

1016 TOWNE AVENUE, UNIT 221
LOS ANGELES, CA 90021

OFFERING MEMORANDUM - \$300,000
RETAIL CONDOMINIUM FOR SALE
OWNER-USER OPPORTUNITY



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This Memorandum (“Offering Memorandum”) has been prepared by Pacific Union based on information that was furnished to us by sources we deem to be reliable. No warranty or representation is made to the accuracy thereof; subject to correction of errors, omissions, change of price, prior sale, or withdrawal from market without notice.

This Memorandum is being delivered to a limited number of parties who may be interested in and capable of purchasing the Property. By its acceptance hereof, each recipient agrees that it will not copy, reproduce or distribute to others this Memorandum in whole or in part, at any time, without the prior written consent of Pacific Union, Inc., and it will keep permanently confidential all information contained herein not already public and will use this Confidential Memorandum only for the purpose of evaluating the possible acquisition of the Property.

This Memorandum does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information, which prospective buyers may need, or desire. All financial projections are based on assumptions relating to the general economy, competition and other factors beyond the control of the Owner and, therefore, are subject to material variation. This Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this Memorandum.

Pacific Union, reserves the right to request the return of any or all of the information enclosed.



OFFERING SUMMARY

DESCRIPTION	SPECIFICATION
PRICE:	\$300,000
OWNERSHIP:	Fee Simple
BUILDING SIZE:	858 SF
PRICE/SF:	\$350/SF
NUMBER OF STORIES:	2 - Second Story Unit
HOA:	\$384.37/Month
YEAR BUILT:	2007
ZONING:	LAM2
PARKING:	2 Spaces
MAJOR INTERSECTIONS:	Towne Ave & E Olympic Blvd
PROPERTY TYPE:	Retail Store
APN:	5132-009-064



