

AVAILABLE FOR SALE

Sale of 2 Resid./Commercial Properties

1. 2845 W. Pico Blvd & 1236 S. Ardmore, Los Angeles

2. 935 S. Fresno Street, Los Angeles



Kosmont Real Estate Services
1230 Rosecrans Ave., Suite 630
Manhattan Beach, CA 90266
TEL: (424) 297-1079
www.kosmontrealty.com



Brian Moncrief
Senior Managing Director
CA DRE #01932052
(805) 469-7364
bmoncrief@kosmontrealty.com



Julio Fuentes
Senior Managing Director
CA DRE #02058613
(626) 607-7515
jfuentes@kosmontrealty.com

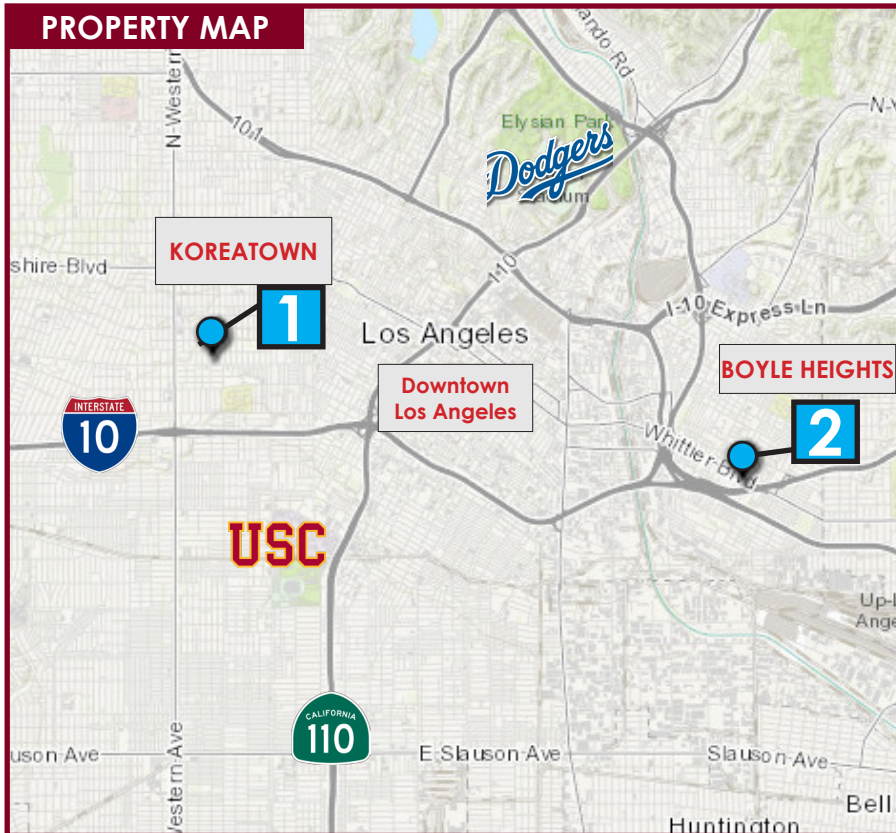


Larry J. Kosmont, CRE®
President
CA DRE #01182660
(424) 297-1079
lkosmont@kosmontrealty.com

TABLE OF CONTENTS

- | | |
|---------|-----------------------------|
| 01 | Property Sale Guidelines |
| 02 | Property Location Map |
| 03 | Summary Table of Properties |
| 04 - 07 | Property Site Profiles |

PROPERTY SALE GUIDELINES



Kosmont Real Estate Services, dba Kosmont Realty ("KR"), as exclusive representative on behalf of the owner, is pleased to present the offering of a portfolio of two (2) properties ("Properties") located at 2845 W. Pico Blvd & 1236 S. Ardmore Ave ("Property #1") and 935 S. Fresno St ("Property #2"). The Properties are currently developed with residential/commercial uses and present unique opportunities for prospective buyers/investors/developers to buy/hold and/or buy/reposition/develop for residential, mixed use, commercial uses.

