



GARFIELD
CENTER

OFFICE/MEDICAL CONDOS FOR SALE

320-330 S GARFIELD AVENUE, ALHAMBRA, CA 91801

HIGHLIGHTS



Abundant secured parking – 256 surface and subterranean parking on 3 levels



Practical medical office suites with drop ceilings and multiple individual office configuration



24/7 secured access with tenant key and day porter



Features a central lush courtyard area



Located in Downtown Alhambra, blocks away from Main Street restaurant and retail amenities



Off-campus medical space – Between San Gabriel Hospital and Garfield Medical Hospital



Up to 90% Financing Available including Tenant Improvements



Fixed monthly payment vs escalating rent

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Suite 100 | \$835,000 | 1,606 SF | \$520/SF

LEASE VS OWN SUITE COMPARISON - SUITE 100

	Lease	Own
<u>ASSUMPTIONS</u>		
Square Feet	1,606	1,606
Lease Rate (Modified Gross)	\$ 2.50	
Purchase Price Per Square Foot		\$ 520
Unit Purchase Price	N/A	\$ 835,000
LTV		85%
Interest Rate		6.75%
Amortization (Years)		25
Real Estate Tax Rate		1.3063%
Monthly Association Fees @ \$0.88 mo./sf		\$ 1,413
Depreciable %		75%
Depreciation Schedule (Years)		39.00
Annual Depreciation Amount		\$ 16,058
Property Appreciation Rate (Annual)		3%
Income Tax Rate		40%
<u>ACTUAL COSTS</u>		
Annual Lease Rent	\$ 48,180	\$ -
Tax Benefits From Rental Payments	\$ (19,272)	\$ -
Total Principal & Interest (Year 1)	\$ -	\$ 58,845
Less Principal Reduction (Year 1)	\$ -	\$ (11,282)
Real Estate Taxes (Annual)	\$ -	\$ 10,908
Association Fees (Annual)	\$ -	\$ 16,959
Depreciation Tax Benefit	\$ -	\$ (6,423)
Less: Property Appreciation	\$ -	\$ (25,050)
Tax Benefits From Interest/Taxes/HOA	\$ -	\$ (30,172)
TOTAL ANNUAL EXP. (AFTER TAX)	\$ 28,908	\$ 13,785

LOAN AMORTIZATION SCHEDULE

	Beg Bal	Yr. 1 Interest	Amortization	End Bal
Month 0				\$ 709,750
Month 1	\$ 709,750	\$ 3,992.34	\$ 911.40	\$ 708,839
Month 2	\$ 708,839	\$ 3,987.22	\$ 916.53	\$ 707,922
Month 3	\$ 707,922	\$ 3,982.06	\$ 921.68	\$ 707,000
Month 4	\$ 707,000	\$ 3,976.88	\$ 926.87	\$ 706,074
Month 5	\$ 706,074	\$ 3,971.66	\$ 932.08	\$ 705,141
Month 6	\$ 705,141	\$ 3,966.42	\$ 937.32	\$ 704,204
Month 7	\$ 704,204	\$ 3,961.15	\$ 942.60	\$ 703,262
Month 8	\$ 703,262	\$ 3,955.85	\$ 947.90	\$ 702,314
Month 9	\$ 702,314	\$ 3,950.51	\$ 953.23	\$ 701,360
Month 10	\$ 701,360	\$ 3,945.15	\$ 958.59	\$ 700,402
Month 11	\$ 700,402	\$ 3,939.76	\$ 963.98	\$ 699,438
Month 12	\$ 699,438	\$ 3,934.34	\$ 969.41	\$ 698,468
		\$ 47,563.34	\$ 11,281.59	

OWNING A COMMERCIAL CONDOMINIUM

- Flexibility** Units may be refinanced, rented out, or sold
- Own v. Rent** Building equity through owning rather than renting
- Tax Benefits** Tax advantages via tax deductions.
- Personalize** Renovate your suite without Landlord approval
- HOA** Ability to control their operating costs through owners' association
- Protection** Benefit of protection from rent increases