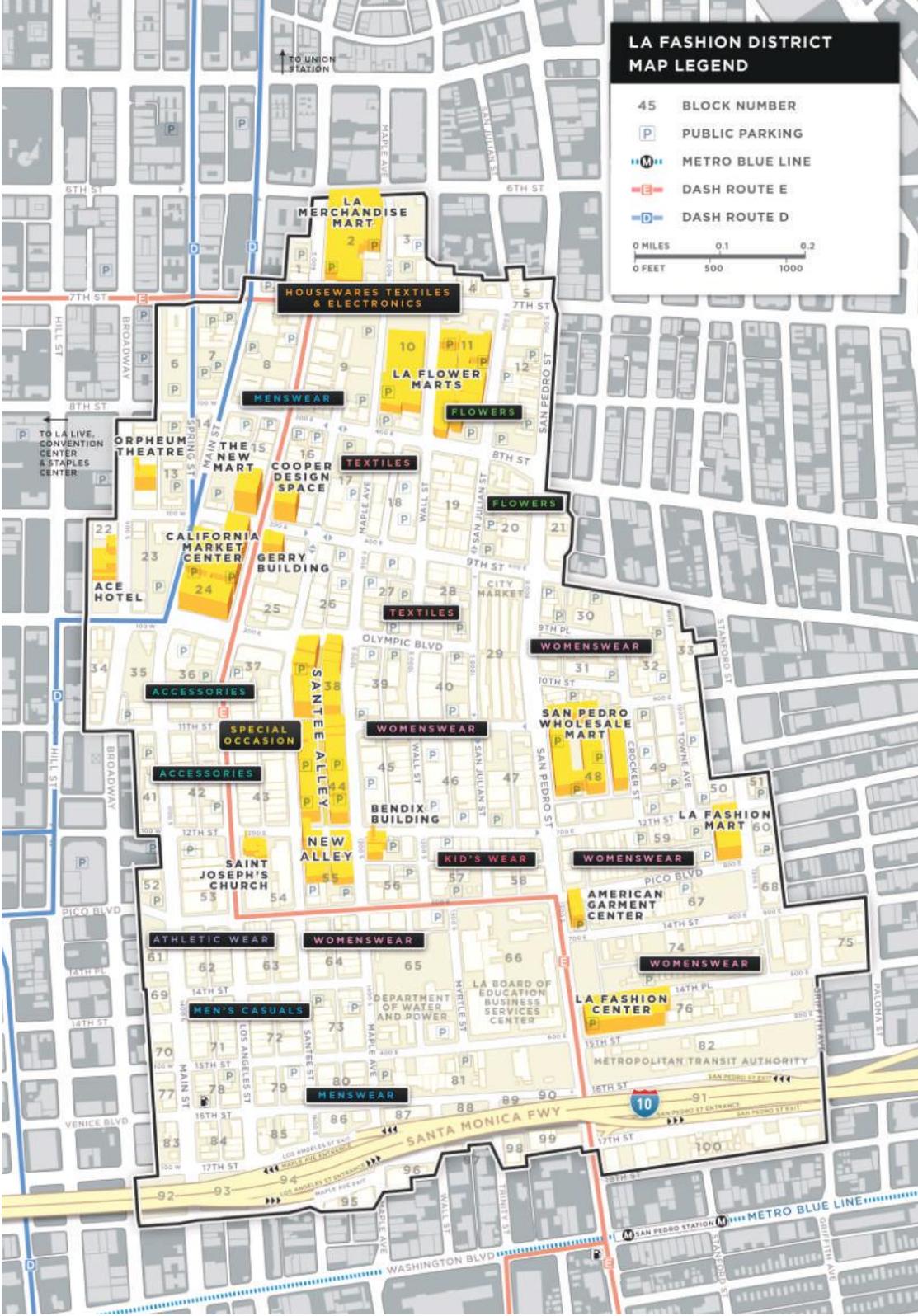
PROPERTY DESCRIPTION

Pacific Union is pleased to present for sale an owner-user opportunity to acquire a highly visible retail condominium located on 1016 Towne Avenue Unit #221 in the flourishing Downtown Los Angeles, CA. The subject property improvements include a 858 square foot condominium with access to two secured on-site parking spaces. This condominium is ideal for several retail uses. The property benefits from excellent exposure in Downtown's prime Fashion District with traffic counts of approximately 5,000 cars per day.

Rather than paying rent to a landlord an Owner/User can pay the property mortgage providing a more attractive after-tax return along with enjoying long term equity build-up in the investment. Additionally, now is an excellent time to lock in long term fixed rate financing at historically low interest rates to secure a long term fixed operating cost structure and provide for a hedge against anticipated rental rate increases.

PROPERTY HIGHLIGHTS

- Owner-User Opportunity
- Long Term Equity Build Up
- Street Exposure with Access to Balcony
- Excellent Traffic Exposure with 5,000 Cars Daily
- Walking Distance to Nearby Amenities, Retail and Mass Transit
- Located in Downtown's prime Fashion District
- Multiple Units being sold by seller
- Potential to purchase adjacents units



The LA Fashion District is where the business of fashion happens.

70% of the LA Fashion District is comprised of wholesale-related business. Buyers, retailers, wholesalers and designers all gather here, creating an exciting synergy that has become synonymous with Los Angeles fashion. The world looks to LA and the LA Fashion District for the cutting edge styles that are influencing the way the world dresses.

For wholesale buyers and retailers, the LA Fashion District is an essential destination. The District hosts five market weeks a year. Other resources include dedicated gift/home markets and textile events, tradeshows, and over 2,000 independent wholesalers and various apparel marts dispersed throughout the 100-block district.

SANTEE ALLEY

0.6 MILES AWAY

Santee Alley is one of the most popular retail shopping areas in the LA Fashion District, best known for its festival-like atmosphere and amazing bargains. Santee Alley's 150+ stores and vendors sell everything – apparel for the entire family, accessories, toys, perfume, gift items and much more!

Santee Alley is an actual alley, located between Santee Street and Maple Avenue, from Olympic Boulevard to 12th Street. It is open 365 days a year, including all holidays.

All businesses in the alley are privately owned and operated. Most open by 9:30 a.m. and close by 6 p.m.