Property #1 is approximately .59 acres and consists of an auto body shop, two (2) ~1,000 square foot commercial units (ground floor), and seven (7) residential units (mix of 1 Bed/1Bath & 2 Bed/1 Bath units). The property is along a high traffic volume corridor (~40k+ A.D.T.), has access to major freeways (10 and 110) and is within walking distance to Koreatown, a thriving young and culturally diverse area.

Property #2 is a duplex located in Boyle Heights, one of LA's most historic and vibrant neighborhoods, that is nearby local schools (Excelencia Charter Academy) and recreation amenities (Boyle Heights Sports Center). The property has great access to major freeways (5 & 10 freeways) and transportation (Metro Gold Line, Bus lines) and could possibly benefit from conversion of two-car garage to an Accessory Dwelling Unit (ADU).

The Properties will be sold "As-Is, Where is" and can be purchased as a portfolio or individually or in any combination. All questions, inquiries and requests for additional due diligence information regarding the Properties should be directed to the KR representatives identified in this offering memorandum. The prospective buyer(s) will be selected by Seller in its sole and absolute discretion based on a variety of factors including but not limited to:

- Purchase price
- Proof of funds
- Timing of due diligence & closing
- Contingencies to Close
- Experience, qualifications, and proposed use of the property(ies)

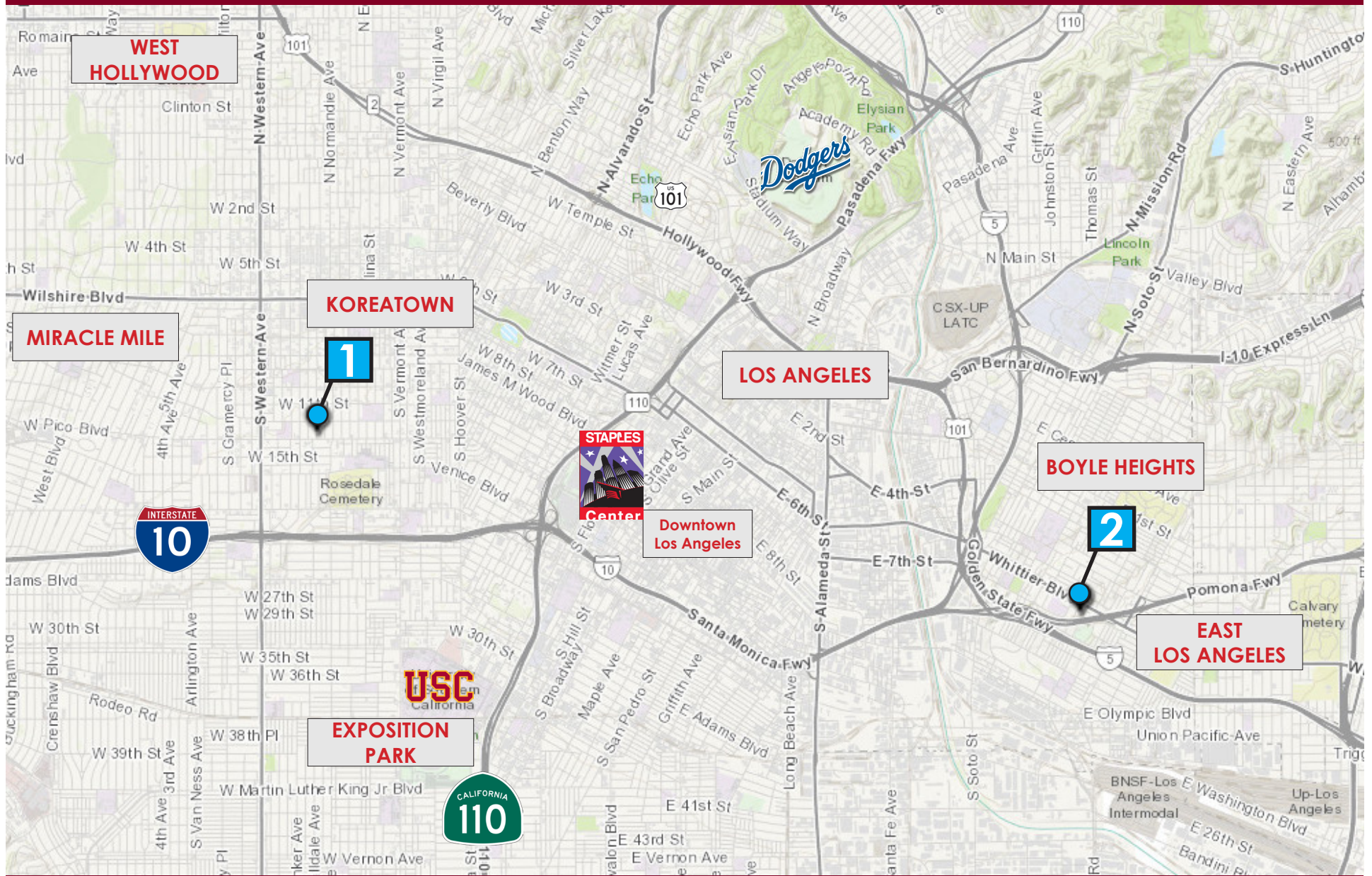
Buyers are required to submit an offer in writing via mail or electronically (preferred) to:

