



FOR SALE
SINGLE TENANT NET-LEASED PROPERTY
West Los Angeles, CA

OFFERING MEMORANDUM

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

2134 South Sepulveda Blvd.
Los Angeles, CA 90064

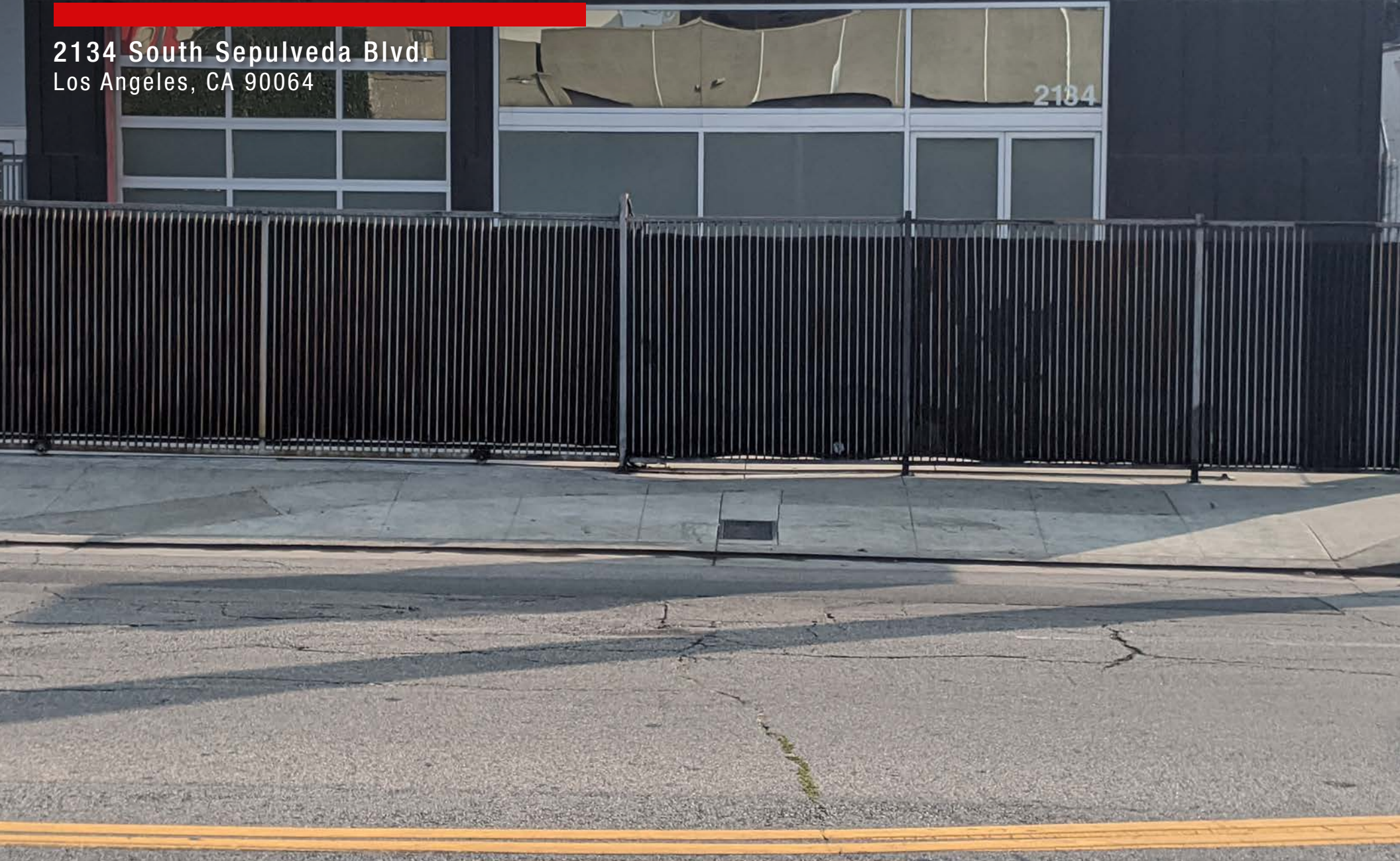


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Highlights

- Leased through 02/28/2025
- Scheduled 3% annual increases
- One 5-year option to extend at fixed 3% increase
- Scheduled 3% annual increase throughout the option period
- Lease guaranteed by high net-worth principal
- Available free and clear of debt
- Excellent exposure to Sepulveda Blvd.
- 22-foot ceiling height in the showroom area
- Built in 1964, completely renovated 2015
- NNN lease: Tenant responsible for all taxes, insurance premiums and CAM
- Strong location indicates high demand in the future