PROPERTY PHOTOS



TRAFFIC
COUNTS



5,126

Towne Ave & E 10th St

AVERAGE
AGE



35.10

5 Miles

AVERAGE
HOUSEHOLD
INCOME



\$62,949

1 Mile

POPULATION



1,309,665

5 Miles

TOTAL SPECIFIED
CONSUMER
SPENDING



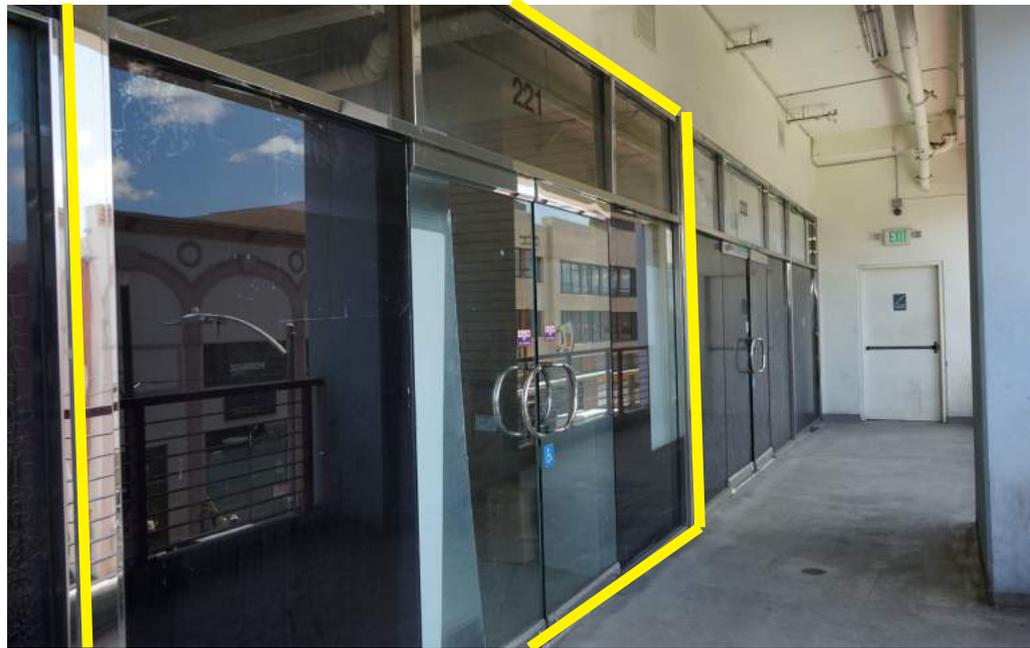
\$8,128,098

5 Miles



SOURCE: www.costar.com

PROPERTY PHOTOS





PLAT MAP

5132	9	P.A. 23-33	TRA 13292	REVISED 1992230802005000 23 200209-0	7/1/2007 10:17:52 AM 1-23 200712151 00:00:1-23 12/26/2007 10:00:00 AM		SEARCH NO
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2009



