人			COM	MEF	RCIA	L-IND	USTRIAL-	BUILDI	NGS	<u> </u>
RIAO	<u>c</u>				sting Agree		ER	·	- -	RIAO
Have:	Commerical Build	ing	City:	Whittier	TG#:		\$/Sqft:		List Price (LP):	\$595,000
Address	ddress: 7310 - 7318 Painter Ave.				County:	OR S	tate: CA Zip:	90602	Loans:	\$0
Cross Streets: Painter & Penn			Total Buid	ing Sq Ft:	3,910		Gross Equity:	\$595,000		
eature	s:				Terms:		Cash, Cas	sh to New Loa	an	Poss. COE
FINANCIAL ANALYSIS (ANNUAL) Projected										
Gross Scheduled Income (GSI): \$43,800										
Vacancy Allowance: 5%			<u>\$</u>	<u>0</u>			AL ALL	1 2/4		
Gross Operating Income (GOI) §4			<u>\$43.</u>	800			1			
Operating Expenses			<u>\$9,528</u>							
let Ope	erating Income (NOI)		<u>\$34.</u>	272						
Loan Payment (P&I)			<u>\$0</u>				《 》 《 · · · · · · · · · · · · · · · · · ·	Marie VIII		
Gross Spendable Income (SI)			<u>\$34,272</u>					REMON	BAILBONDS	The second secon
Cap Rate (NOI / LP)			<u>5.76%</u>				DATE OF PARCOR			BANKRUPTCY LAW DIVORCE (562)
iross N	fultiplier (LP / GSI)		<u>13.</u>	.58			第 集	1- 4/1	an late	*5795
A/P # 8142-003-044			Tax Area			642				
	e Year	-	Tax Rate			6603				
and		`	-		1%	•				
nprove	ements \$0 al Property \$0		- ,	U	1%	-				
otal	\$0		- ,	0	1%	-	F THE LIE	. 1		CITY OF WHITTIER
egal: L	ot #	Block#	- ,	Tract#					. 40 . 0	
lo of	Unit Description	Size		Lease		Rent/Unit		Total Species Avenue	No.	
Jnits	or Tenant	Sq Ft	EXP	Lgth	Type	Rent/Unit			06 6	Tenestra Managhasa V E
7310	Barber	1,053	4/30 '19		MG	\$875.00		Frenche's Partyr		
7312	Relion Battery	1,053	4/30 '19		MG	\$1,000.00				
7316	Bail Bonds	465	mo.to mo		MG	\$525.00			A Comment	THE PROPERTY.
7318	Attorney	842	12/31 '20		MG	\$1,000.00	1		4 /	
1/2	Storage	465	12/31 '20		MG	\$300.00				AT LAKET
									3805	SALVE SOS STATES OF STATES
							RomSi	Roma II	Par 3 Fam 6	Panis Panis
							Demonstra			Imagery \$1,718 Dougle, May dark \$10018 Google. Shreed Rame. Rame. Send feedback. 22 fe
-							Remarks Value Add On	nortunity in I	Intown Whittie	r. 5-Tenant Commerci
										From City Hall & the
							Newly Reopen			
•		-	Total Bas	e Income	3,	650.00]			
Overage Income							Great Mix of Tenants with Short Term Leases in Place.			
Total Monthly Gross Scheduled Income (GSI)				3,650.00		Large 8,900 S	F Lot.			
	ANNU	AL OPERA	TING EXPE	NSES			1			
Taxes - Prop \$6,876			Repairs & Maint.		\$600		Under Market	Rents with L	ots of Upside.	
Taxes - Pay			Pest Control							
Insurance \$2,651 Licenses										
Itilities Services	<u>*1,8</u>	iUU	Manageme Other	ent						
Service			Other				Office Detail	Total Office Or	Foot	# of Offices
Supp & Misc Advertising			Other Total Expe	nses	\$9,528		Office Data: # Toilets Men	Total Office Sq Won		# of Offices
	g & Land Data:	Building !	Dimensions		ψΘ		Mezzanine Sq. Ft.	V V O I I	Land Sq Ft	8,906
	mensions	Dunung I	1	nstruction	Concre	te Tilt Up I	Roof	Roof		Sprinklers
	m Clearance Height		- Span	uotiOH	# Stories	1	Year Built 194		Year Refurbishe	
Zoning	Com. Offi#of Buildings		#of Units	5	Sewer		Septic Tank		rhead Crane	Net Bldg S.F.

Toilets Men

All Information is from sources believed reliable, but is not guaranteed. Information is confidential and for licensed agent use only -- not for public distribution.

Fenced Square Feet

Women

Docks

Parking Spaces:

Salesperson

Listing Office

Phone

E-mail:

Well

(562) 697-3333 x21

Greg@JonesRE.net

Ground Level

(562) 697-9999

Web: www.JonesRE.net

Parking Ratio

Greg Jones

Jones RE

Fax:

Matthew Jones

Jones RE

Phone (562) 697-3333 x27

E-mail: Matthew@JonesRE.net

Matthew Jones RE.net

3%

S/O Comp

Sky Lights