Physical Description

Land Size	4,949 square feet
Improvements	4,542 square feet
Zoning	LA-M2

Tenant / Lease Summary

Tenant Trade Name	Whittington Motor Sports, Inc., an Arizona corporation
Tenant's Business	Sale of high-end and exotic automobiles https://www.luxuryautocollection.com
Type of Ownership	Fee simple
Lease Guarantor	RD Whittington
Lease Type	NNN
Lease Term	March 1, 2020 through February 28, 2025
Increases	3% annual increases
Options	One 5-year option to renew at 3% increase

Financial Summary

Year 1 rent	\$20,000 per month/\$240,000 per year NNN
Asking Price	\$4,975,000
Cap Rate	4.82%
Price/Square Foot	\$1,095

Property Information

Location

2134 S. Sepulveda Blvd., Los Angeles, CA 90064

County

Los Angeles

Building/Lot Size

Lot Size: 4,949 SF

Building Size: 4,542 SF

Year Built/Renovated

1964/2015

APN

43322-019-007

Zoning

LA-M2

Use

The property is being used as tenant's headquarters for the Los Angeles Market



Tenant Overview

Luxury Auto Collection

From the website of Luxury Auto Collection, the trade name of Whittington Motor Sports, Inc., the tenant:

If you've been looking for a dealership that boasts an exclusive inventory of premium luxury and exotic cars with the ability to deliver throughout the U.S., then you've come to the right place. Luxury Auto Collection has an extensive selection of luxury vehicles in stock, each of which has been hand-selected to make sure it's in peak condition both cosmetically and mechanically. We're located in Scottsdale, Arizona, but we'll happily deliver the vehicle of your choice as far as Los Angeles, Miami, Dallas, Chicago, Nashville, and anywhere in between.

With desirable name brands like Lamborghini, Aston Martin, Bentley, BMW, Land Rover, and Maserati to choose from, you're sure to find what you're looking for at Luxury Auto Collection. If you're unable to find what you want on our lot though, we'll be happy to help you find any specific model you're looking for.

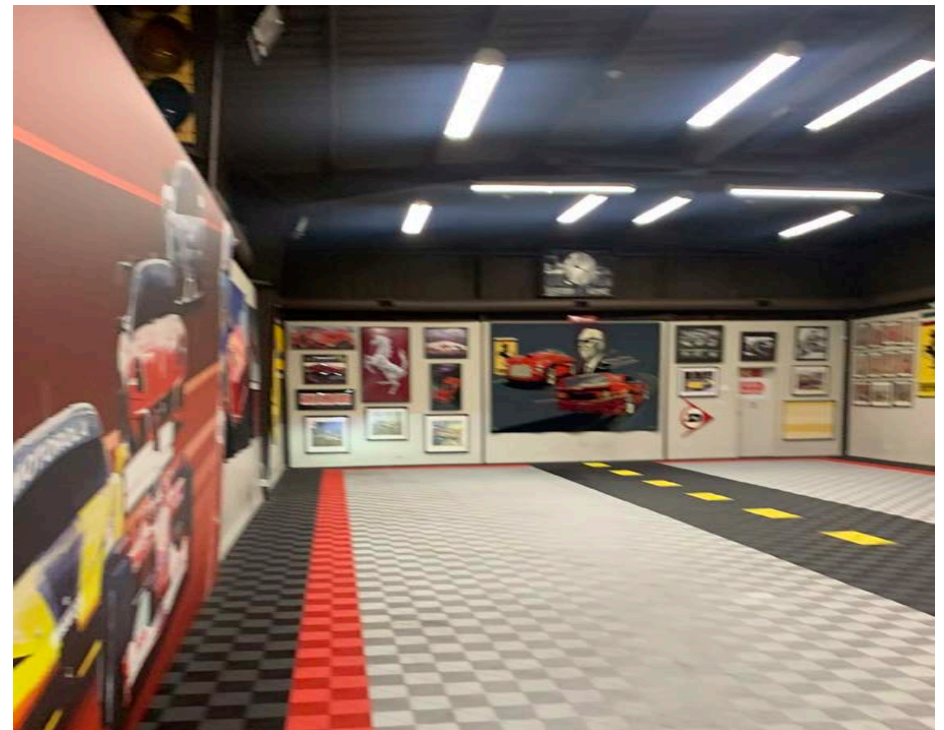
We also have a premium finance department where you'll have access to some of the most competitive rates around. That's because we've developed ongoing relationships with some of the most respected lending institutions around.



