



3956 W SLAUSON AVE

OFFERING MEMORANDUM | RARE OFFICE OWNER-USER OPPORTUNITY IN WINDSOR HILLS

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MARKET OVERVIEW

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01

INVESTMENT SUMMARY

THE OFFERING

INVESTMENT HIGHLIGHTS

INVESTMENT SUMMARY

Kidder Mathews is pleased to present 3956 W Slauson Ave, a single-story mixed-use building in Windsor Hills, CA.

THE OFFERING

The property boasts a highly visible location on a major corridor, complete with a double-sided billboard style sign. It is situated on a hard intersection, ensuring excellent exposure to passing traffic.

The property is comprised of two-units totaling approximately 2,714 square feet of usable space. The

northern unit consists of 4 office spaces, while the southern unit features 7 office spaces. Both units offer a reception area and ample space for additional storage.

The building lends itself to a variety of different uses and with its strategic location and outstanding growth potential, this is a fantastic opportunity for an owner-user to establish or grow their business.



PROPERTY OVERVIEW

Address	3956 W Slauson Ave, Los Angeles, CA 90043
Submarket	Windsor Hills
Property Type	Office
Year Built	1940
Gross Building Area (Actual)	±2,714 SF
Gross Building Area (Assessor's SF)	±2,499 SF
Lot Size	±3,946 SF / 0.09 AC
Zoning	C2-1VL-CPIO
Parcel Number	4004-001-014



INVESTMENT HIGHLIGHTS

SINGLE-STORY Office Property located in Windsor Hills

CORNER Lot Location along the Slauson Avenue thoroughfare

PERFECT Owner-User Opportunity

GRANDFATHERED Medical Use Permit

DOUBLE-SIDED Signage with High Street Visibility

DENSE Urban Infill Los Angeles Trade Area Demographics

SOUTHEAST Corner Lot on Signalized Intersection

LOCATED within 3 Miles of SoFi Stadium, The Forum & \$1.2 Billion Intuit Dome (NBA Clippers Arena)





02

PROPERTY OVERVIEW

PROPERTY SUMMARY

PROPERTY PHOTOS

FLOOR PLANS

PARCEL MAP

REGIONAL MAP

AMENITIES MAP

PROPERTY OVERVIEW



PROPERTY SUMMARY

Address	3956 W Slauson Ave Los Angeles, CA 90043
Price	\$1,100,000
Property Type	Office
Year Built	1940
Gross Building Area (Actual)	±2,714 SF
Lot Size	±3,946 SF / 0.09 AC
Zoning	C2-1VL-CPIO
Parcel Number	4004-001-014

