



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 120 | \$685,000 | 1,537 SF | \$446/SF

LEASE VS OWN SUITE COMPARISON - SUITE 120

| | Lease | Own |
|--|------------------|------------------|
| <u>ASSUMPTIONS</u> | | |
| Square Feet | 1,537 | 1,537 |
| Lease Rate (Modified Gross) | \$ 3.25 | |
| Purchase Price Per Square Foot | | \$ 446 |
| Unit Purchase Price | N/A | \$ 685,000 |
| LTV | | 85% |
| Interest Rate | | 6.75% |
| Amortization (Years) | | 25 |
| Real Estate Tax Rate | | 1.3063% |
| Monthly Association Fees @ \$0.72 mo./sf | | \$ 1,099 |
| Depreciable % | | 75% |
| Depreciation Schedule (Years) | | 39.00 |
| Annual Depreciation Amount | | \$ 13,173 |
| Property Appreciation Rate (Annual) | | 3% |
| Income Tax Rate | | 40% |
| <u>ACTUAL COSTS</u> | | |
| Annual Lease Rent | \$ 59,943 | \$ - |
| Tax Benefits From Rental Payments | \$ (23,977) | \$ - |
| Total Principal & Interest (Year 1) | \$ - | \$ 48,274 |
| Less Principal Reduction (Year 1) | \$ - | \$ (9,255) |
| Real Estate Taxes (Annual) | \$ - | \$ 8,948 |
| Association Fees (Annual) | \$ - | \$ 13,187 |
| Depreciation Tax Benefit | \$ - | \$ (5,269) |
| Less: Property Appreciation | \$ - | \$ (20,550) |
| Tax Benefits From Interest/Taxes/HOA | \$ - | \$ (24,462) |
| TOTAL ANNUAL EXP. (AFTER TAX) | \$ 35,966 | \$ 10,874 |

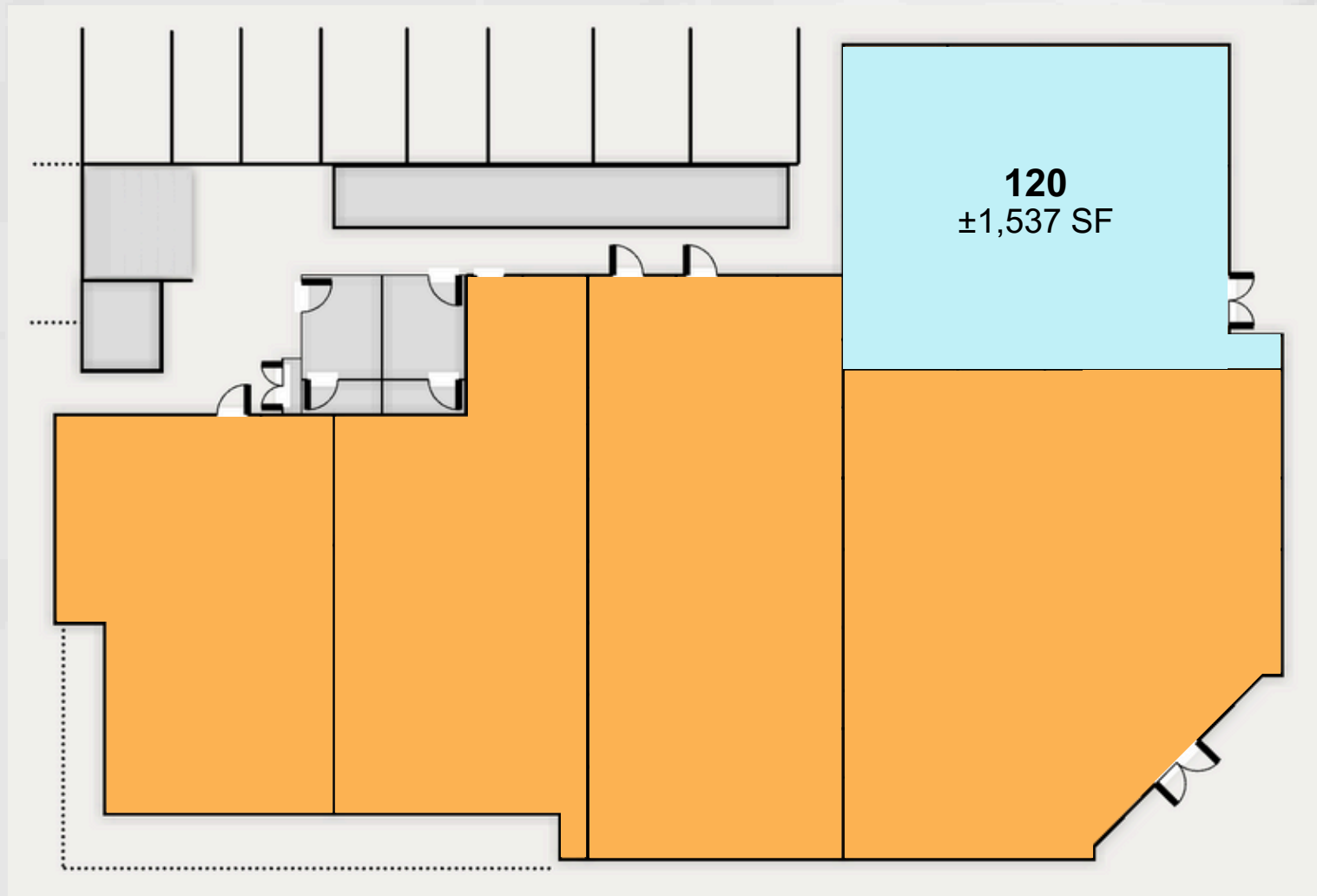
LOAN AMORTIZATION SCHEDULE

| | Beg Bal | Yr. 1 Interest | Amortization | End Bal |
|----------|------------|----------------|--------------|------------|
| Month 0 | | | | \$ 582,250 |
| Month 1 | \$ 582,250 | \$ 3,275.16 | \$ 747.68 | \$ 581,502 |
| Month 2 | \$ 581,502 | \$ 3,270.95 | \$ 751.88 | \$ 580,750 |
| Month 3 | \$ 580,750 | \$ 3,266.72 | \$ 756.11 | \$ 579,994 |
| Month 4 | \$ 579,994 | \$ 3,262.47 | \$ 760.36 | \$ 579,234 |
| Month 5 | \$ 579,234 | \$ 3,258.19 | \$ 764.64 | \$ 578,469 |
| Month 6 | \$ 578,469 | \$ 3,253.89 | \$ 768.94 | \$ 577,700 |
| Month 7 | \$ 577,700 | \$ 3,249.56 | \$ 773.27 | \$ 576,927 |
| Month 8 | \$ 576,927 | \$ 3,245.22 | \$ 777.62 | \$ 576,149 |
| Month 9 | \$ 576,149 | \$ 3,240.84 | \$ 781.99 | \$ 575,368 |
| Month 10 | \$ 575,368 | \$ 3,236.44 | \$ 786.39 | \$ 574,581 |
| Month 11 | \$ 574,581 | \$ 3,232.02 | \$ 790.81 | \$ 573,790 |
| Month 12 | \$ 573,790 | \$ 3,227.57 | \$ 795.26 | \$ 572,995 |
| | | \$ 39,019.03 | \$ 9,254.96 | |

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 120



Suite 120 | \$685,000 | 1,537 SF | \$446/SF