

Warehouse & Workshop | FOR SALE

3408 Trinity St., Los Angeles, CA 90011

5 Miles to
Downtown Los Angeles



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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. KW Commercial has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. KW Commercial's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. KW Commercial and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)



PROPERTY SUMMARY

PROPERTY SUMMARY

ADDRESS	3408 Trinity St.
CITY, STATE ZIP	Los Angeles, CA 90011
OCCUPANCY	Vacant at Close of Escrow
LIST PRICE	\$1,650,000
BUILDING SIZE <i>(Per Property Profile)</i>	4,710
LOT SIZE <i>(Per Property Profile)</i>	6,814
PRICE / SF	\$350
LOT PRICE / SF	\$242
YEAR BUILT	1970
PROFORMA CAP RATE	5.0%
ESTIMATED MARKET RENT	\$1.50 NNN
PROFORMA NOI	\$82,237
PROFORMA RENT ESTIMATE (\$/SF)	\$1.50
PROFORMA ESTIMATED CAMS (\$/SF)	\$0.71
EXPENSE RATIO	35%
ZONING	M1-1-CPIO
PARCEL #	5120-022-001



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Kirk Garabedian of KW Commercial is pleased to present 3408 Trinity Street, a rare owner-user and investment opportunity in the heart of Central Los Angeles. Situated on a 6,814 SF corner parcel at the intersection of Trinity Street and Jefferson Boulevard, the property is improved with approximately 4,710 square feet of industrial space constructed in 1970 and will be delivered 100% vacant at the close of escrow.

The property consists of two separate industrial structures, offering exceptional flexibility for a wide variety of owner-users. The front building features approximately 1,000 SF of showroom/workshop space with approximately 11.5-foot clear height, while the rear building offers approximately 3,700 SF of warehouse and office space with approximately 10-foot warehouse clearance, plus a mezzanine providing additional storage and functional workspace.

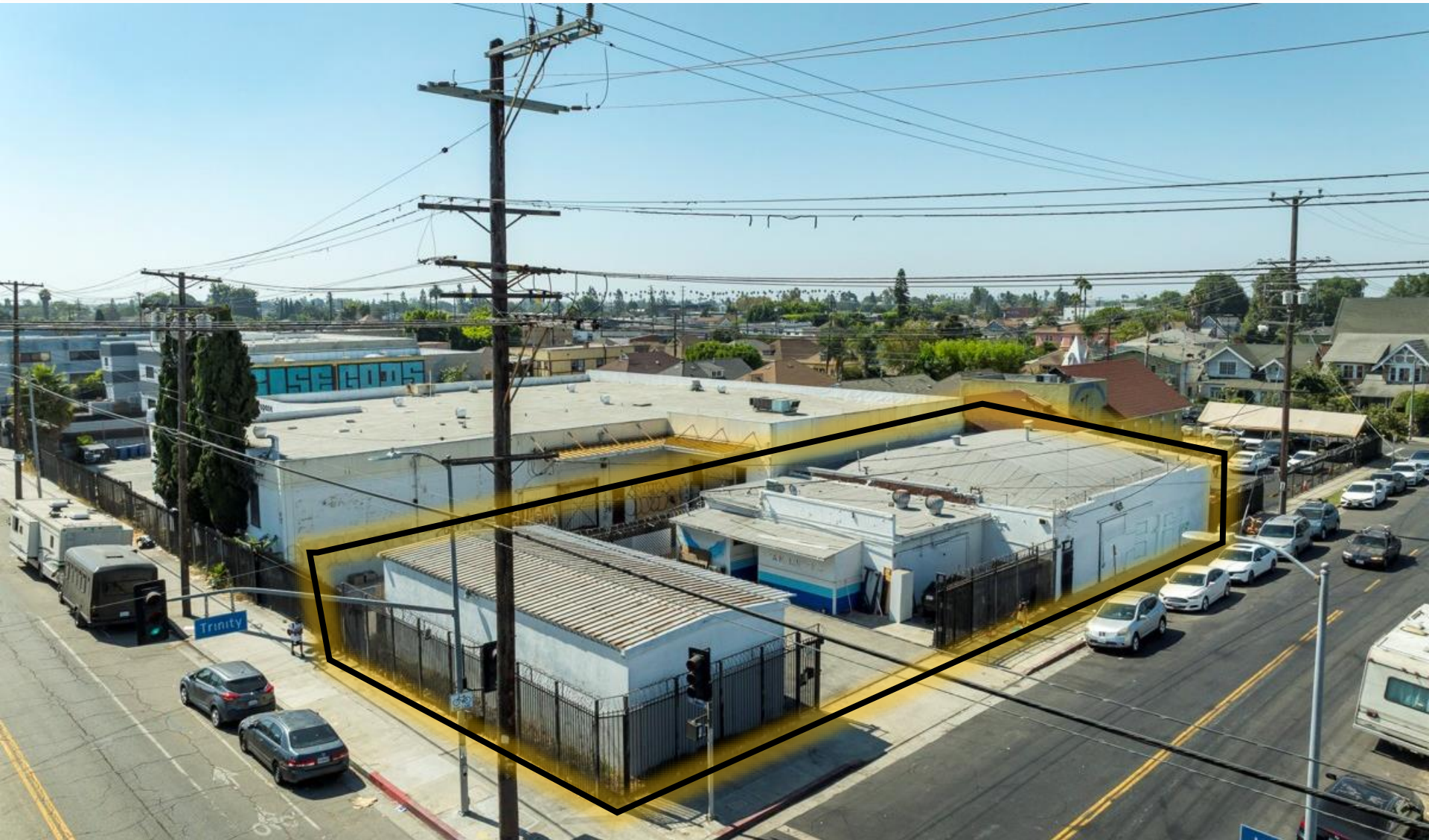
Zoned M1-1-CPIO (Limited Industrial), the property accommodates a broad range of light industrial, manufacturing, fabrication, warehouse, contractor, wholesale, and commercial uses, while the Community Plan Implementation Overlay (CPIO) helps guide future development within the surrounding area.

