

OWNER-USER / INVESTMENT :: EAGLE ROCK

850 COLORADO BOULEVARD, LOS ANGELES CA 90041 :: OFFERING MEMORANDUM



BRIDGE | Investment
Group



COMMERCIAL

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850 COLORADO BOULEVARD, LOS ANGELES CA 90041 :: OFFERING MEMORANDUM

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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

ADDRESS 850 Colorado Boulevard

CITY Los Angeles, CA 90041

APN 5709-003-041

SUITES 10

TYPE Multi-tenant Office

GROSS SF 8,459

LOT SF 19,759

YEAR BUILT 1961

PARKING 14 Open Spaces

METERING Master Gas & Water

CONSTRUCTION Wood Frame & Stucco

ZONING (Q)CR-1VL

AERIAL VIEW

850 COLORADO BOULEVARD, LOS ANGELES CA 90041



MT
WASHINGTON



CYPRESS
PARK

KOREATOWN

GLASSSEL
PARK

ATWATER
VILLAGE



FIGUEROA

VONS



the
Habit
BURGER GRILL



WELLS
FARGO

CVS
pharmacy

Adventist Health

ODDBOT

LAFD RELIEF
ASSOCIATION

Cupcake
Cuties

COLORADO BLVD

AERIAL VIEW

850 COLORADO BOULEVARD, LOS ANGELES CA 90041



AERIAL VIEW

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Anthropologie
Apple Store
Athleta

Crate & Barrel
All India Café
Bar Celona



EAGLE ROCK
HISTORICAL
LANDMARK

ANNANDALE
GOLF CLUB

815
COLORADO

134 FWY

fusion
A REVOLUTIONARY WAY TO SCHOOL

COLORADO BLVD

210 FWY





KW Commercial is pleased to present the Colorado Business Center located at 850 Colorado Boulevard in beautiful Eagle Rock. Built in 1961, this two-story building consists of 10 office suites averaging 845 square feet. Each unit is individually metered for electric and master-metered for water and gas. There are 14 parking spaces on the property with ample street parking.

OPPORTUNITY HIGHLIGHTS

- ❖ Excellent Central Location
- ❖ Well-Maintained Property
- ❖ Owner User/Investment
- ❖ Easy Access to freeways and shopping
- ❖ Located near to Pasadena, South Pasadena, Highland Park and Glendale





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FINANCIAL ANALYSIS

RENT ROLL

850 COLORADO BOULEVARD, LOS ANGELES CA 90041

Suite #	Tenant Name	SF	Tenant Since	Lease Start Date	Lease End Date	Current Annual Income	Annual Lease Rate PSF	Annual Income Market	Annual Market Rental Rate
101	Pickering	670	1/1/2016	1/1/2016	12/31/2022	\$18,960	\$28.30	\$18,960	\$28.30
102	PW Mediation	936	8/1/2011	8/1/2011	7/31/2020	\$23,160	\$24.74	\$24,804	\$26.50
103	Penrod / Garr	1,092	12/1/2019	12/1/2019	11/30/2022	\$26,208	\$24.00	\$26,208	\$24.00
104	Cerutti	790	8/1/2019	8/1/2019	7/31/2020	\$18,960	\$24.00	\$20,935	\$26.50
105	Full Power	558	10/1/2019	10/1/2019	9/30/2020	\$13,392	\$24.00	\$14,787	\$26.50
201	Hale	780	9/14/2012	9/1/2018	8/30/2021	\$19,260	\$24.69	\$19,260	\$24.69
202	Sayun Scotton	848	1/1/2019	1/1/2019	10/31/2022	\$23,400	\$27.59	\$23,400	\$27.59
203	Nameth	1,200	10/1/2016	10/1/2016	10/31/2021	\$27,068	\$22.56	\$28,800	\$24.00
204	State Farm	763	5/1/2013	10/1/2015	10/31/2020	\$18,600	\$24.38	\$20,220	\$26.50
205	Right Way	822	7/1/2011	7/1/2011	MTM	\$20,319	\$24.72	\$21,783	\$26.50
Totals		8459				\$209,327		\$219,157	

