

Exclusively Offering



\$995,000

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Real Estate Investments and Exchanges Specialist

Overview and Aerial



Property Demographics:

PRICE:	\$995,000
LOT SF:	14,000 SF
BUILDING SF:	15,200 SF +/-
TAX PARCEL:	40097, 40098, & 40099



Property Features:

Prime commercial investment property with upside now available. This property features multiple tenants on both floors with excellent visibility from the freeway. Great upside potential in this property by filling the vacant spaces. Currently offered at a 6.3% CAP rate on actuals and a proforma CAP rate of 9.2%. Call today for your private tour. Buyer to verify all to their satisfaction.



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Property Income & Expenses

Schedule of Current Monthly Rents

Tenants	Lease Dates	Option To Extend	Square Feet	Current Monthly Rents	Proforma Monthly Rents
Lucky Dragon	10/31/13-12/31/19	Y	3,455 SF	\$3,843	\$3,843
1st Street Antiques	8/15/16-7/31/18		4,000 SF	\$2,700	\$2,700
United Traffic Control Services	12/22/17-12/31/19	Y	2,500 SF	\$1,500	\$1,500
279 N 1st. Ste. A	Vacant	TBD		\$0	\$865
279 N 1st. Ste. B	Vacant	TBD		\$0	\$865
279 N 1st. Ste. C	Vacant	TBD		\$0	\$350
279 N 1st. Ste. D	Vacant	TBD		\$0	\$350
				\$8,043	\$10,473

Income

Scheduled Gross Annual Income:	\$96,516	\$125,676
Less: Vacancy Factor: (3% proforma)	\$0	(\$3,770)
Effective (Adjusted) Gross Income:	\$96,516	\$121,906

Expenses

	Current Annual Budget	Proforma Annual Budget
Real Estate Taxes	\$11,717	\$11,717
Water, Sewer, Storm, & Garbage (after Tenant reimbursement)	\$2,400	\$500
Electricity & Gas	\$2,400	\$100
Maintenance/ Repairs (Proforma)	\$6,000	\$6,000
Insurance (Proforma)	\$4,800	\$4,800
Management (7%)	\$6,726	\$7,584
Total Est. Annual Expenses	\$34,043	\$30,701

Total Est. Net Operating Income:	\$62,473	\$91,205
	Current Annual	Proforma Annual

Current Estimated Financial Indicators

Proforma Current Cash on Cash Return:	14.3%
Current Capitalization Rate:	6.3%
Proforma Capitalization Rate:	9.2%
Current Gross Rent Multiplier:	10.31%
Current Debt Coverage Ratio:	1.27
Current Operating Expense Ratio:	35%



Executive Summary

Listing Summary

Price:	\$995,000
Price Per Square Foot:	\$65.46
Current CAP Rate:	6.3%
Current GRM:	10.31%

Physical Information

Rentable Square Footage	12,700
Lot Size (SF)	14,000 SF
No Stories:	2
Roof Type:	Built-Up
Exterior:	Wood/Brick/Stucco/Metal
Original Year Built:	1925
Remodeled Year:	2005

Proposed Financing

Down Payment:	\$295,000
Percent Down:	29.5%
Loan Amount:	\$700,000
Interest Rate:	5%
Term (Years):	25
Annual Loan Payments:	\$49,105
Annual Net Cash Flow:	\$13,368
DCR:	1.27



DISCLAIMER

The information in this package has been obtained from sources believed reliable. Whilst we do not doubt its accuracy we have not verified it & we make no guarantee, warranty or representation about it.

It is your responsibility to independently confirm its accuracy & completeness. Any projections, opinions, assumptions or estimates used are for example only & do not represent the current or future performance of the property.

The value of this transaction to you depends on tax & other factors which should be evaluated by your tax, financial & legal advisors.

You & your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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