



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 210 | \$625,000 | 1,385 SF | \$451/SF

LEASE VS OWN SUITE COMPARISON - SUITE 210

	Lease	Own
<u>ASSUMPTIONS</u>		
Square Feet	1,385	1,385
Lease Rate (Modified Gross)	\$ 3.25	
Purchase Price Per Square Foot		\$ 451
Unit Purchase Price	N/A	\$ 625,000
LTV		85%
Interest Rate		6.75%
Amortization (Years)		25
Real Estate Tax Rate		1.3063%
Monthly Association Fees @ \$0.72 mo./sf		\$ 990
Depreciable %		75%
Depreciation Schedule (Years)		39.00
Annual Depreciation Amount		\$ 12,019
Property Appreciation Rate (Annual)		3%
Income Tax Rate		40%
<u>ACTUAL COSTS</u>		
Annual Lease Rent	\$ 54,015	\$ -
Tax Benefits From Rental Payments	\$ (21,606)	\$ -
Total Principal & Interest (Year 1)	\$ -	\$ 44,046
Less Principal Reduction (Year 1)	\$ -	\$ (8,444)
Real Estate Taxes (Annual)	\$ -	\$ 8,164
Association Fees (Annual)	\$ -	\$ 11,883
Depreciation Tax Benefit	\$ -	\$ (4,808)
Less: Property Appreciation	\$ -	\$ (18,750)
Tax Benefits From Interest/Taxes/HOA	\$ -	\$ (22,260)
TOTAL ANNUAL EXP. (AFTER TAX)	\$ 32,409	\$ 9,832

LOAN AMORTIZATION SCHEDULE

	Beg Bal	Yr. 1 Interest	Amortization	End Bal
Month 0				\$ 531,250
Month 1	\$ 531,250	\$ 2,988.28	\$ 682.19	\$ 530,568
Month 2	\$ 530,568	\$ 2,984.44	\$ 686.02	\$ 529,882
Month 3	\$ 529,882	\$ 2,980.59	\$ 689.88	\$ 529,192
Month 4	\$ 529,192	\$ 2,976.70	\$ 693.76	\$ 528,498
Month 5	\$ 528,498	\$ 2,972.80	\$ 697.67	\$ 527,800
Month 6	\$ 527,800	\$ 2,968.88	\$ 701.59	\$ 527,099
Month 7	\$ 527,099	\$ 2,964.93	\$ 705.54	\$ 526,393
Month 8	\$ 526,393	\$ 2,960.96	\$ 709.50	\$ 525,684
Month 9	\$ 525,684	\$ 2,956.97	\$ 713.50	\$ 524,970
Month 10	\$ 524,970	\$ 2,952.96	\$ 717.51	\$ 524,253
Month 11	\$ 524,253	\$ 2,948.92	\$ 721.55	\$ 523,531
Month 12	\$ 523,531	\$ 2,944.86	\$ 725.60	\$ 522,806
		\$ 35,601.30	\$ 8,444.31	

OWNING A COMMERCIAL CONDOMINIUM

Flexibility Units may be refinanced, rented out, or sold
Own v. Rent Building equity through owning rather than renting

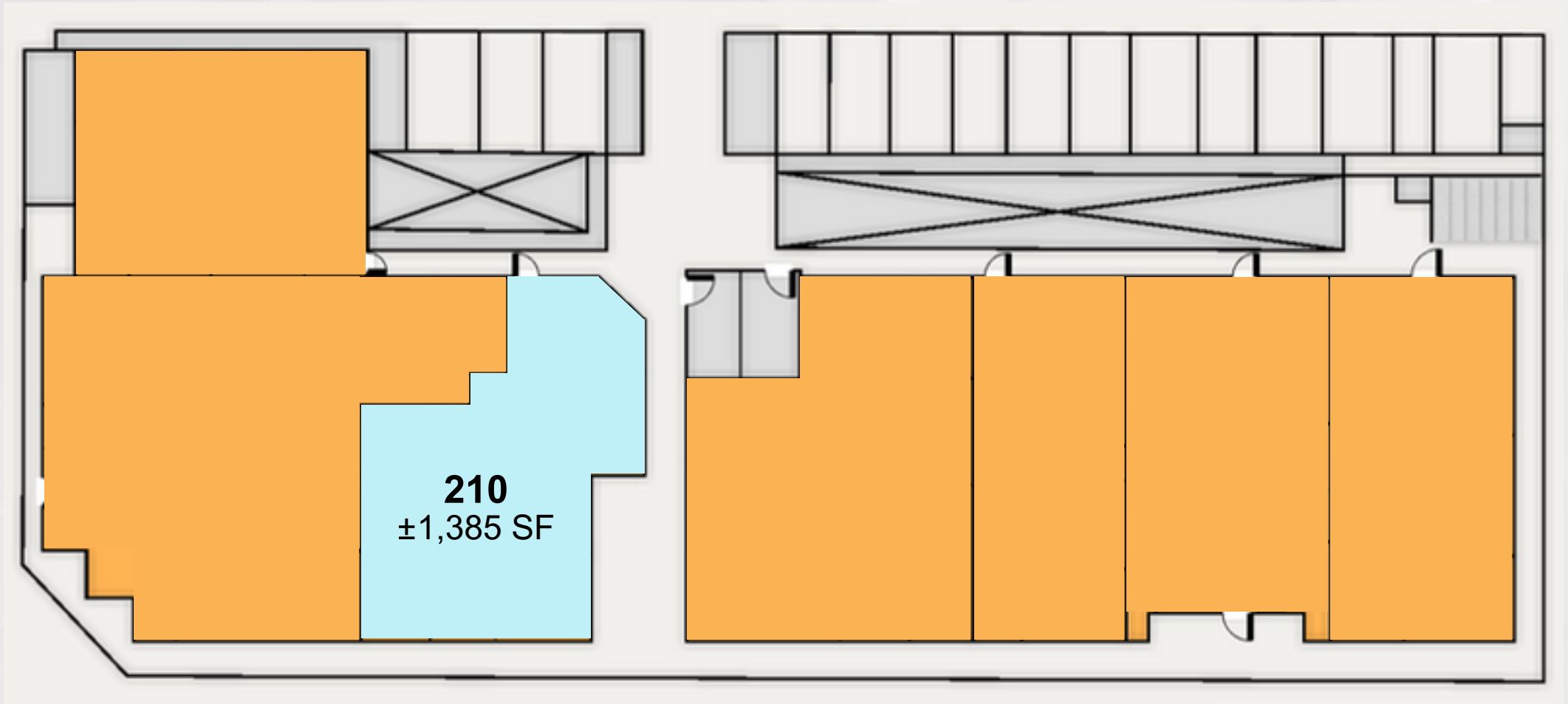
Tax Benefits Tax advantages via tax deductions.

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 210



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