*101 Rent increase as of 1/1/2020

*103 New lease starts 12/1/2019

FINANCIAL ANALYSIS

850 COLORADO BOULEVARD, LOS ANGELES CA 90041

PRICING		
Price		\$2,950,000
Price/SF		\$348.74
Cap Rate	4.22%	4.50%
	<i>Current</i>	<i>Market</i>

FINANCING		
Down	40%	\$1,180,000
Loan	60%	\$1,770,000
Amort Years		30
Interest Rate		4.25%
Payments		(\$8,707)

THE ASSET	
SF	8459
Year Built	1961
Lot SF	20,430
APN	5709-003-041
Zoning	







ANNUALIZED INCOME			2018	PSF		Market	PSF
Gross Rent			\$209,327	\$24.75		\$219,157	\$25.91
Less Vacancy	5%		(\$10,466)	(\$1.24)	5%	(\$10,958)	(\$1.30)
Adjusted Gross Rent			\$198,861	\$23.51		\$208,199	\$24.61
ANNUALIZED EXPENSES			Current	PSF		Market	PSF
Real Estate Taxes	1.174279%	At Market	\$34,641	\$4.10	At Market	\$34,641	\$4.10
Direct Assessments			\$1,528	\$0.18		\$1,528	\$0.18
Insurance			\$2,209	\$0.26		\$2,275	\$0.27
Utilities			\$17,755	\$2.10		\$18,288	\$2.16
Contract Services			\$3,335	\$0.39		\$3,435	\$0.41
Administration			\$592	\$0.07		\$592	\$0.07
Management	3%		\$5,966	\$0.71		\$6,246	\$0.74
Repairs & Maint.	\$1.00		\$8,459	\$1.00		\$8,459	\$1.00
Total Expenses			\$74,485	\$8.81		\$75,464	\$8.92
RETURN			Current			Market	
NOI			\$124,376			\$132,735	
Less Debt			(\$104,488)			(\$104,488)	
Cashflow			\$19,888			\$28,247	
Principal Paydown (AVG of 5 years)			\$32,529			\$32,529	
Net Cash Flow			\$52,416			\$60,775	
Cash on Cash			4.44%			5.15%	

