

Medical Facility Investment Opportunity
6 Bed California Licensed Congregate Healthcare Living Facility
6.2 Cap Rate - Sun Valley (Los Angeles), CA. Offered at \$2,000,000

7913 Satsuma Ave. Sun Valley, CA 91352

www.LBRcommercial.com



Unique medical facility investment opportunity that includes, the land, building, lease, and a business loan note. Currently leased to a California Licensed Congregate Living Healthcare Facility (CLHF) at \$6500 per month with 3% increases. The business loan note has another 24 months left with payments at \$5800 per month. Tenant may sign a new long termed lease.

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Property Address: 7913 Satsuma Ave.
Sun Valley, CA 91352

Parcel Number: 2409-006-017

Property Type: Single Family Detached

Property Size: ±2497 SF

Rentable Space: ±2497 SF

Number of Units: 2

Year Built: 1944

Land Area: ±7694 Sq. Ft.

Zoning: Residential



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Sun Valley is a neighborhood in Los Angeles and is in the San Fernando Valley. Located just north of Downtown LA with a population of approximately 75,000 and median age of 28. The median household income was \$51,290 in 2015. Close to Downtown LA, freeways , shopping, restaurants, so much more.



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Investment/Operating Analysis - Actual

Listing Price: \$2,000,000

Estimated Repairs: \$0.00

Down Payment Percent: 100%

Yearly Tax Amount Based on \$2,000,000.00 Purchase Price: \$22,000

Yearly Insurance Amount: \$1,500.00

Total Monthly Gross Income: \$12,300.00 (\$6500 monthly rent, \$5800 Monthly Note payment for 2 years, then reduces to \$6500)

Total Monthly Including New Taxes Expenses: \$1958.00

Current Actual Net Monthly Income: \$10,342.00

Yearly NOI: \$124,104

Total Cap Rate: 6.2% for two years then reduced to 3.8%.

Notes: Currently leased for \$6500 per month to California Licensed CLHF, current note payment is \$5800 for two more years. Tenant may sign a new long term lease at the COE.



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