Kosmont Real Estate Services (License # 02058445)
Attn: Mr. Brian Moncrief, Senior Managing Director
1230 Rosecrans Ave., #630
Manhattan Beach, CA 90266

DISCLAIMER: Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. 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 current or future performance of the properties. The value of this transaction to you depends on multiple factors, which should be evaluated by your tax, financial, and legal advisors. No express or implied representations have been made regarding any conditions pertaining to soil and/or toxic waste, hazardous materials, and/or undesirable substances in or on the properties. You and your advisors should conduct a careful, independent investigation of the properties to determine to your satisfaction the suitability of the properties for your needs. The Seller may continue to solicit offers if, in its respective sole determination, is not satisfied with the offers received.



PROPERTY LOCATION MAP



SUMMARY OF PROPERTIES FOR SALE

# on Map	Address	APNs	Lot Size (AC)	Zoning	Current Use
#1	2845 W. Pico Blvd & 1236 S. Ardmore Ave, Los Angeles	5080-035-014, 5080-035-015, & 5080-035-016	~0.59	R4-1VL (Transit Orient- ed Communities (TOC) Tier 2)* & C2-2 (General Commercial)	Residential & Commercial
#2	935 S. Fresno St., Los Angeles	5189-002-035, 5189-002-036	~0.17	R2-1-CUGU (Residential Two-Family Zone)	Residential (Duplex)

*Maximum increase of 60% in allowable dwelling units in TOC Tier 2

PROPERTY #1: 2845 W. Pico Blvd. & 1236 S. Ardmore

Site Profile

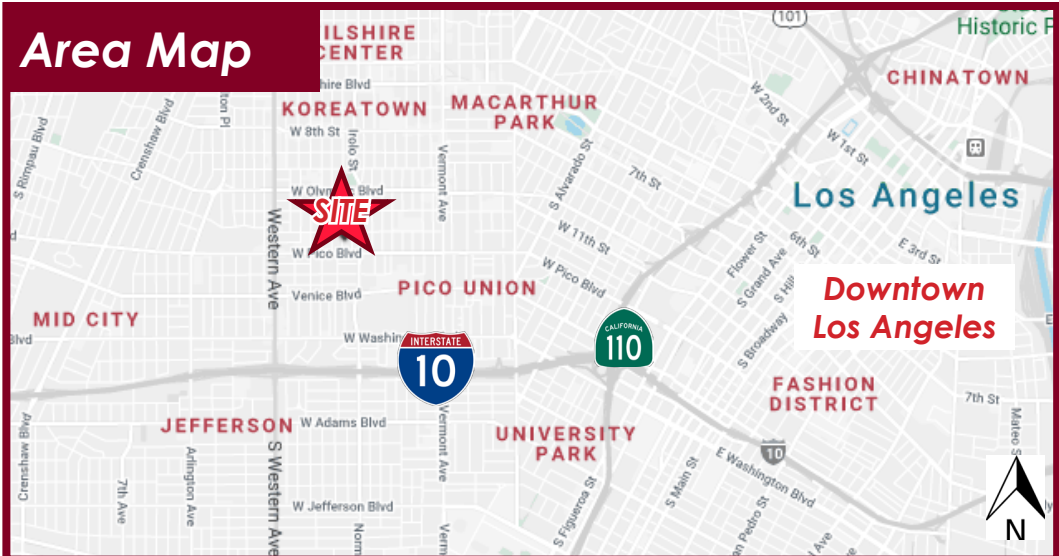
- **Address:** 2845 W. Pico Blvd & 1236 S. Ardmore Ave, Los Angeles
- **APNs:** 5080-035-014, -015, & -016
- **Lot Size:** +/- .59 Acres
- **Zoning:** R4-1VL (TOC Tier 2)* & C2-2 (General Commercial)
- **Existing Use:** Residential & Commercial
- **Listing Price:** Contact Agent