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MARKET COMPARABLES

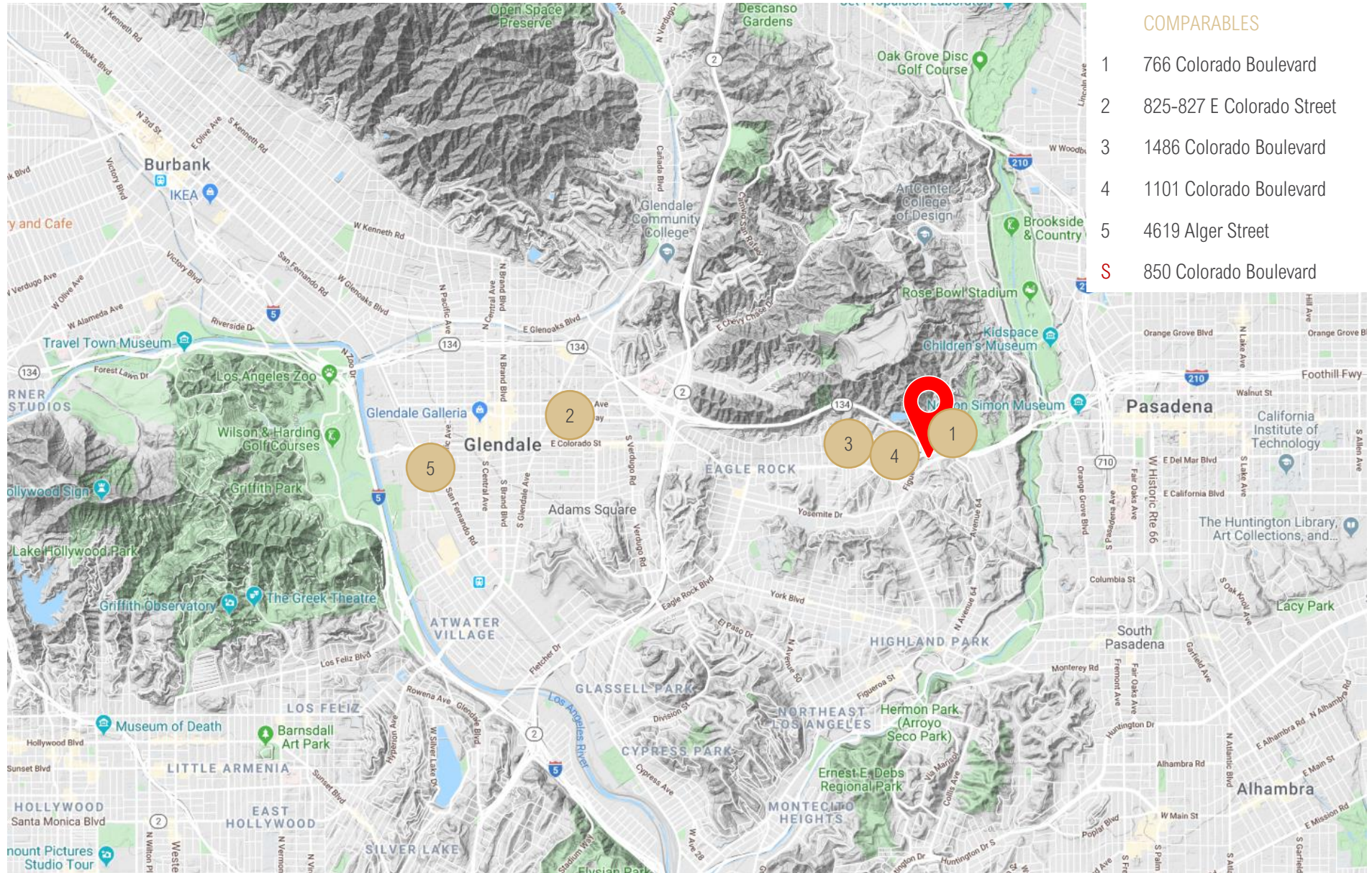
SALES COMPARABLES

850 COLORADO BOULEVARD, LOS ANGELES CA 90041

	Address & Total Units	Built	Sale Date	Price	Bldg SF	Price/SF	Comments
1	 766 Colorado Boulevard Los Angeles, CA 90041	1995	05/07/19	\$1,850,000	5,770	\$320.62	Owner User/Investment
2	 825-827 E Colorado Street Glendale, CA. 91205	1964	02/13/19	\$2,600,000	5,240	\$496.18	Owner User/Investment
3	 1486 Colorado Boulevard Los Angeles, CA 90041	1950	05/11/18	\$1,366,000	3,850	\$354.81	Owner User/Investment
4	 1101 Colorado Boulevard Los Angeles, CA. 90041	1947	04/23/18	\$1,090,000	2,853	\$382.05	Owner User/Investment
5	 4619 Alger Street Los Angeles, CA. 90039	1945	01/05/18	\$2,550,000	7,830	\$325.67	Owner User/Investment
Total/Averages				\$1,891,200	5,109	\$375.87	
S	 Colorado Business Center 850 Colorado Boulevard Los Angeles, CA. 90041	1961	List Price	\$2,950,000	8,459	\$348.74	

SALES COMPARABLES

850 COLORADO BOULEVARD, LOS ANGELES CA 90041



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LOCATION OVERVIEW



Eagle Rock is a neighborhood of Northeast Los Angeles, located between the cities of Glendale and Pasadena, abutting the San Rafael Hills in Los Angeles County, California. Eagle Rock is named after a large rock whose shadow resembles an eagle with its wings outstretched. Eagle Rock was once part of the Rancho San Rafael under Spanish and Mexican governorship. In 1911, Eagle Rock was incorporated as a city, and in 1923 it combined with the City of Los Angeles.

Today, it is an ethnically diverse, relatively high-income neighborhood known for being the home of Occidental College and for a counterculture element among its 34,000+ people. Eagle Rock maintains a number of historically significant buildings and has a connection with the motion picture industry.

