



Pro-Forma net income \$220,290.00

1361 N Fair Oaks Ave, Pasadena, CA 91103

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Pro-Forma net income

\$220,290.00

\$2,750,000

Pro-forma net income is \$ 220,390.00, and the Current scheduled income is \$ 140,980.00. It has great potential with a stable current 100% leased rental income. After your email inquiry, please text 626-429-9977 to inform us for a faster response. I appreciate your cooperation. The seller has an Expired plan to build 2,205 sqft....

- Pro-Forma income is \$220,390.00. Current scheduled income is \$140,010.00. 100% leased stabled income + Great Potential
- Great Location. 5 minutes to Old Town Pasadena.
- 100% All NNN Leased tenants. Huge lot for potential more source of income.
- The seller has an Expired plan to build 2,205 sqft. The plan should be easily be alive if no modification.
- Laundromat property is not a part.



Price:	\$2,750,000
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	C
Sale Type:	Investment
Cap Rate:	5.15%
Lot Size:	0.52 AC
Gross Leasable Area:	6,673 SF
Sale Conditions:	Investment Triple Net
No. Stories:	1
Year Built:	1980
Tenancy:	Multiple
Parking Ratio:	5.73/1,000 SF
Zoning Description:	PSC*
APN / Parcel ID:	5728-015-053



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Property Photos



Building Photo



Building Photo

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Building Photo



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