Strategically located less than five miles from Downtown Los Angeles, the property offers outstanding regional connectivity with convenient access to the I-10, I-110, I-5, SR-60, and I-710 Freeways, providing efficient transportation throughout Los Angeles County, the Ports of Los Angeles and Long Beach, and Southern California's extensive logistics network. Its central location, flexible layout, corner exposure, and vacant delivery make 3408 Trinity Street an outstanding opportunity for owner-users seeking immediate occupancy or investors looking to reposition a well-located industrial asset.

- *4,710 SF Industrial Building on 6,814 SF Corner Lot*
- *Delivered 100% Vacant at Close of Escrow*
- *Zoned M1-1-CPIO (Limited Industrial)*
- *Two Separate Structures Offering Flexible Operations*
- *±1,000 SF Showroom/Workshop*
- *±3,700 SF Warehouse & Office with Mezzanine*
- *Excellent Corner Visibility at Trinity St. & Jefferson Blvd.*
- *Less Than 5 Miles from Downtown Los Angeles*
- *Convenient Access to I-10, I-110, I-5, SR-60 & I-710 Freeways*

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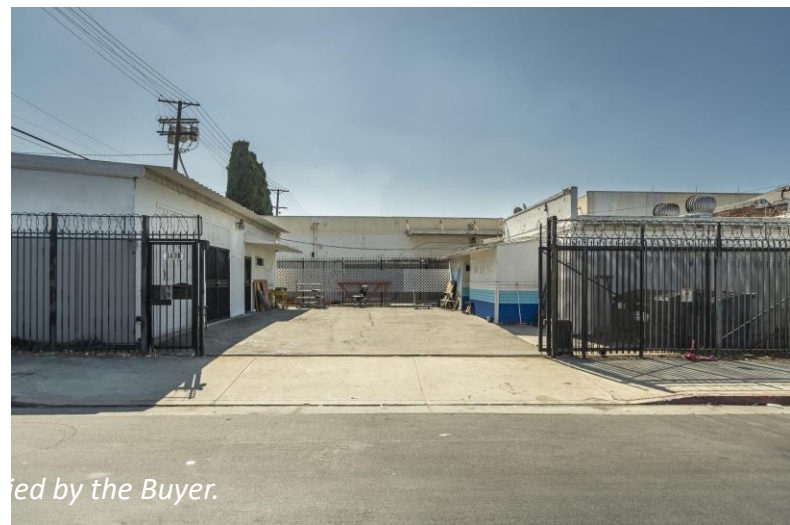
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All measurements are approximate and should be independently verified by the Buyer.

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Front Showroom Building



Showroom Building Interior



Parking Area



All measurements are approximate and should be independently verified by the Buyer.

Warehouse Building



Photo has been digitally modified.

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Area #1 Inside Warehouse Building