COMMUNITY SNAPSHOT

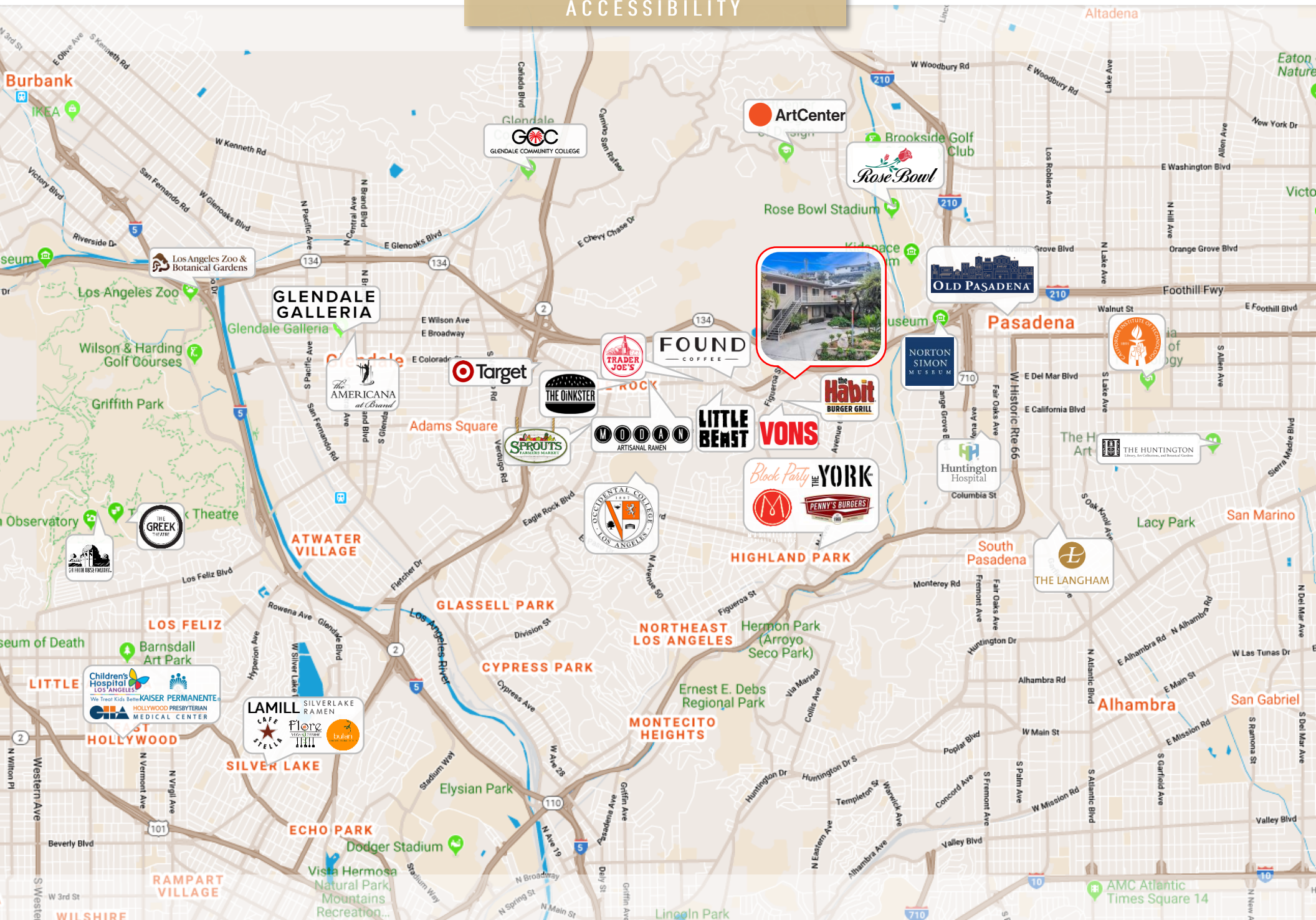
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Eagle Rock maintains a low-key vibe despite its soaring accolades as northeast LA's most lavishly rooted-in-bohemia neighborhoods. Jukeboxes still jam in the neighborhood's returned-to-trendy diners and vinyl still spins in its used bookstores. This imperceptibly discerning destination is so copacetic, you'll forget you're in the movie-making capital of the nation until you see a film crew along its quintessentially quaint main boulevards. Take five, hike to the top of its eponymous rock, and breathe in crisp nostalgia.