PROPERTY PHOTOS





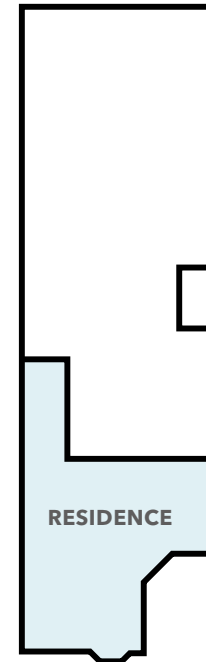
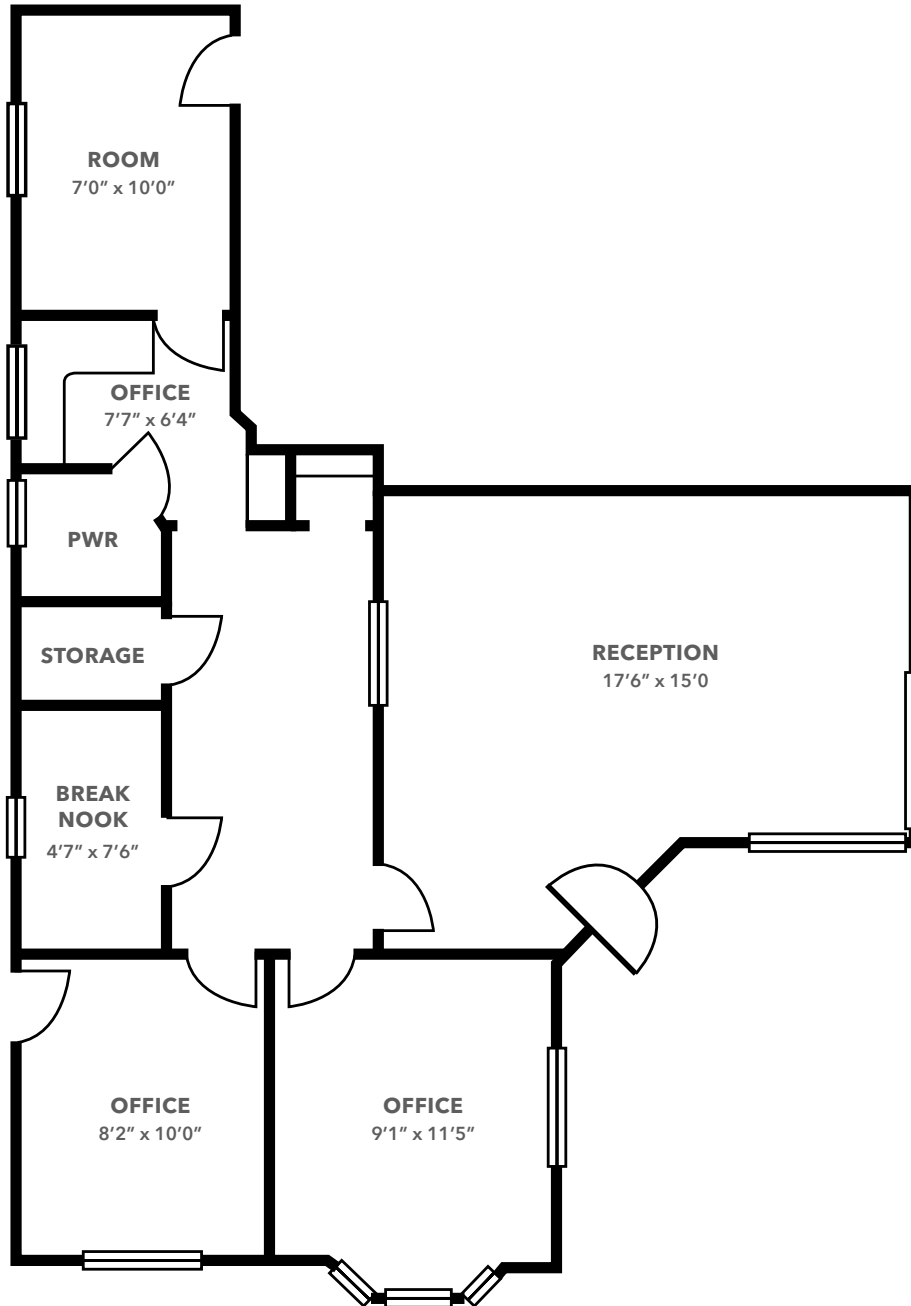
**SUBJECT
PROPERTY**

