

9454 ARLETA AVENUE, ARLETA 91331
Commercial Building with Anchor Tenant
Offered at \$1,075,000



REUBEN ZADEH – 833) 326-6443 ext 2
BRIGHTSTONE ESTATE PROPERTIES
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This information has been obtained from sources believed to be reliable, but we make no representations or warranties, express or implied as to the accuracy of the information. References to rents, income, expenses, square footage or other specifications contained herein and are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



Building houses the Arleta Post Office and a Tax Preparation Office as its tenants

An ideal investment for an investor seeking high returns, the Arleta Post Office Complex is located in the heart of Arleta within easy access to the 5 freeway and has consistently been operating as Arleta's post office since 1956.

The building offers approximately 2,960 square feet of rentable space situated on a 4,600 square foot lot. It consists of 2 units. One housing Arleta's post office with another 5 years left on its lease with renewal options and the other smaller unit is home to an income tax preparation office on a month-to-month lease. Post office monthly rent is \$4,583 through January 2028. Income tax preparation office monthly rent is \$950.

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Property Profile

9454-9456 Arleta Avenue, Arleta

Assesor Parcel Number	2625-001-018
Number of Units	2
Year Built	1955
Building Size	2,960 square feet
Lot Size	4,600 square feet
Zoning	LA C2
Construction	Wood Frame/Stucco
Roof Type	Flat
Parking Spaces	2 Spaces

Investment Highlights

- Anchor Tenant of 50+ years
- Houses Arleta Post Office
- Upside Rental Income Potential
- Long term lease with 5 years left
- Lease Renewal Options

Utilities Responsibility

- Tenant Pays Power/Gas
- Tenant Pays Water/Sewer

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Financial Information
9454-9456 Arleta Avenue, Arleta

Rent Roll

Tenant	Monthly Rent
US Postal Service	\$4,583
Tax Preparation Office	950

Total Monthly Income	\$5,533
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Total Annual Income	\$66,396

Annualized Income and Expenses
Estimated)

Annual Income	\$66,396
Total Expenses	11,825
Net Annual Income	\$54,571
GRM <small>Based on Current Income)</small>	16.2
ROI <small>Based on Projected Income)</small>	5.07

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