Primary Warehouse Area



Primary Warehouse Area

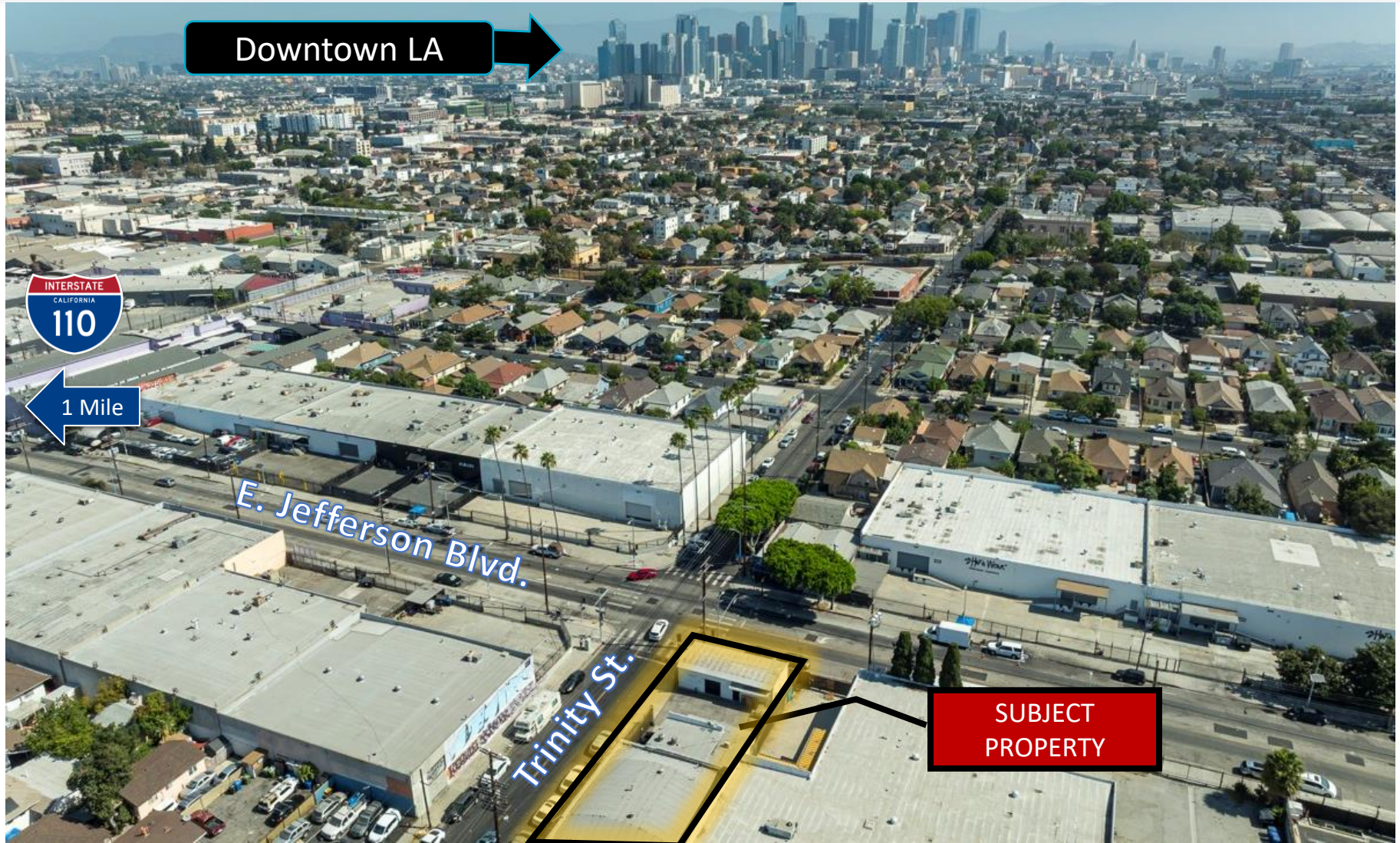


3 Phase 400 Amps



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Rent Roll (Proforma)

Suite	Tenant	Square Feet (Estimated)(1)(2)	% of Property	PROFORMA RENT (3)			
				Monthly	PSF	CAMs	TYPE
2720	A FUTURE TENANT	4,710	100%	\$7,065	\$1.50	\$0.51	NNN
Totals/Averages		4,710		\$7,065	\$1.50	\$0.51	
TOTAL ANNUAL				\$84,780			

Notes:

- (1) Square Footage is an ESTIMATE only. Buyer should verify prior to purchase.
- (2) Square Footage information has been obtained from resources believed to be reliable and are not guaranteed.
- (3) Proforma Rent is an ESTIMATE only. Buyer should verify prior to purchase.

