

8471 Garden Grove Blvd  
Garden Grove, CA 92844



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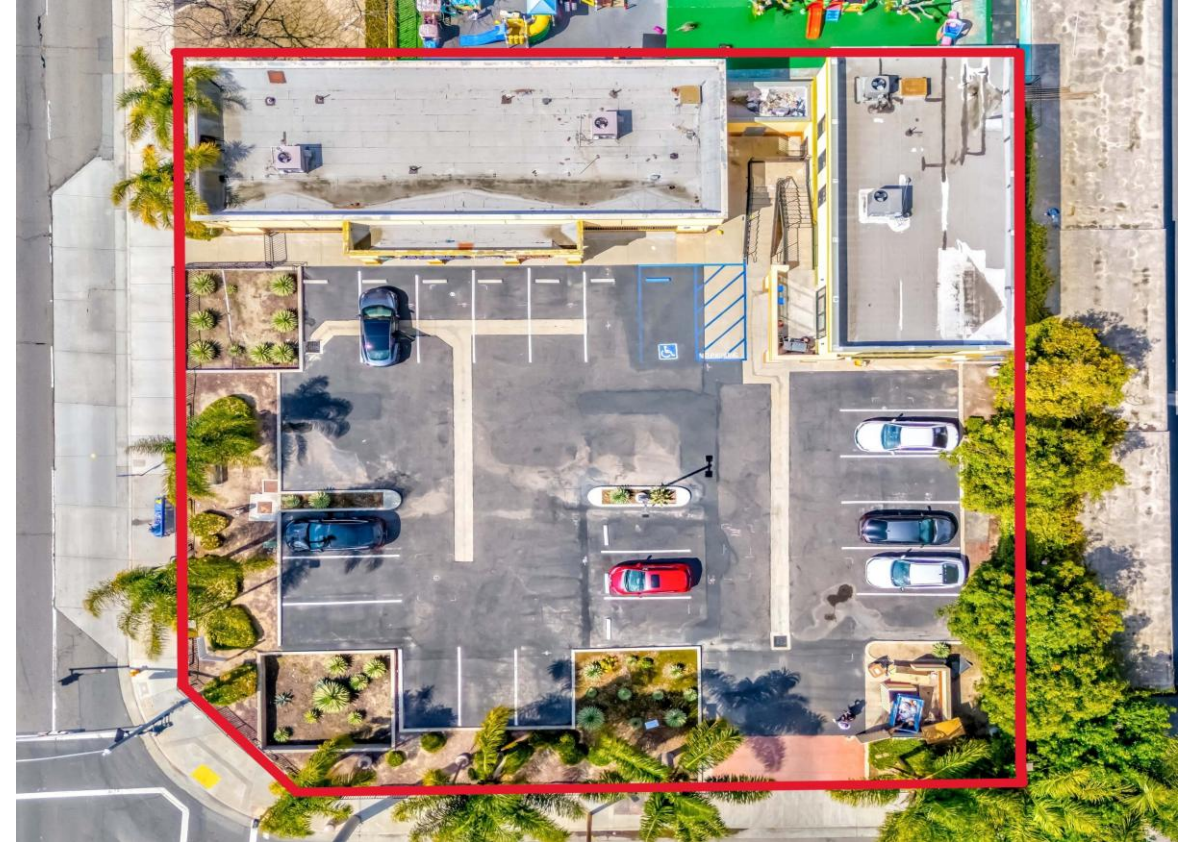
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# PROPERTY SUMMARY

Price	\$2,900,000
Year Built	2012
Bldg SF	4,500
Lot SF	18,295
PPSF	\$644
Zoning	GGMU2(Garden Grove Boulevard Mixed Use 2)



**DESCRIPTION :** This property features two buildings with excellent potential for an owner-user, ideally suited for a dental or medical office. Located on a prime hard corner lot, the property offers ample parking for clients and staff. The first building is 2,000 sq ft, while the second is a 2,500 sq ft, two-story structure that is currently leased. With its strategic location and versatile space, this property provides a fantastic opportunity for businesses seeking a professional environment with long-term investment potential.