ALVISO AVE

SLAUSON AVE

FLOOR PLANS

UNIT 1 - 749 SF

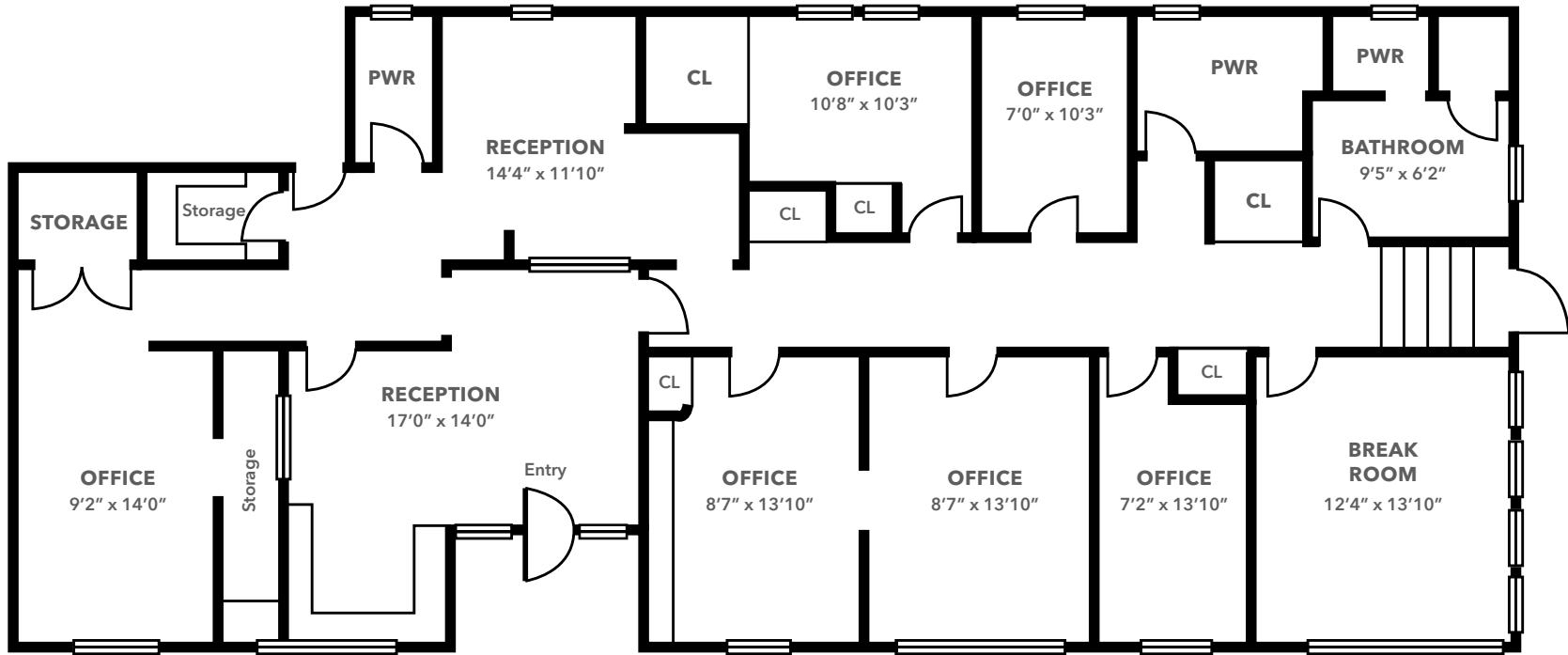


