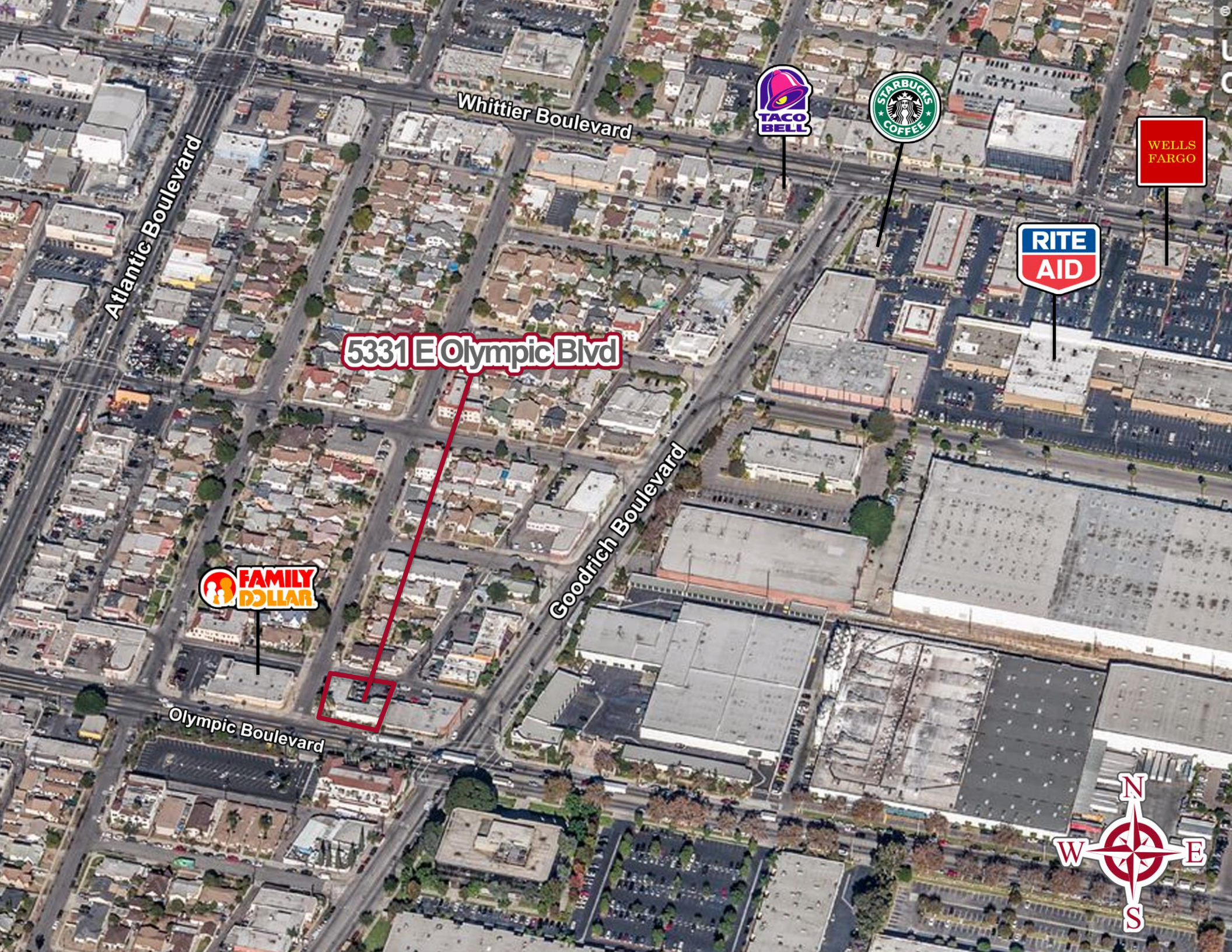
Whittier Boulevard
Atlantic Boulevard
5331 E Olympic Blvd
Goodrich Boulevard
Olympic Boulevard
TACO BELL
STARBUCKS COFFEE
WELLS FARGO
RITE AID
FAMILY DOLLAR
N
W
E
S

HILL VIEW
T NO. 7066
10-13-14
T NO. 8790
117-43-44
OLYMPIC BLVD.
AVE.
CAROLINA
GOODRICH
PL
30
31
32
33
34
2
182
181
180
179
1
183
184
185
186

	1 mile	3 miles	5 miles
Population			
2000 Population	45,043	261,256	763,331
2010 Population	45,264	259,598	756,478
2017 Population	46,580	268,406	783,395
2022 Population	47,682	275,656	804,859
2000-2010 Annual Rate	0.05%	-0.06%	-0.09%
2010-2017 Annual Rate	0.40%	0.46%	0.48%
2017-2022 Annual Rate	0.47%	0.53%	0.54%
2017 Male Population	50.0%	49.6%	49.5%
2017 Female Population	50.0%	50.4%	50.5%
2017 Median Age	30.2	31.5	32.6
Median Age			
The median age in this area is 30.2, compared to U.S. median age of 38.2.			
Race and Ethnicity			
2017 White Alone	52.2%	49.0%	46.1%
2017 Black Alone	0.5%	0.7%	1.0%
2017 American Indian/Alaska Native Alone	1.2%	1.0%	1.0%
2017 Asian Alone	0.5%	7.4%	13.5%
2017 Pacific Islander Alone	0.0%	0.1%	0.1%
2017 Other Race	42.2%	38.5%	34.7%
2017 Two or More Races	3.3%	3.5%	3.6%
2017 Hispanic Origin (Any Race)	97.6%	89.2%	81.4%
Median Household Income			
2017 Median Household Income	$38,715	$42,973	$44,412
2022 Median Household Income	$40,209	$45,824	$47,870
2017-2022 Annual Rate	0.76%	1.29%	1.51%
Average Household Income			
2017 Average Household Income	$50,426	$58,427	$60,734
2022 Average Household Income	$56,022	$65,665	$68,552
2017-2022 Annual Rate	2.13%	2.36%	2.45%
Data for all businesses in area			
Total Businesses:	1,338	7,770	21,350
Total Employees:	19,408	137,876	326,669
Total Residential Population:	46,580	268,406	783,395

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group , the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

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