

11611-11615 Washington Pl.

Multi-Tenant Retail / Multi-Family for Sale

Richard S. Tovar
Vice President

Investment Summary

Purchase Price: \$2,200,000

Property Details

GLA: 3,060 SF

Year Built: 1956

Construction: Masonry

Parking Ratio: 0.98/1,000 SF

Land: 5,227 SF

Zoning: LAC1

Tenancy: Multi-Tenant

Parking Spaces: 3 Surface

Parcel: 4214-014-003



Proforma Summary

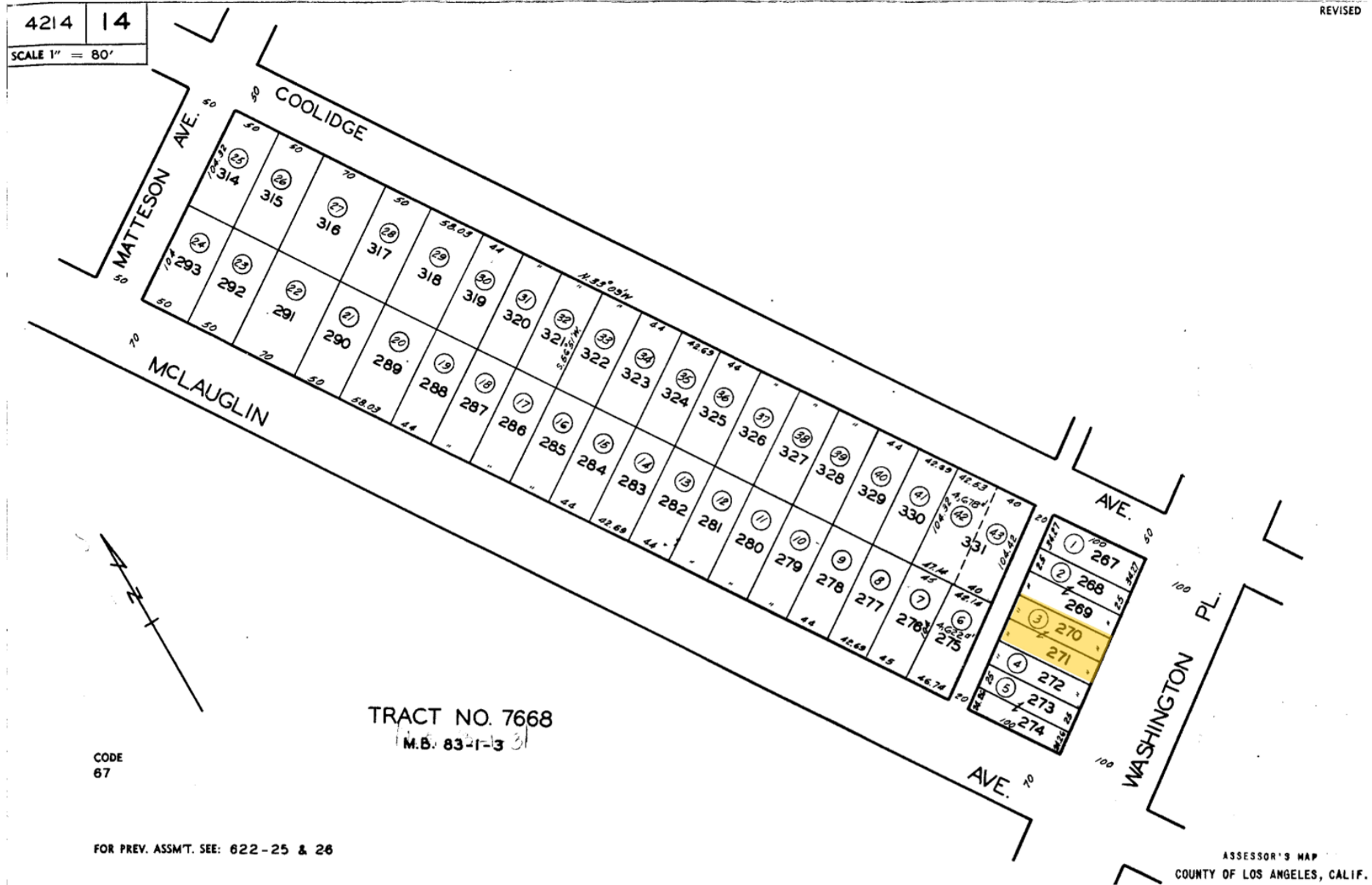
Unit	Tenant	Lease Type	Percent of Occupancy	Square Feet (SF)	Monthly Rent / SF	Total Monthly Rent	Annualized Rent
Apt- 11611.5	Proforma	Modified Gross	20.00%	630	\$2.94	\$1,850.00	\$22,200.00
Apt- 11613.5	Tenant	Modified Gross	20.00%	630	\$2.03	\$1,277.00	\$15,324.00
Retail 11611-13	Proforma	Absolute Net	40%	1200	\$4.00	\$4,800.00	\$57,600.00
Retail 11615	Proforma	Absolute Net	20%	600	\$4.00	\$2,400.00	\$28,800.00
		Total	100%	3,060			
						Total Annual Revenue	\$123,924.00
						Operating Expenses	(\$13,131)
						Net Operating Income	\$110,793.00
						Projected Cap Rate	5.04%