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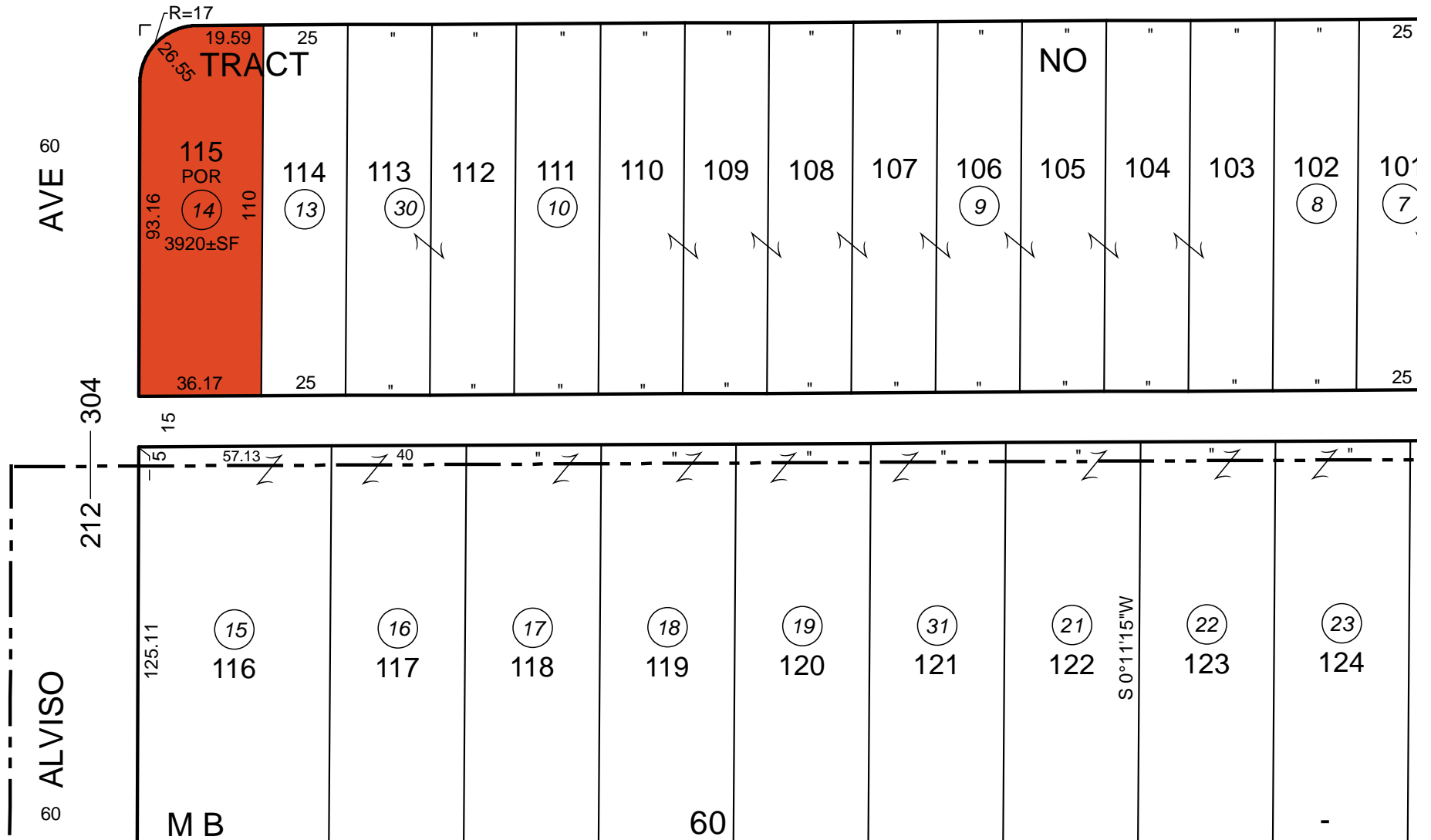
FLOOR PLANS