*Maximum increase of 60% in allowable dwelling units in TOC Tier 2 for eligible projects.

Aerial Map



Area Map



Property Photos

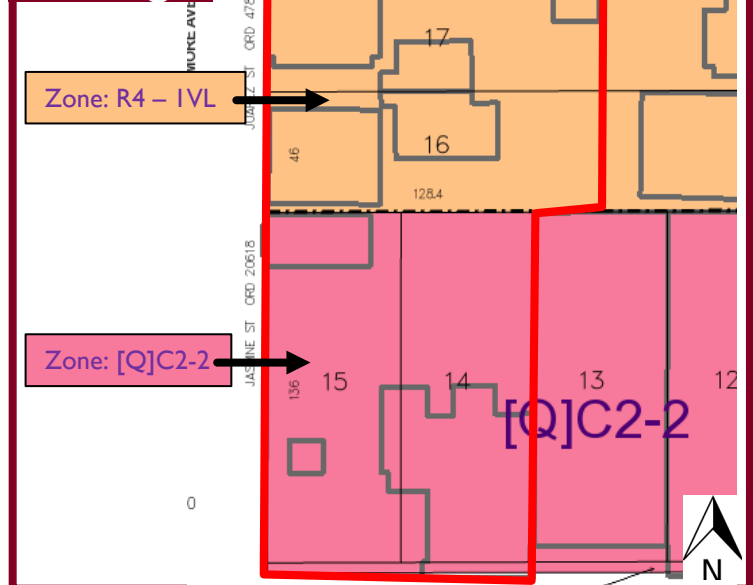


PROPERTY #1: 2845 W. Pico Blvd. & 1236 S. Ardmore

Rent Roll

Address	Unit Mix	Rent	Type of Lease
1236 S. Ardmore	1 Bed/1 Bath	\$597.39	Month to Month
1238 S. Ardmore	1 Bed/1 Bath	\$745.12	Month to Month
1240 S. Ardmore	2 Bed/1 Bath	\$1,295.62	Month to Month
1242 S. Ardmore	1 Bed/1 Bath	\$621.96	Month to Month
1244 S. Ardmore	1 Bed/1 Bath	\$745.12	Month to Month
2845 1/2 W. Pico Blvd	2 Bed/1 Bath	\$1,022.07	Month to Month
2847 1/2 W. Pico Blvd	2 Bed/ 1 Bath	\$1,072.07	Month to Month
2851 W. Pico Blvd	Auto Body	\$6,254.58	Lease expires in 2023, 5 yr option to extend.
2847 W. Pico Blvd	~1,000 SF	N.A.	Currently Vacant
2845 W. Pico Blvd	~1,000 SF	N.A.	Currently Vacant