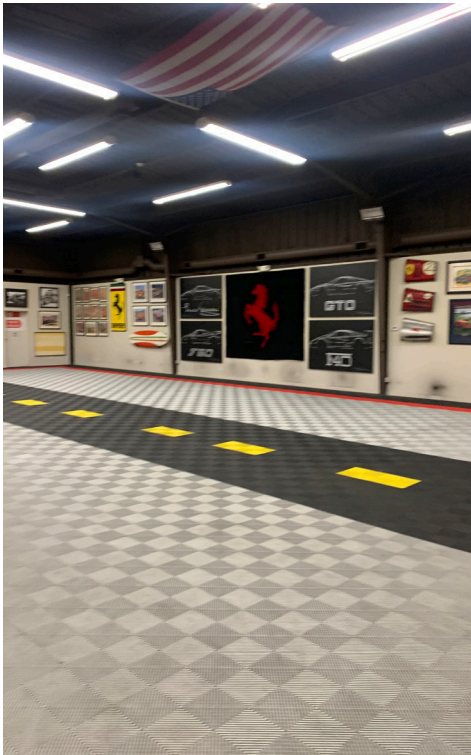
LUXURY AUTO COLLECTION

However, if you'd prefer to work with your own lender, then we'll be glad to accommodate.

Luxury Auto Collection has been in the luxury auto business for 27 years. In that time, we've cultivated a dedicated team with a passion for high-end luxury cars and the knowledge to help you find exactly what you need. Discover our entire selection online or in person at 9160 East Del Camino Dr, Suite B4 in Scottsdale, AZ. Our doors are open Monday through Saturday, and we look forward to helping you find your next luxury car!