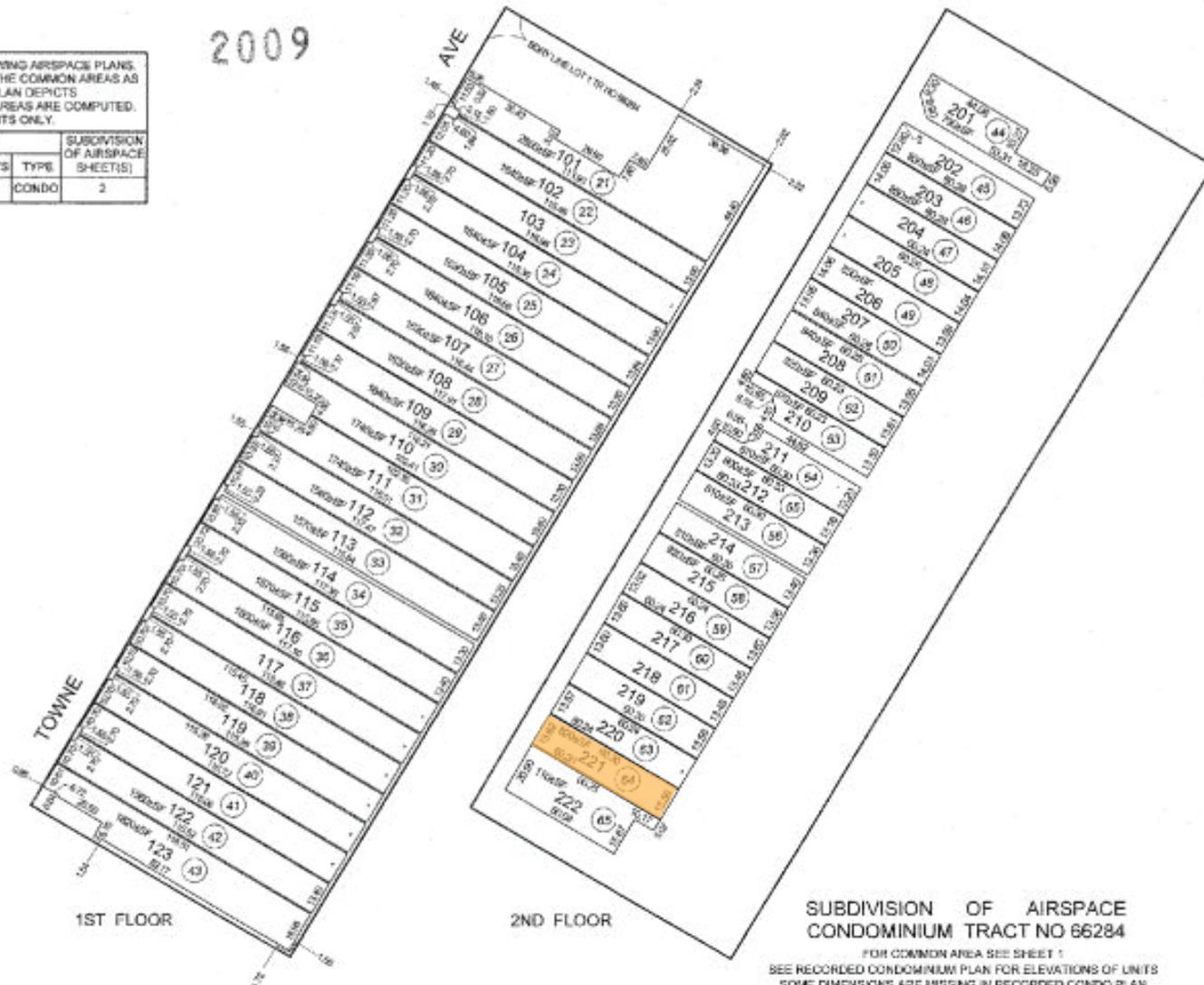
MAPS AND SURVEYING
SCALE 1" = 100'



2009

THE ASSESSMENT OF UNITS IN THE FOLLOWING AIRSPACE PLANS INCLUDES ALL RIGHTS AND INTERESTS IN THE COMMON AREAS AS SET FORTH IN DEEDS OF RECORD. EACH PLAN DEPICTS APPROXIMATE DIMENSIONS FROM WHICH AREAS ARE COMPUTED. AREAS ARE FOR CORRESPONDING ELEMENTS ONLY.

AIRSPACE PLAN REFERENCE	COMMON AREA				SUBDIVISION OF AIRSPACE SHEET(S)
	TRACT NO	BLK	LOTS	TYPE	
#21235 1-4-08	66284	-	1	CONDO	2