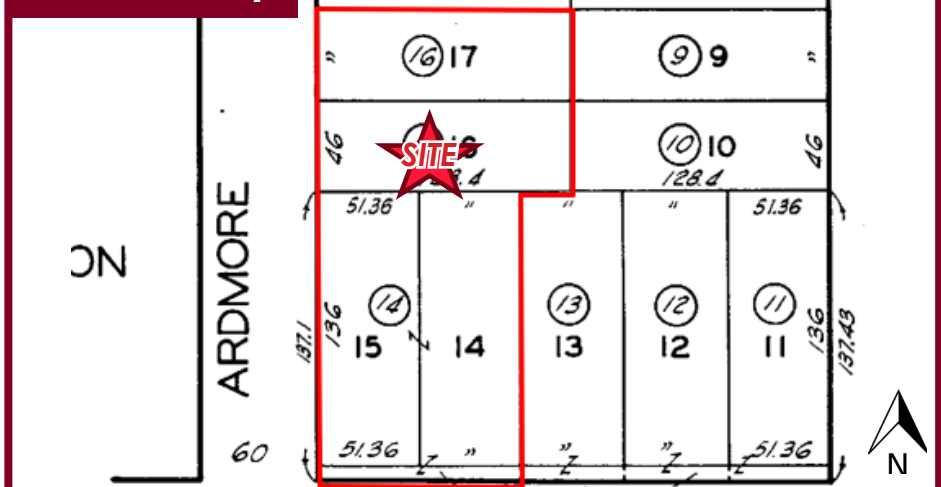
Zoning



Property Highlights

- Access to the 10, 110, and 101 Freeways and major airports (LAX, Bob Hope, and Long Beach)
- 2847 Pico Blvd recently renovated for commercial use (~1,000 SF)
- Koreatown boasts a thriving young and culturally diverse demographic supported by a mix of national and local restaurants, entertainment, hospitality, and retail uses
- Property is minutes from LA Live, Downtown Los Angeles, LA Convention Center, and USC
- Commercial/mixed use development opportunity within major economic and financial hub
- Walk Score 93 out of 100 ("Walker's Paradise")
- Property in Transit Priority Area ("TPA") per SB 743
- Estimated 2019 Average Daily Traffic at S. Ardmore Ave & Pico Blvd.: 40,727
- Excellent access to public transportation (Metro Purple Line & multiple Metro Local bus lines)

Parcel Map



PROPERTY #2: 935 S. Fresno Street

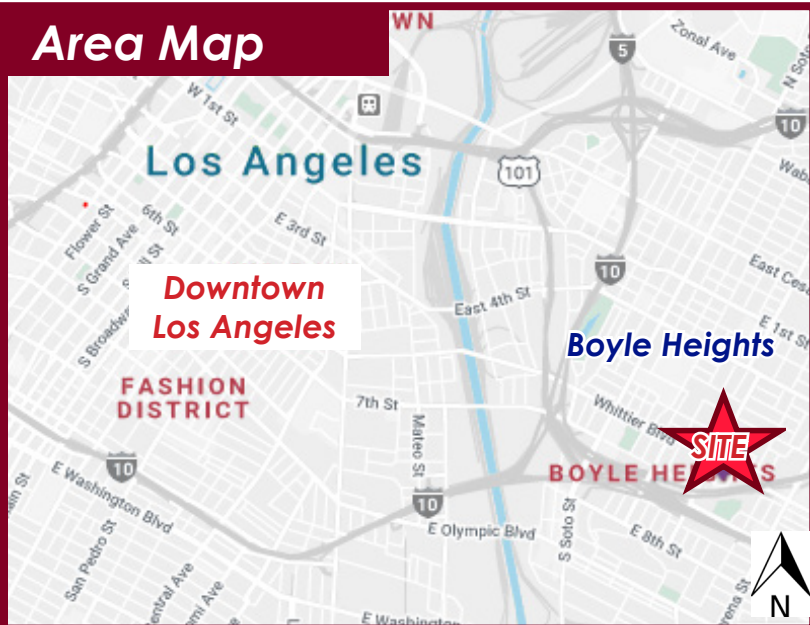
Site Profile

- **Address:** 935 S. Fresno St, Los Angeles
- **APNs:** 5189-002-035, 5189-002-036
- **Lot Size:** +/- 0.17 Acres
- **# of Units:** 2
- **Zoning:** R2-1-CUGU (Two-Family Zone)
- **Existing Use:** Residential
- **Listing Price:** Contact Agent
- **Note:** Do not disturb the current tenants.

