



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 248 | \$625,000 | 1,363 SF | \$459/SF

LEASE VS OWN SUITE COMPARISON - SUITE 248

	Lease	Own
<u>ASSUMPTIONS</u>		
Square Feet	1,363	1,363
Lease Rate (Modified Gross)	\$ 2.50	
Purchase Price Per Square Foot		\$ 459
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 @ \$0.88 mo./sf		\$ 1,199
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	\$ 40,890	\$ -
Tax Benefits From Rental Payments	\$ (16,356)	\$ -
Total Principal & Interest (Year 1)	\$ -	\$ 44,046
Less Principal Reduction (Year 1)	\$ -	\$ (8,444)
Real Estate Taxes (Annual)	\$ -	\$ 8,164
Association Fees (Annual)	\$ -	\$ 14,393
Depreciation Tax Benefit	\$ -	\$ (4,808)
Less: Property Appreciation	\$ -	\$ (18,750)
Tax Benefits From Interest/Taxes/HOA	\$ -	\$ (23,264)
TOTAL ANNUAL EXP. (AFTER TAX)	\$ 24,534	\$ 11,338

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