GARFIELD
CENTER

OFFICE/MEDICAL CONDO FOR SALE

320-330 S GARFIELD AVENUE, ALHAMBRA, CA 91801

Suite 228 | $548,000 | 1,225 SF | $447/SF

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

CONTACT US

MICHAEL CHANG
CA DRE #01880895
626.688.8864
michael.chang@svn.com

CHRISTIAN HAYES
CA DRE #01115674
818.324.5386
christian.hayes@svn.com

CATHERINE HOUSE, CRE, CCIM, FRICS
CA DRE #01327824
415.378.8174
catherineh@svn.com

LEASE VS OWN SUITE COMPARISON - SUITE 228

	Lease	Own
ASSUMPTIONS		
Square Feet	1,225	1,225
Lease Rate (Modified Gross)	$ 3.25	
Purchase Price Per Square Foot		$ 447
Unit Purchase Price	N/A	$ 548,000
LTV		85%
Interest Rate		6.75%
Amortization (Years)		25
Real Estate Tax Rate		1.3063%
Monthly Association Fees @ $0.72 mo./sf		$ 876
Depreciable %		75%
Depreciation Schedule (Years)		39.00
Annual Depreciation Amount		$ 10,538
Property Appreciation Rate (Annual)		3%
Income Tax Rate		40%
ACTUAL COSTS		
Annual Lease Rent	$ 47,775	$ -
Tax Benefits From Rental Payments	$ (19,110)	$ -
Total Principal & Interest (Year 1)	$ -	$ 38,619
Less Principal Reduction (Year 1)	$ -	$ (7,404)
Real Estate Taxes (Annual)	$ -	$ 7,159
Association Fees (Annual)	$ -	$ 10,511
Depreciation Tax Benefit	$ -	$ (4,215)
Less: Property Appreciation	$ -	$ (16,440)
Tax Benefits From Interest/Taxes/HOA	$ -	$ (19,554)
TOTAL ANNUAL EXP. (AFTER TAX)	**$ 28,665**	**$ 8,675**

LOAN AMORTIZATION SCHEDULE

	Beg Bal	Yr. 1 Interest	Amortization	End Bal
Month 0				$ 465,800
Month 1	$ 465,800	$ 2,620.13	$ 598.14	$ 465,202
Month 2	$ 465,202	$ 2,616.76	$ 601.51	$ 464,600
Month 3	$ 464,600	$ 2,613.38	$ 604.89	$ 463,995
Month 4	$ 463,995	$ 2,609.97	$ 608.29	$ 463,387
Month 5	$ 463,387	$ 2,606.55	$ 611.71	$ 462,775
Month 6	$ 462,775	$ 2,603.11	$ 615.15	$ 462,160
Month 7	$ 462,160	$ 2,599.65	$ 618.61	$ 461,542
Month 8	$ 461,542	$ 2,596.17	$ 622.09	$ 460,920
Month 9	$ 460,920	$ 2,592.67	$ 625.59	$ 460,294
Month 10	$ 460,294	$ 2,589.15	$ 629.11	$ 459,665
Month 11	$ 459,665	$ 2,585.62	$ 632.65	$ 459,032
Month 12	$ 459,032	$ 2,582.06	$ 636.21	$ 458,396
		$ 31,215.22	$ 7,403.97	

OWNING A COMMERCIAL CONDOMINIUM

Flexibility Units may be refinanced, rented out, or sold

Own v. Rent Building equity through owning rather than renting

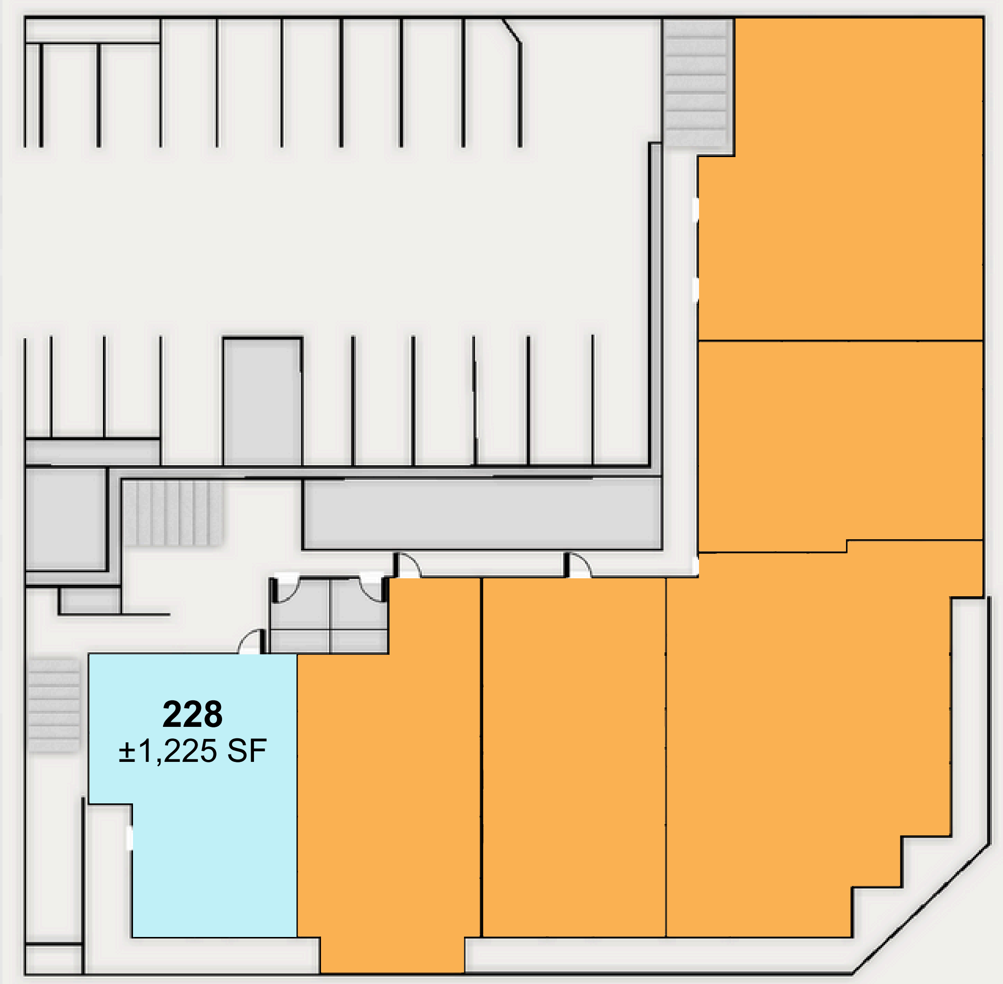
Tax Benefits Tax advantages via tax deductions.

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 228



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