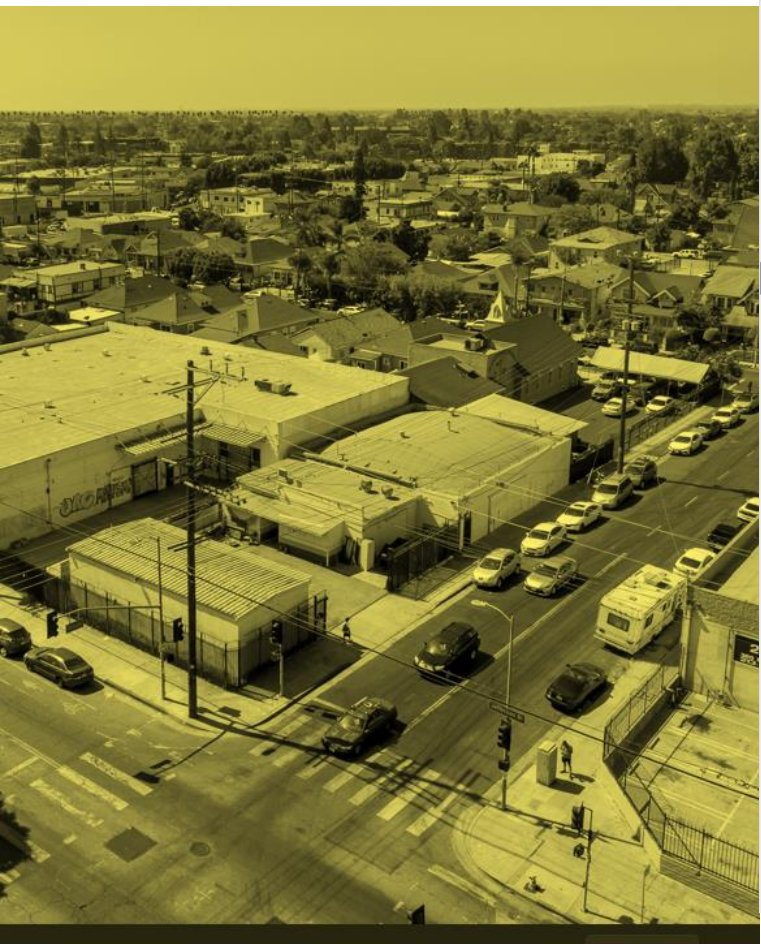
Income & Expenses (Proforma & Estimated)

	PROFORMA ESTIMATES FOR INVESTORS			OWNER-USER ESTIMATES	
Revenue					
Scheduled Gross Income (Projected)	\$	84,780		Owner-User No Rental Income	
Tenant Expense Reimbursement (Projected)	\$	-		\$	-
Vacancy Factor	\$	(2,543)	3.00%		-
Total Gross Rental Income	\$	82,237		\$	-
Expense Reimbursement					
Projected Expense Reimbursements (NNN)	\$	26,730		\$	-
Total Expense Reimbursements	\$	26,730	\$ 0.47	\$	-
Operating Expenses (4)(5)					
Real Estate Taxes (Estimated Tax Rate 1.22%)	\$	20,130	1.22%	\$	20,130 1.22%
Insurance (Estimated)	\$	3,000		\$	3,000
Utilities (Tenant Would Pay Direct)	\$	-		\$	-
Utilities: Water (Tenant Would Pay Direct)	\$	-		\$	-
Utilities: Gas (Tenant Would Pay Direct)	\$	-		\$	-
Trash (Tenant Would Pay Direct)	\$	-		\$	-
Repairs & Maintenance (Estimated)	\$	3,600		\$	3,600
Gardener (Tenant Would Pay Direct)	\$	-		\$	-
Total Operating Expenses	\$	26,730		\$	26,730
Expense Ratio (% of EGI)		33%			
Expense PPSF	\$	5.68		\$	5.68
NET OPERATING INCOME	\$	82,237		\$	(26,730)

(4) Expenses are ESTIMATED ONLY, Buyer should verify prior to purchase.

(5) Real Estate taxes assume a 1.22% tax rate.

Pricing Summary



PRICING SUMMARY		PROFORMA INVESTOR	OWNER-USER ESTIMATES
OPINION OF VALUE		\$ 1,650,000	\$ 1,650,000
Net Operating Income		\$ 82,237	\$ (26,730)
Cap Rate		5.0%	-
Gross Rent Multiplier		19.46	-
Building Size		4,710	4,710
Lot Size		6,814	6,814
Price Per Square Foot (Building)		\$ 350	\$ 350
Price Per Square Foot (Lot)		\$ 242	\$ 242
PROPOSED FINANCING (6)(7)			
Down Payment	30%	\$ 495,000	10% \$ 165,000
Loan Balance		\$ 1,155,000	\$ 1,485,000
Interest Rate		6.50%	6.50%
Term (Years)		30	25
Loan Due (Years)		5	5
Mortgage (Annual)		\$ 88,447	\$ 121,742
Mortgage (Monthly)		\$ 7,371	\$ 10,145
Cash on Cash Return		\$ (6,210)	Owner-user
Return on Investment		-0.54%	
Debt Coverage Ratio		0.93	
Mortgage+Expenses (Annual)	Owner User		\$ 148,472
Mortgage+Expenses (Monthly)	Owner User		\$ 12,373
Effective Cost/SF (Annual)			\$ 31.52
Effective Cost/SF (Monthly)			\$ 2.63

(6) Building and Lot sizes have not been verified by Agent or Seller. Buyer to conduct its own investigation.

(7) Proposed Financing may be substantially different or unavailable to Buyer.

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