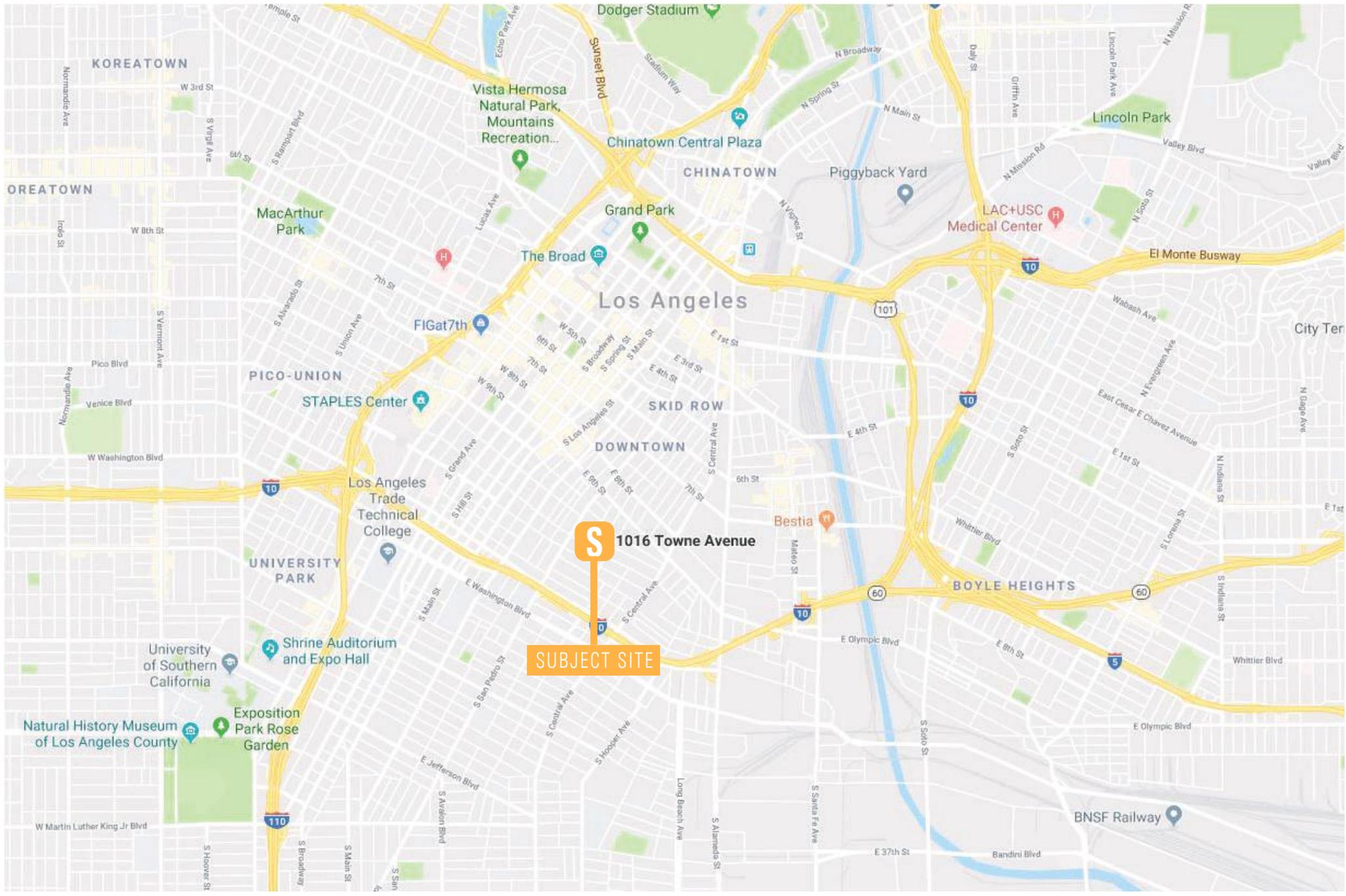


**SUBDIVISION OF AIRSPACE
CONDOMINIUM TRACT NO 66284**

FOR COMMON AREA SEE SHEET 1
SEE RECORDED CONDOMINIUM PLAN FOR ELEVATIONS OF UNITS
SOME DIMENSIONS ARE MISSING IN RECORDED CONDO PLAN



STREET MAP



AERIAL SATELLITE MAP WITH LOCATION HIGHLIGHTS



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