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3520 OVERLAND AVE
LOS ANGELES, CA 90034

Units	3,550/AS Bldg Sq Ft	5,826/AS Lot Sq Ft
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Commercial Sale
LP \$2,500,000 Active



Area	13 Palms - Mar Vista
Property Subtype	
List Price/Bldg Sq Ft	\$704.23
Cap Rate	2.30
NOI	
Year Built/Age	1984 / 34
MLS#	18-355162
APN	4314-011-045

Cross Streets: Palms Blvd

Directions: On Overland Ave just south of Palms Blvd on east side

Remarks: Fully occupied but under-utilized property. Maybe best used as land value for a multi-story mixed use building or as owner-occupied. Current gross income is \$91,200/year. Four commercial tenants and good exposure frontage on Overland. Three of the four tenants are on month to month and the fourth tenant says he will relocate if asked. Property is free and clear and is being sold "as is/where is". Buyers to do their own diligence at their cost with respect to building condition, size, zoning and future property usage. Current title company records show the zoning to be LAC2, lot size to be 5,826 square feet and the building size to be 3,550 square feet. This is also an excellent property for a 1031 exchange and seller will cooperate

Agent Remarks: Offer to be on CAR Form accompanied with proof of funds and a Pre-Approval Letter from a recognized/qualified lender for any financing required. Buyer will be required to cooperate with seller's 1031 exchange if requested to do so.

Showing Remarks: Drive-by only. No showings w/o accepted offer. Please do not go on the property or disturb tenants - they are not aware that the property is for sale

List Price Excludes: Any tenant personal property

Income Details	
Gross Monthly Income	\$7,600
Gross Operating Income	\$7,600
Gross Schedule Rents	\$7,600
Laundry Income	\$0
Effective Gross	\$91,200

Expenses	
Operating	\$34,500
Total	\$34,500

Contract Info		DOM 6
List Date	06-11-2018	
List Price	\$2,500,000	
LP/Bldg Sq Ft	\$704.23	
LP/Lot Sq Ft	\$429.11	
Orig List Price	\$2,500,000	
Status Date	06-11-2018	
Change Date/Type	06-14-2018/New Listing	
Sale Type	Standard	
Probate	No	
CSO	2.0%	
Listing Type	Exclusive Right	
Disclosure	As Is, LA/Owner Related, Listing Broker Advantage	
Listing Terms	Cash, Cash To New Loan	
Available For	Sale	
Financing Available	No	
Financing	Cash, Cash To New Loan	
Scope Of Service	Full Service	
Buyer's Agent Comm	Yes	

Structure Info	
Buildings	1
Stories	2
Exterior Constr	Stucco

Land/Lot Info	
Zoning	LAC2
Land Use	Office, Retail
County	Los Angeles

Showing Info	
Occupancy/Show	Call LA 1, Do Not Contact Occupant, Drive By

Asset/Use Details	
Current Use	Retail/office
Asset Class	Office, Retail

Area Details	
No data provided.	

Amenities/Parking	
Parking Spaces	10
Uncovered Spaces	10

Business Details	
No data provided.	

Business Details	
No data provided.	

Lease Details	
Total Building NRA	3550

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Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. MLSPLUS™ Copyright © 2018 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Laura Klein CalBRE# 01435968