Operating Expenses	
Insurance	\$3,655.00
Utilities	\$0.00
Real Estate Taxes	-\$29,326.00
Reimbursement	\$12,540.00
Total OPEX	-\$13,131.00

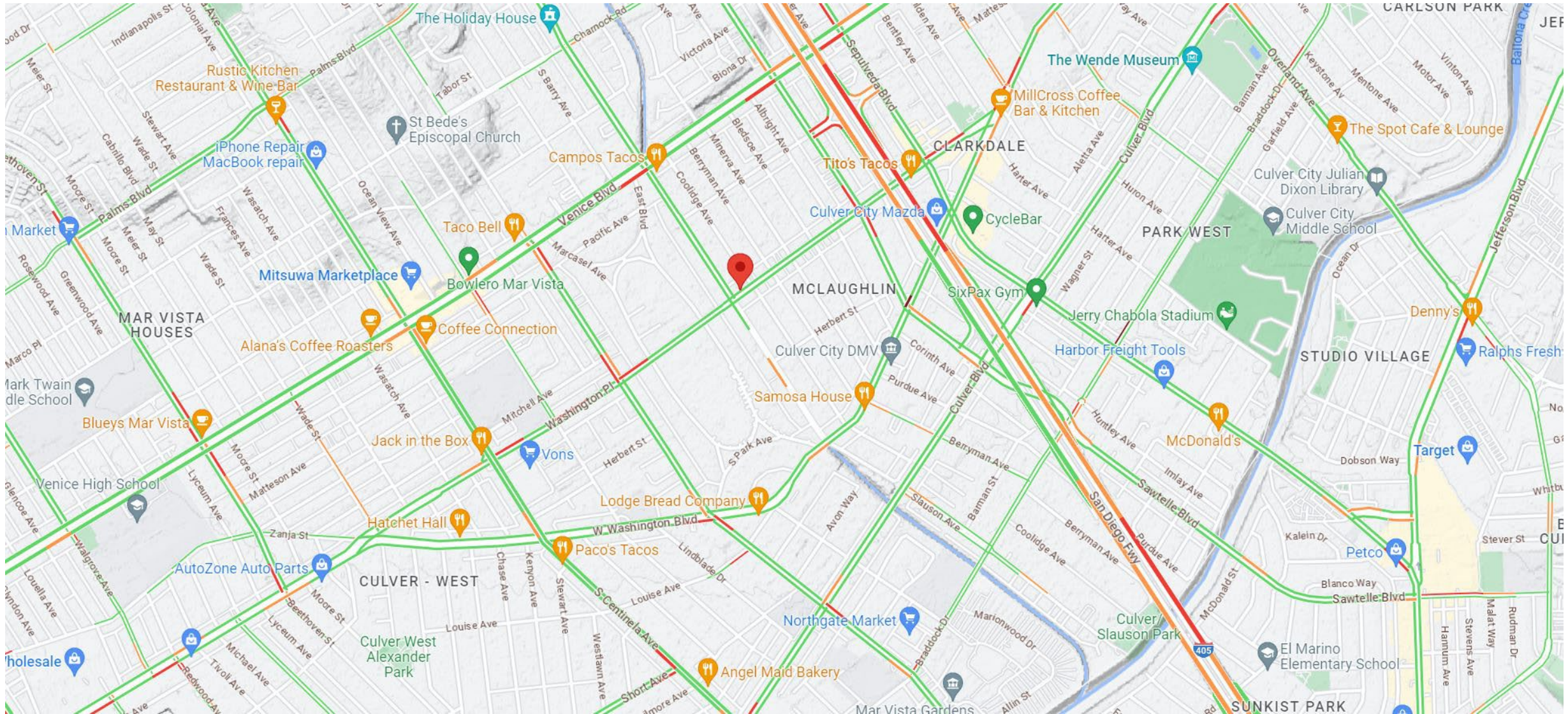
Exterior Photos



Parcel Map



Location Map



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