



OFFICE/MEDICAL CONDO 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



Low Association Dues of \$8.58 PSF/year

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Suite 102 | \$830,000 | 1,664 SF | \$499/SF

LEASE VS OWN SUITE COMPARISON - SUITE 102

	Lease	Own
<u>ASSUMPTIONS</u>		
Square Feet	1,664	1,664
Lease Rate (Modified Gross)	\$ 3.25	
Purchase Price Per Square Foot		\$ 499
Unit Purchase Price	N/A	\$ 830,000
LTV		85%
Interest Rate		6.75%
Amortization (Years)		25
Real Estate Tax Rate		1.3063%
Monthly Association Fees @ \$0.72 mo./sf		\$ 1,190
Depreciable %		75%
Depreciation Schedule (Years)		39.00
Annual Depreciation Amount		\$ 15,962
Property Appreciation Rate (Annual)		3%
Income Tax Rate		40%
<u>ACTUAL COSTS</u>		
Annual Lease Rent	\$ 64,896	\$ -
Tax Benefits From Rental Payments	\$ (25,958)	\$ -
Total Principal & Interest (Year 1)	\$ -	\$ 58,493
Less Principal Reduction (Year 1)	\$ -	\$ (11,214)
Real Estate Taxes (Annual)	\$ -	\$ 10,842
Association Fees (Annual)	\$ -	\$ 14,277
Depreciation Tax Benefit	\$ -	\$ (6,385)
Less: Property Appreciation	\$ -	\$ (24,900)
Tax Benefits From Interest/Taxes/HOA	\$ -	\$ (28,959)
TOTAL ANNUAL EXP. (AFTER TAX)	\$ 38,938	\$ 12,154

LOAN AMORTIZATION SCHEDULE

	Beg Bal	Yr. 1 Interest	Amortization	End Bal
Month 0				\$ 705,500
Month 1	\$ 705,500	\$ 3,968.44	\$ 905.94	\$ 704,594
Month 2	\$ 704,594	\$ 3,963.34	\$ 911.04	\$ 703,683
Month 3	\$ 703,683	\$ 3,958.22	\$ 916.16	\$ 702,767
Month 4	\$ 702,767	\$ 3,953.06	\$ 921.32	\$ 701,846
Month 5	\$ 701,846	\$ 3,947.88	\$ 926.50	\$ 700,919
Month 6	\$ 700,919	\$ 3,942.67	\$ 931.71	\$ 699,987
Month 7	\$ 699,987	\$ 3,937.43	\$ 936.95	\$ 699,050
Month 8	\$ 699,050	\$ 3,932.16	\$ 942.22	\$ 698,108
Month 9	\$ 698,108	\$ 3,926.86	\$ 947.52	\$ 697,161
Month 10	\$ 697,161	\$ 3,921.53	\$ 952.85	\$ 696,208
Month 11	\$ 696,208	\$ 3,916.17	\$ 958.21	\$ 695,250
Month 12	\$ 695,250	\$ 3,910.78	\$ 963.60	\$ 694,286
		\$ 47,278.53	\$ 11,214.04	

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

FLOOR PLAN - SUITE 102



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