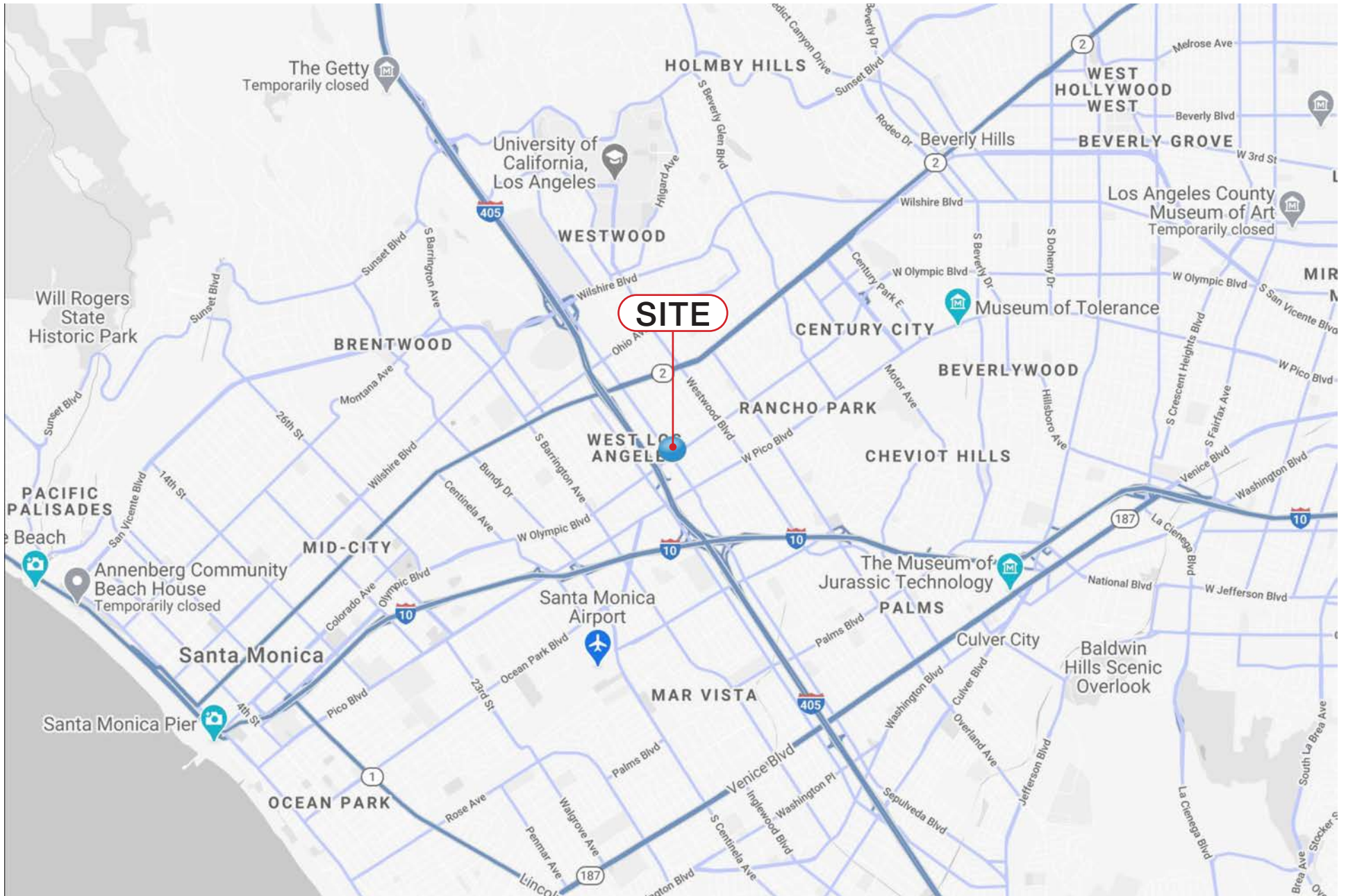
Property Photos



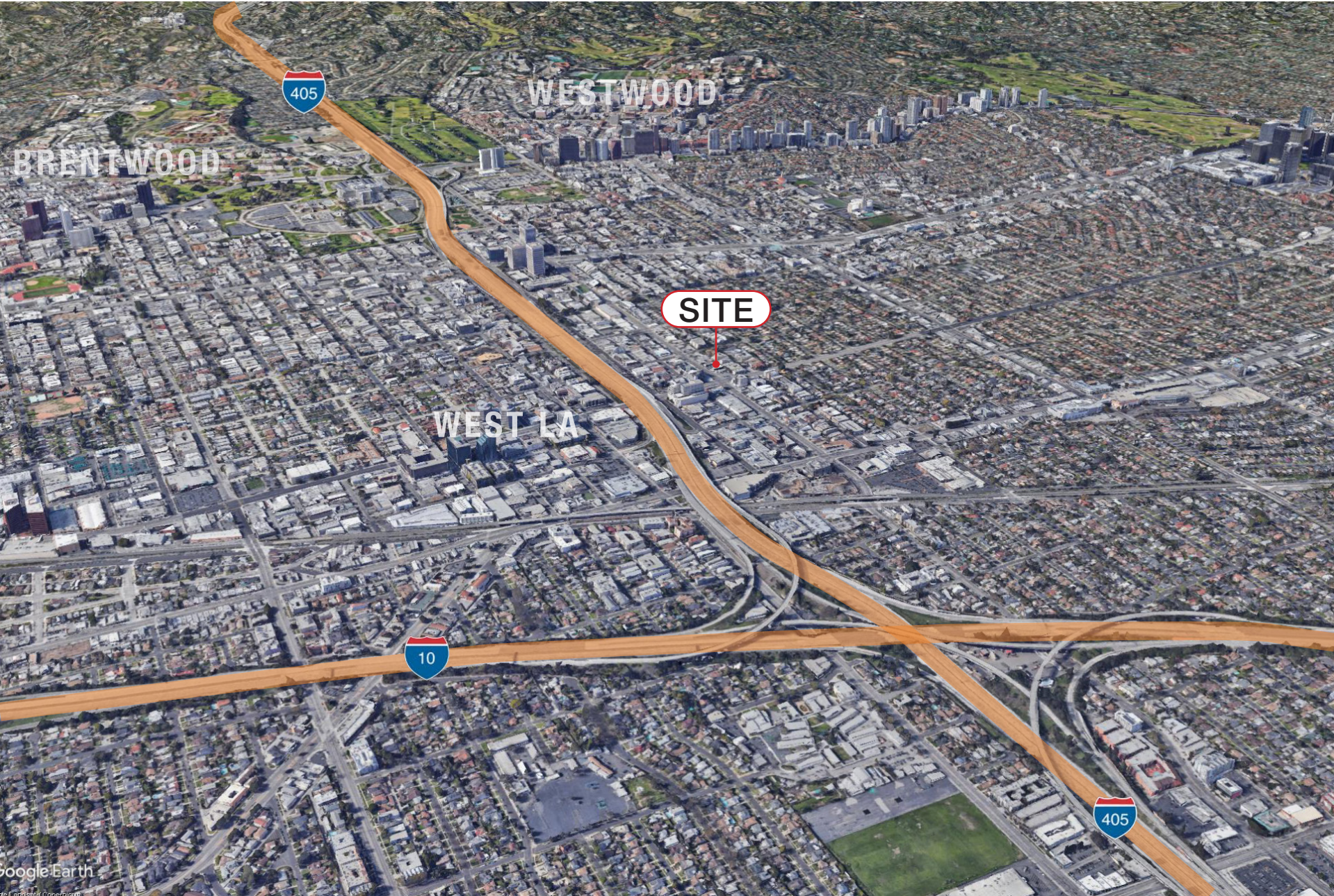
Retail Map



Location Map



Area Map



Demographics

Population

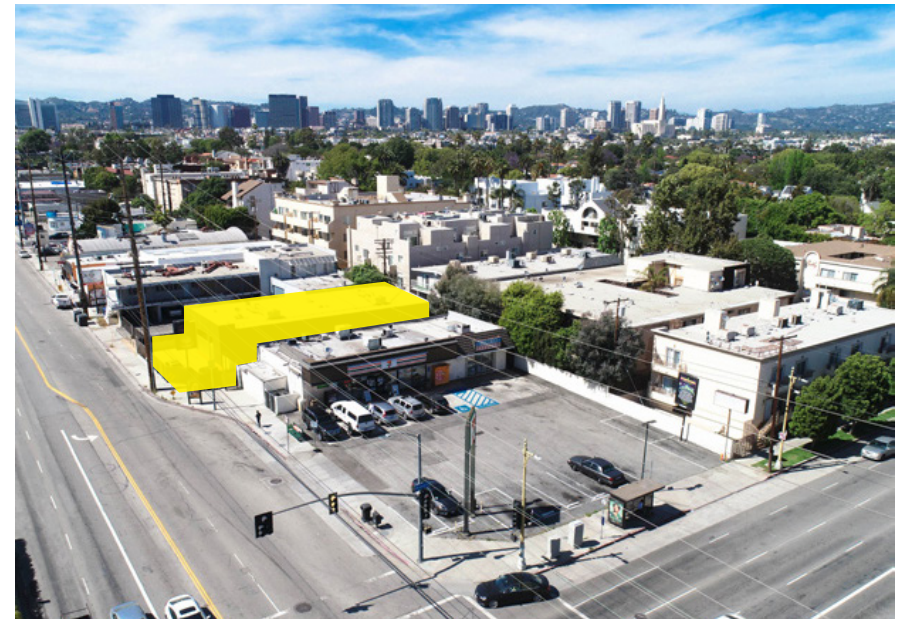
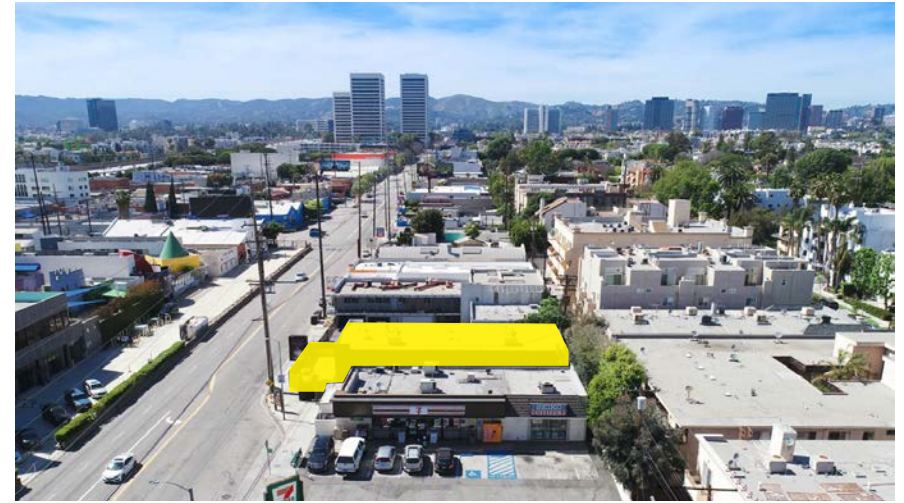
	1 Mile	3 miles	5 Miles
2025 Projection	37,527	311,786	643,310
2020 Estimate	38,026	314,480	647,910
Growth 2020-2025	-0.3%	-0.2%	-0.1%
Growth 2010-2020	0.7%	0.5%	0.6%

Households

	1 Mile	3 miles	5 Miles
2025 Projection	19,293	150,120	319,101
2020 Estimate	18,950	146,920	311,805
Growth 2020-2025	0.4%	0.4%	0.5%
Growth 2010-2020	0.6%	0.5%	0.6%
2018 Est. Average HH Size	2.0	2.0	2.0

Income

	1 Mile	3 miles	5 Miles
2020 Average HH Income	\$123,819	\$139,115	\$146,054
2020 Median HH Income	\$84,312	\$87,470	\$91,430





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