



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 122 | \$795,000 | 1,656 SF | \$480/SF

LEASE VS OWN SUITE COMPARISON - SUITE 122

	Lease	Own
<u>ASSUMPTIONS</u>		
Square Feet	1,656	1,656
Lease Rate (Modified Gross)	\$ 2.50	
Purchase Price Per Square Foot		\$ 480
Unit Purchase Price	N/A	\$ 795,000
LTV		85%
Interest Rate		6.75%
Amortization (Years)		25
Real Estate Tax Rate		1.3063%
Monthly Association Fees @ \$0.88 mo./sf		\$ 1,457
Depreciable %		75%
Depreciation Schedule (Years)		39.00
Annual Depreciation Amount		\$ 15,288
Property Appreciation Rate (Annual)		3%
Income Tax Rate		40%
<u>ACTUAL COSTS</u>		
Annual Lease Rent	\$ 49,680	\$ -
Tax Benefits From Rental Payments	\$ (19,872)	\$ -
Total Principal & Interest (Year 1)	\$ -	\$ 56,026
Less Principal Reduction (Year 1)	\$ -	\$ (10,741)
Real Estate Taxes (Annual)	\$ -	\$ 10,385
Association Fees (Annual)	\$ -	\$ 17,487
Depreciation Tax Benefit	\$ -	\$ (6,115)
Less: Property Appreciation	\$ -	\$ (23,850)
Tax Benefits From Interest/Taxes/HOA	\$ -	\$ (29,263)
TOTAL ANNUAL EXP. (AFTER TAX)	\$ 29,808	\$ 13,929

LOAN AMORTIZATION SCHEDULE

	Beg Bal	Yr. 1 Interest	Amortization	End Bal
Month 0				\$ 675,750
Month 1	\$ 675,750	\$ 3,801.09	\$ 867.74	\$ 674,882
Month 2	\$ 674,882	\$ 3,796.21	\$ 872.62	\$ 674,010
Month 3	\$ 674,010	\$ 3,791.30	\$ 877.53	\$ 673,132
Month 4	\$ 673,132	\$ 3,786.37	\$ 882.47	\$ 672,250
Month 5	\$ 672,250	\$ 3,781.40	\$ 887.43	\$ 671,362
Month 6	\$ 671,362	\$ 3,776.41	\$ 892.42	\$ 670,470
Month 7	\$ 670,470	\$ 3,771.39	\$ 897.44	\$ 669,572
Month 8	\$ 669,572	\$ 3,766.34	\$ 902.49	\$ 668,670
Month 9	\$ 668,670	\$ 3,761.27	\$ 907.57	\$ 667,762
Month 10	\$ 667,762	\$ 3,756.16	\$ 912.67	\$ 666,850
Month 11	\$ 666,850	\$ 3,751.03	\$ 917.81	\$ 665,932
Month 12	\$ 665,932	\$ 3,745.87	\$ 922.97	\$ 665,009
		\$ 45,284.86	\$ 10,741.16	

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