UNIT 2 - 1,965 SF

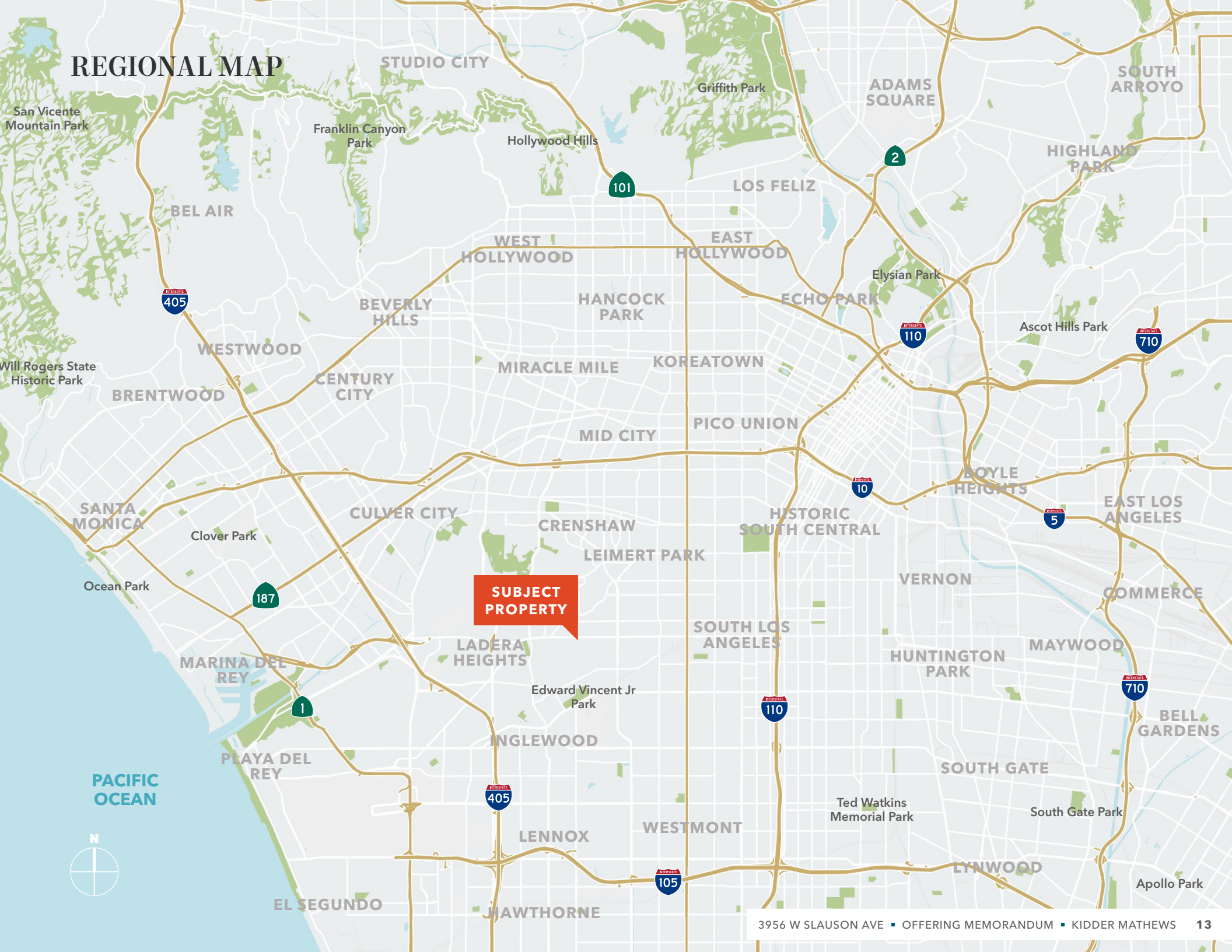


PARCEL MAP

100 SLAUSON

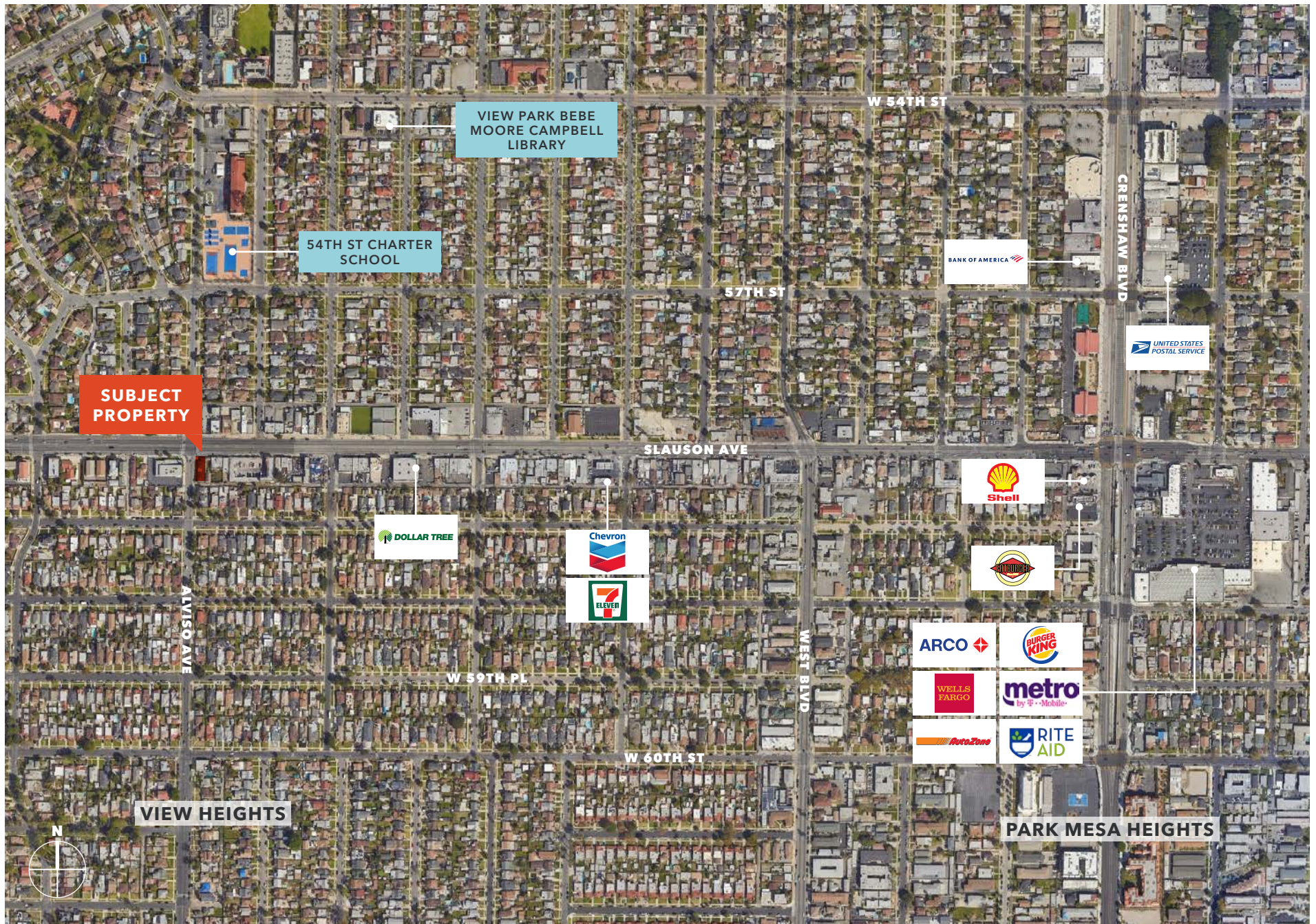


REGIONAL MAP



**SUBJECT
PROPERTY**

AMENITIES MAP





03

FINANCIALS

PROPERTY OVERVIEW

VALUATION

ANNUALIZED OPERATING DATA

PROJECTED OPERATING EXPENSES

RENT ROLL (PRO FORMA)

LEASE VS OWN ANALYSIS

FINANCIALS

PROPERTY OVERVIEW

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VALUATION

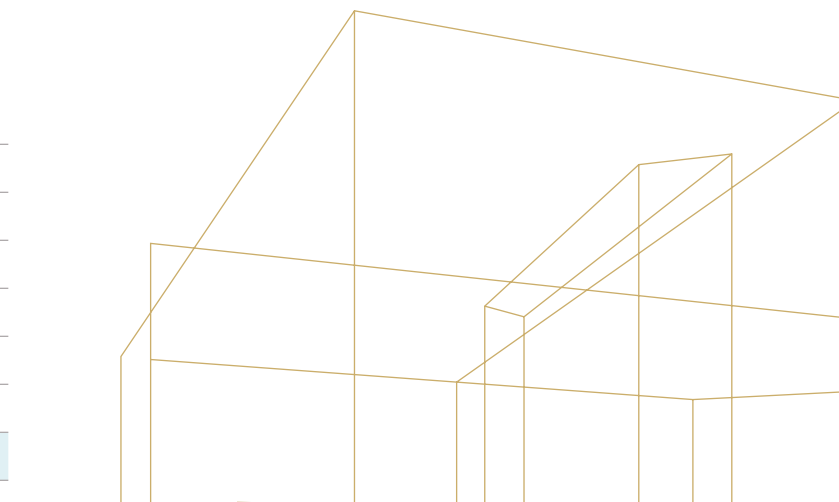
Offering Price	\$1,100,000
Pro Forma Cap Rate	5.46%
Gross Building Area (Actual)	±2,714 SF
Building PSF (Actual)	\$405.31
Gross Building Area (Assessor's SF)	±2,499 SF
Building PSF (Assessor's SF)	\$440.18
Lot Size	±3,946 SF
Land PSF	\$278.76

ANNUALIZED OPERATING DATA

	Pro Forma
Potential Base Rent	\$42,444
CAM Recoveries (NNN)	\$21,442
Gross Potential Income	\$63,886
Less: Vacancy (0%)	\$0
Effective Gross Income	\$63,886
Operating Expenses	(\$21,442)
Expense Ratio (EGI)	33.6%
Net Operating Income	\$60,008

PROJECTED OPERATING EXPENSES

	Pro Forma	PSF	Calculation
Real Estate Taxes (1.16552%)	\$12,821	\$4.72	1.16552% of Suggested Asking Price
Insurance	\$1,221	\$0.45	\$0.45 Per SF (Annual)
Utilities	\$1,764	\$0.65	\$0.65 Per SF (Annual)
Trash Removal	\$3,000	\$1.11	\$250 (Monthly)
Grounds Maintenance	\$600	\$0.22	\$50 (Monthly)
Repairs & Maintenance	\$1,357	\$0.50	\$0.50 Per SF (Annual)
Capital Reserves	\$679	\$0.25	\$0.25 Per SF (Annual)
Total Operating Expenses	\$21,442	\$7.90	