With its mix of recent nesters, creative-class types, and long-time residents, Eagle Rock is holding onto its quirky blue-collar spirit even as it gets a facelift. The gentrification of this northeast LA neighborhood stalled during the Great Recession, but there are signs it is picking up again, especially in nearby Highland Park. You can watch the change unfold on York Boulevard, where galleries and high end coffee shops are popping up between the dive bars and taco trucks. Eagle Rock has long been a foodie's paradise, offering up impeccable pizzas from Casa Bianca, upscale vegetarian fare at Fatty's, and fast food done right at The Oinkster. Highland Park is quickly catching up with its more established sibling, with gastropub staple, The York anchoring a restaurant renaissance. Enjoy Maximiliano's clever take on Italian -- but don't forget about neighborhood classics like Huarache Azteca and its satisfying Mexican antojitos.



ACCESSIBILITY





OCCIDENTAL COLLEGE

Occidental College is a private, co-educational liberal arts college located in the Eagle Rock neighborhood of Los Angeles, California, United States. Founded in 1887 by clergy and members of the Presbyterian Church, it is one of the oldest liberal arts colleges on the West Coast. Occidental College is the oldest liberal arts college in Los Angeles. In 2014, U.S. News and World Report ranked Occidental as No. 44 on the list of National Liberal Arts Colleges. The New York Times ranked Occidental No. 20 on its list of the most economically diverse U.S. colleges and universities. There are 34 majors offered on campus (and nine minor-only programs, including Public Health, Linguistics, and Classical Studies) and a 9:1 student-faculty ratio. The average class size is 18 students and most students take four classes per semester.

RANKINGS

FORBES	102
TIMES	99
WALLSTREET JOURNAL	99
US NEWS	39
WORLD REPORT	39
WASHINGTON MONTHLY	62

EAGLE ROCK DEVELOPMENTS

850 COLORADO BOULEVARD, LOS ANGELES CA 90041



Small Lot Subdivision Completed in Eagle Rock

Construction is now complete for South York, a new small lot subdivision in Eagle Rock.

The project, which was built by P. Joseph Development and Metro Investments at 4490 Lincoln Avenue, consists of 10 single-family dwellings - each of which features three bedrooms and 1,800-square-foot floor plans.

Newman Garrison + Partners designed the three-story homes, all of which include balconies, patios, and attached garages.

Sales prices start at \$829,000, according to Tracy Do, who is marketing the property for sale.



Site Prep Begins for Mixed-Use Development in Eagle Rock

Site prep is underway for a new development of small lot homes in Eagle Rock, according to an image provided by photographer Michael Hayes.

The project, located at 4515 Eagle Rock Boulevard, will consist of 38 single-family residences with street-fronting retail space. An entity attached to the development's case filing is affiliated with the real estate investment firm Encore Capital Management.

Los Angeles-based Rachel Allen Architecture is designing the small lot development in coordination with KTG Architecture + Planning and SALT Landscape Architects. Renderings first spotted by the Eatsider portray a mix of contemporary two- and three-story structures, many of which feature rooftop decks.



Six Townhomes With Retail Planned in Eagle Rock

A vacant building in Eagle Rock is set to make way for a small mixed-use development, according to an environmental study published last week by the Los Angeles Department of City Planning.

The nearly quarter-acre project site, located at 1525 Colorado Boulevard, is currently improved with an approximately 90-year-old building that was most recently an auto repair shop. Applicant Carlie Yapp proposes to demolish the single-story building to make way for the construction of six townhouse units with slightly over 1,000 square feet of ground-floor retail space and parking for 14 vehicles.

The proposed development would stand just over 46 feet in height, and would be capped by an approximately 3,600-square-foot roof deck.



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