Aerial Map



Area Map



Property Photo



PROPERTY #2: 935 S. Fresno Street

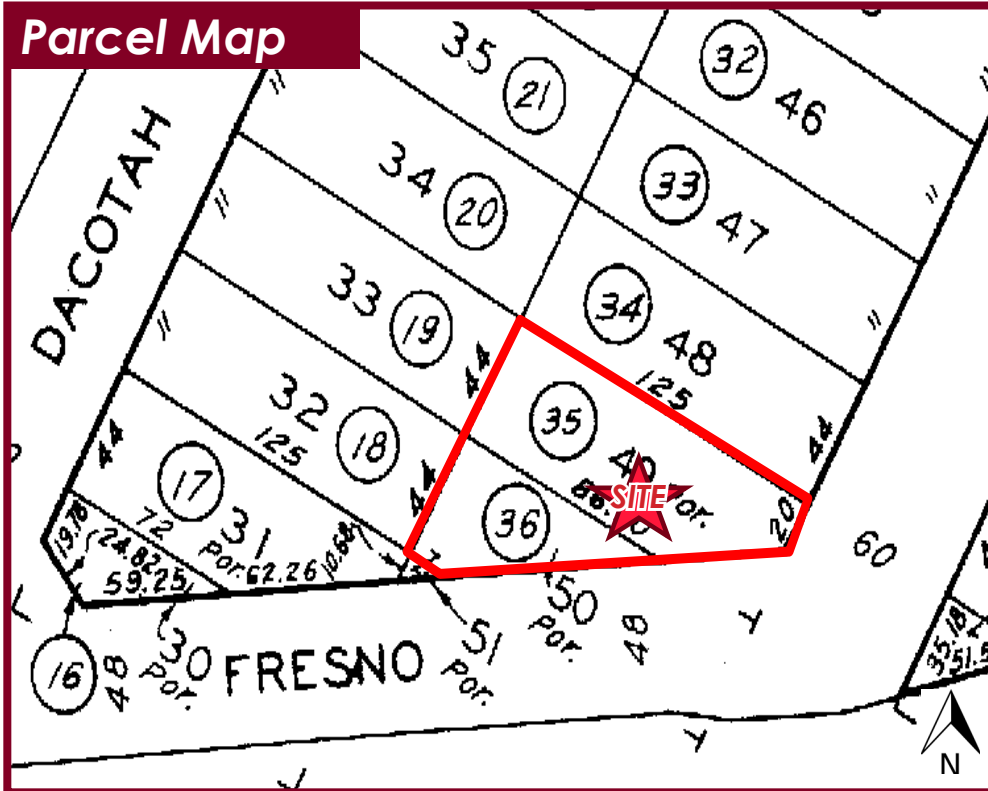
Rent Roll

Address	Unit Mix	Current Rent	Type of Lease
935 S. Fresno Street	4 Bed/2 Bath	\$1,904.32	Month to Month
935 1/2 S. Fresno Street	3 Bed/3 Bath	\$1,742.90	Month to Month

Addit. Property Photo



Parcel Map



Property Highlights

- Tenants on month to month leases, below market rents with great upside potential
- Garage could potentially be converted into a studio or ADU
- Close proximity to the metro Gold Line, bus lines & easy access to major freeways
- Property is minutes from LA Live, Downtown Los Angeles, USC Medical Center
- Walk Score 83 out of 100
- Located in Boyle Heights, one of LA's most historic and vibrant neighborhoods
- Nearby schools include Excelencia Charter Academy & Sunrise Elementary
- Within ten minute walk to Vallarta Supermarkets and other commercial retail/food/restaurants
- Property nearby Boyle Heights Sports Center & Hollenbeck Park



For more information, please contact:

Kosmont Real Estate Services
1230 Rosecrans Ave., #630
Manhattan Beach, CA 90266
CA DRE #02058445
TEL: (424) 297-1079
www.kosmontrealty.com



Brian Moncrief
Senior Managing Director
CA DRE #01932052
(805) 469-7364
bmoncrief@kosmontrealty.com



Julio Fuentes
Senior Managing Director
CA DRE #02058613
(626) 607-7515
jfuentes@kosmontrealty.com



Larry J. Kosmont, CRE®
President
CA DRE #01182660
(424) 297-1079
lkosmont@kosmontrealty.com