# Commercial Property Valuation

## Income and Expense Analysis

Asking Price : \$2,900,000

Cap : 5.59%

ROI : 2.8%

Summary:												
Price:		\$2,900,000		Proposed Financing:								
Down Payment:		40%		1,160,000		First Loan Amount		\$ 1,740,000				
Number of Units:				1								
Cost per Unit:		2,900,000		Term:		7.50%						
Current GRM:		17.90				300		months amortization due in 5 years				
Market GRM:		16.27										
Current CAP:		5.59%		Payment per month:		\$12,858.45						
Market CAP:		6.14%										
Approximate Age of Property:		2012		Principal deduction per year:		\$24,636.82						
Approximate Lot Size:		18,295										
Approximate Net RSF:		4,500		Debt cover ratio		1.049893547						
Cost per RSF:		\$ 644.44		Cash on Cash		0.00663676						
Annualized Operating Data:				Current Rents			Market Rents					
Gross Schedule Income:		\$ 162,000				\$ 178,200						
Less Vacancy Rate Reserve:		3%				3%						
Gross Operating Income:		162,000				178,200						
Less Expenses:		0.0%		-		0.0%		-				
Net Operating Income:		\$ 162,000				\$ 178,200						
Less Loan Payments:		154,301				154,301						
Pre-Tax Cash Flow:		0.7%		7,699		2.1%		23,899				
Principal Reduction:		24,637				24,637						
Total Return Before Taxes:		2.8%		\$ 32,335		4.2%		\$ 48,535				
Scheduled Income:				Current Rents			Market Rents			Annualized Expenses:		
# of Units	Approx. Sq. Ft.	Monthly Avg Rent	Monthly Income	Monthly Rent	Monthly Income							
1	2,000	\$ 6,000	\$ 6,000	\$ 6,600	\$ 6,600							
2	1,250	\$ 3,750	\$ 7,500	\$ 4,125	\$ 8,250							
			\$ -	\$ -	\$ -							
			\$ -		\$ -							
			\$ -		\$ -							
			\$ -		\$ -							
			\$ -		\$ -							
3			\$ -		\$ -							
Total Scheduled Rent			\$ 13,500	\$ 14,850								
Monthly Gross Scheduled Income:			\$ 13,500	\$ 14,850								
Annual Gross Scheduled Income:			\$ 162,000	\$ 178,200								
						Taxes						
						Insurance						
						Electric						
						Gas						
						Trash						
						Water						
						Gardening						
						Repair & Maint						
						Management						
						Reserve						
						Advertising						
						pool						
						Security						
						Misc						
						Total Expenses:						
						\$ -						
						Per Net Sq. Ft.:						
						-						
						Per Unit:						
						\$ -						



# Comparative Market Analysis (CMA)

Address	10329 Artesia Blvd
Price	\$2,942,857
Year Built/Renovated	1940/2019
Bldg SF	4,591
Lot SF	12,196
PPSF	\$641.01
Zoning	C-G(General Commercial)
Sale Type	Investment or Owner User





# Comparative Market Analysis (CMA)

Address	17326 Pioneer Blvd
Price	\$3,250,000
Year Built	1984
Bldg SF	5,000
Lot SF	15,681
PPSF	\$650
Zoning	CPD(Community Planned Development)
Sale Type	Investment or Owner User



# Replacement Cost Approach

**Land Value: \$1,540,000 (2024 Property Tax)**

**Building Square Feet: 4,500 SF**

**Construction Cost per Square Foot : \$300 / SF**

**Total Construction Cost : 4,500 SF at \$300 / SF = \$1,350,000**

**Total Value (Land Value + Total Construction Cost) : \$1,540,000 + \$1,350,000 = \$2,890,000**





## SKYVIEW PHOTOGRAPHY







## EXTERIOR PHOTOGRAPHY







## INTERIOR PHOTOGRAPHY





# Demographics

	1 mile	3 miles
Population	37,176	267,341
Households	10,817	77,042
Median Age	40.20	40.80
Median HH Income	\$70,675	\$76,577
Daytime Employees	8,058	81,344