RENT ROLL (PRO FORMA)

Suite #	Tenant Details				Pro Forma		
	Tenant	Space Use	SF	SF Share %	Base Rent	PSF	Lease Type
1	Vacant	Office	749 SF	27.6%	\$1,348.20	\$1.80	NNN
2	Vacant	Office	1,965 SF	72.4%	\$3,537.00	\$1.80	NNN
Monthly Total			2,714 SF		\$3,537.00	\$1.30 Avg.	
Annual Total					\$42,444.00	\$15.64 Avg.	



LEASE VS OWN ANALYSIS

LEASE SCENARIO

Floor Area		
Comparable Lease Floor Area	2,714 SF	
Lease Structure		
Lease Length (3-5 Years)	PSF	Amount
Annual Base Rent	\$21.60	\$58,622
Monthly Base Rent	\$1.80	\$4,885
CAM Reimbursement (Industrial Gross)	\$0.66	\$1,787
Lease Assumptions - Start-Up Costs		
Prepaid Rent & Security Deposit (2 Months)	PSF	Monthly Basis Amount
Tenant Improvements (Out-of-Pocket)	\$0.00	\$0
Total Start-Up Costs	\$3.60	\$9,770
Gross Cash Costs		
Monthly Base Rent	\$1.80	\$4,885
Operating Expenses (CAM Reimbursement)	\$0.66	\$1,787
Lease-Out Income (Net)	\$0.00	\$0
Total Gross Cash Costs	\$2.46	\$6,672
Lease Benefits		
Depreciation Tax Benefit	\$0.00	\$0
Average Principal Paydown/Equity Build	\$0.00	\$0
Rent Deduction Tax Benefit	\$0.63	\$1,710
Operating Expenses Tax Benefit	\$0.23	\$625
Interest on Start-Up Cost Difference	\$0.00	\$0
Total Lease Benefits	\$0.86	\$2,335
NET COST OF LEASE	\$1.60	\$4,337

OWN SCENARIO

Floor Area		
Gross Building Area	2,714 SF	100.0%
Owner-Occupy Floor Area	2,714 SF	100.0%
Lease-Out Floor Area	0 SF	0.0%
Investment Structure		
Acquisition Price	PSF	Amount
Tenant Improvements (Owner-Occupy Space)	\$0.00	\$0
Tenant Improvements (Lease-Out Space)	\$0.00	\$0
Total Capital Investment	\$405.31	\$1,100,000
Acquisition Assumptions - Start-Up Costs		
Down Payment (35%)	PSF	Monthly Basis Amount
Tenant Improvements	\$141.86	\$385,000
Loan Origination Fees (1%)	\$0.00	\$0
Due Diligence & Closing Costs	\$2.63	\$7,150
Total Start-Up Costs	\$147.56	\$400,475
Gross Cash Costs		
Debt Service	\$3.07	\$8,325
Operating Expenses	\$1.78	\$4,828
Lease-Out Income (Net of Taxes)	\$0.66	\$1,787
CAM Reimbursement (Lease-Out Space)	\$0.00	\$0
Total Gross Cash Costs	\$2.44	\$6,615
Ownership Benefits		
Depreciation Tax Benefit	\$0.00	\$0
Average Principal Paydown/Equity Build	\$0.74	\$1,998
Interest Deduction Tax Benefit	\$0.43	\$1,154
Operating Expenses Tax Benefit	\$0.50	\$1,356
Interest on Start-Up Cost Difference	\$0.23	\$625
Total Ownership Benefits	\$1.38	\$3,757
NET COST OF OWNERSHIP	\$1.05	\$2,858

ANALYSIS ASSUMPTIONS:

- *ASSET APPRECIATION IS NOT CALCULATED INTO THE ANALYSIS, BUT SHOULD BE CONSIDERED AS AN ADDITIONAL OWNERSHIP BENEFIT
- *TAX BENEFITS ARE ESTIMATED AT 35% FOR DEPRECIATION, RENT DEDUCTION, INTEREST DEDUCTION, AND OPERATING COSTS
- *DEPRECIABLE LIFE OF THE ASSET IS ASSUMED AT 39 YEARS
- *DUE DILIGENCE INCLUDES APPRAISAL REPORTS, ENVIRONMENTAL REPORTS, ETC.
- *FINANCING IS ESTIMATED WITH 6.50% INTEREST RATES AND 25-YEAR AMORTIZATION



04

MARKET OVERVIEW

INGLEWOOD

NOTABLE SITES

MARKET OVERVIEW

INGLEWOOD, CA

Located southwest of Los Angeles and adjacent to L.A. International Airport (LAX), Inglewood, California, is a historic community exuding new energy.

As of the 2020 U.S. Census Bureau, the city had a population of 107,762. Among its iconic mid-century buildings—60s-era indoor arena The Forum and the brutalist-style Inglewood City Hall—the city has long been home to old-school Soul Food, West African, New Orleans, and Mexican spots, not to mention public art, community spaces, and artisan markets well worth a trip out of downtown L.A.

A recently new and welcomed addition to the city as of 2020 is SoFi Stadium, the first indoor-outdoor stadium that is now home to the Los Angeles Chargers and the Los Angeles Rams. SoFi Stadium is an unprecedented and unparalleled sports and entertainment destination built by Los Angeles Rams Owner/Chairman E. Stanley Kroenke. At a total cost of \$5.5 billion, it is the most expensive stadium ever built. The state-of-the-art stadium hosted Super Bowl LVI in 2021 and will host the Opening and Closing Ceremonies of the Olympic Games in 2028. Located on the site of the former Hollywood Park racetrack, the stadium is the centerpiece of a 298-acre mixed-

use development featuring retail, commercial office space, a hotel, residential units, and outdoor park spaces.

One of Inglewood's best-kept secrets is its beautifully landscaped neighborhoods and quality housing. The city also has over 100 acres of parks, excellent recreational facilities, and a modern Civic Center. The city's recent regeneration has been spurred by the new SoFi Stadium and the Intuit Dome arena slated to be completed in 2024, which will be the future home of the Los Angeles Clippers. Inglewood is no longer a sleepy little settlement in the country. It is alive, thriving and in the center of an ever-changing Centinela Valley where the old Machado adobe blends with the new landmarks to remind residents of the rich heritage of the City and the fact that history is still being made in Inglewood. The recent rise in new buildings and developments has made a positive impact on the city's economy.



PHOTO BY SOFISTADIUM.COM

802K

5-MILE ESTIMATED
2021 POPULATION

275K

5-MILE ESTIMATED
2021 HOUSEHOLDS

\$62K+

AVERAGE HOUSEHOLD
INCOME

\$826K+

2021 AVERAGE HOME
VALUE

NOTABLE SITES

THE KIA FORUM

The Forum is an all-purpose indoor arena in Inglewood, California. Located between West Manchester Boulevard, across Pincay Drive and Kareem Court, it is north of the under construction SoFi Stadium and the Hollywood Park Casino. After being purchased by The Madison Square Garden Company, The Forum was renovated as a world-class concert venue. Having been built in 1967, The Forum is considered a famed location and in 2014 was officially listed on the National Register of Historic Places. Previously home to the Los Angeles Lakers and the Los Angeles Kings, The Forum was considered one of the most well-known sports venues in the U.S. Although both teams have adopted the Staples Center as their new home, the Forum continues to remain an iconic and relevant arena.

3900 W MANCHESTER BLVD, INGLEWOOD, CA 90305



SOFI STADIUM

After years without a football team, Los Angeles residents not only now have two teams to root for, they now have a gigantic stadium to house both of them. The LA Rams and the LA Chargers have their own state-of-the-art stadium in Inglewood, right outside of The Forum. With a capacity to fit about 70,000 fans, and with plans of expanding to fit over 100,000, the stadium will rival the largest stadium in California, The Rose Bowl. The SoFi Stadium is already set to host the 2022 Super Bowl, 2023 College Playoff Championship, 2026 World Cup matches, and the 2028 Olympic ceremonies.

1001 STADIUM DR, INGLEWOOD, CA 90301

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