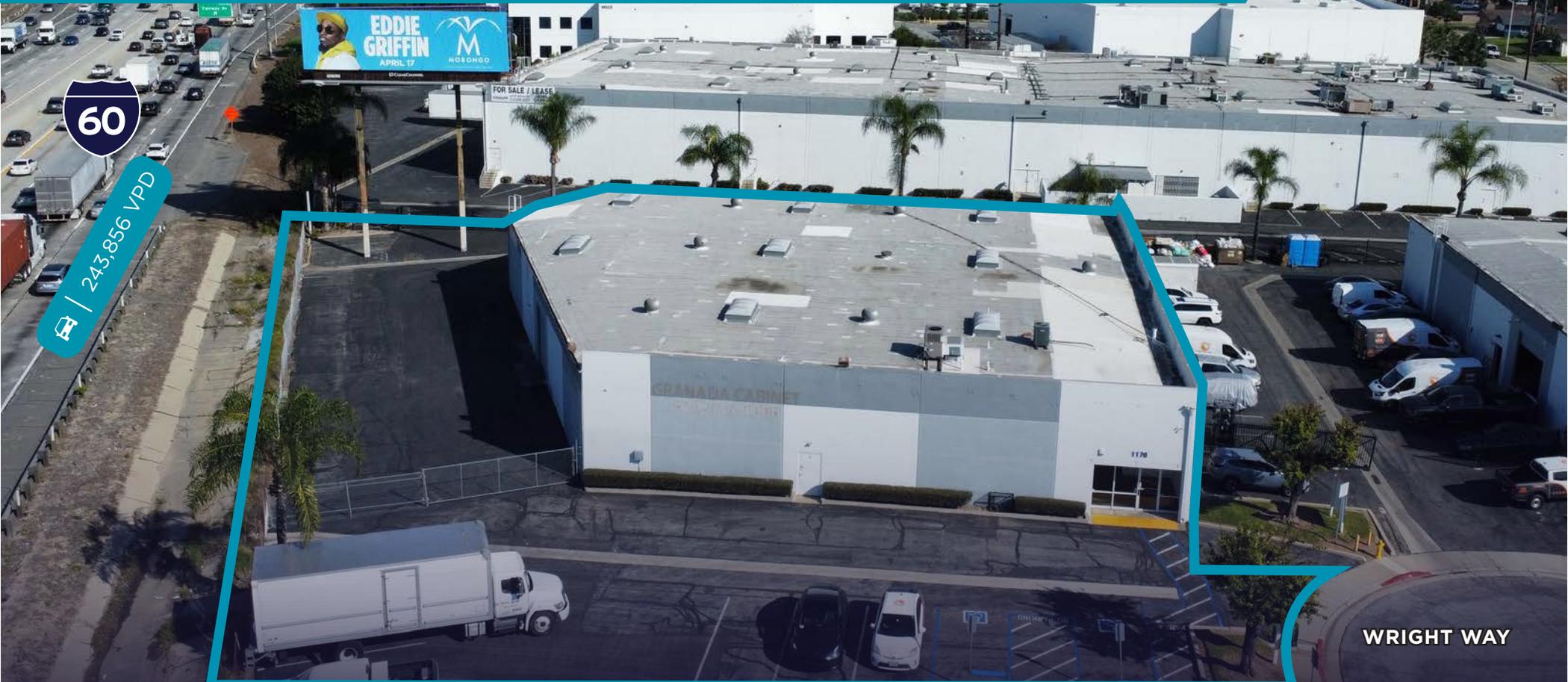


±14,592 平方英尺 独立仓库 出售或出租

1170 WRIGHT WAY

CITY OF INDUSTRY | CA

空置 & 正在翻新中 全围栏 | 售价: \$5,472,000 (\$375/SF)



60

243,856 VPD

WRIGHT WAY

黄金地段, 直接临 60 号高速 (60 Freeway) 沿线

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投资概览 SUMMARY

项目概述

1170 Wright Way 是一栋位置优越的独立工业建筑，建筑面积约 14,592 平方英尺，场位于加州 City of Industry。该区域是南加州竞争最激烈且供应最紧张的工业地产市之一。

该物业坐落在约 30,928 平方英尺（约0.71英亩）的地块上，并且可直接从60号高速公路看到，在功能性与投资稳定性之间提供了理想的结合。

物业特点包括：

- 19英尺净层高
- 3个地面装卸门（ground-level loading doors）
- 38个停车位

这些条件使其非常适合多种类型的工业用户使用。

此外，该物业还拥有全围栏地块（fully fenced lot），具有良好的独立性和出入便利性。

目前该物业处于空置状态，同时还拥有来自 Outfront Media 广告牌的额外租金收入。

实地考察请致电经纪人



紧邻60号高速公路



历史空置率低



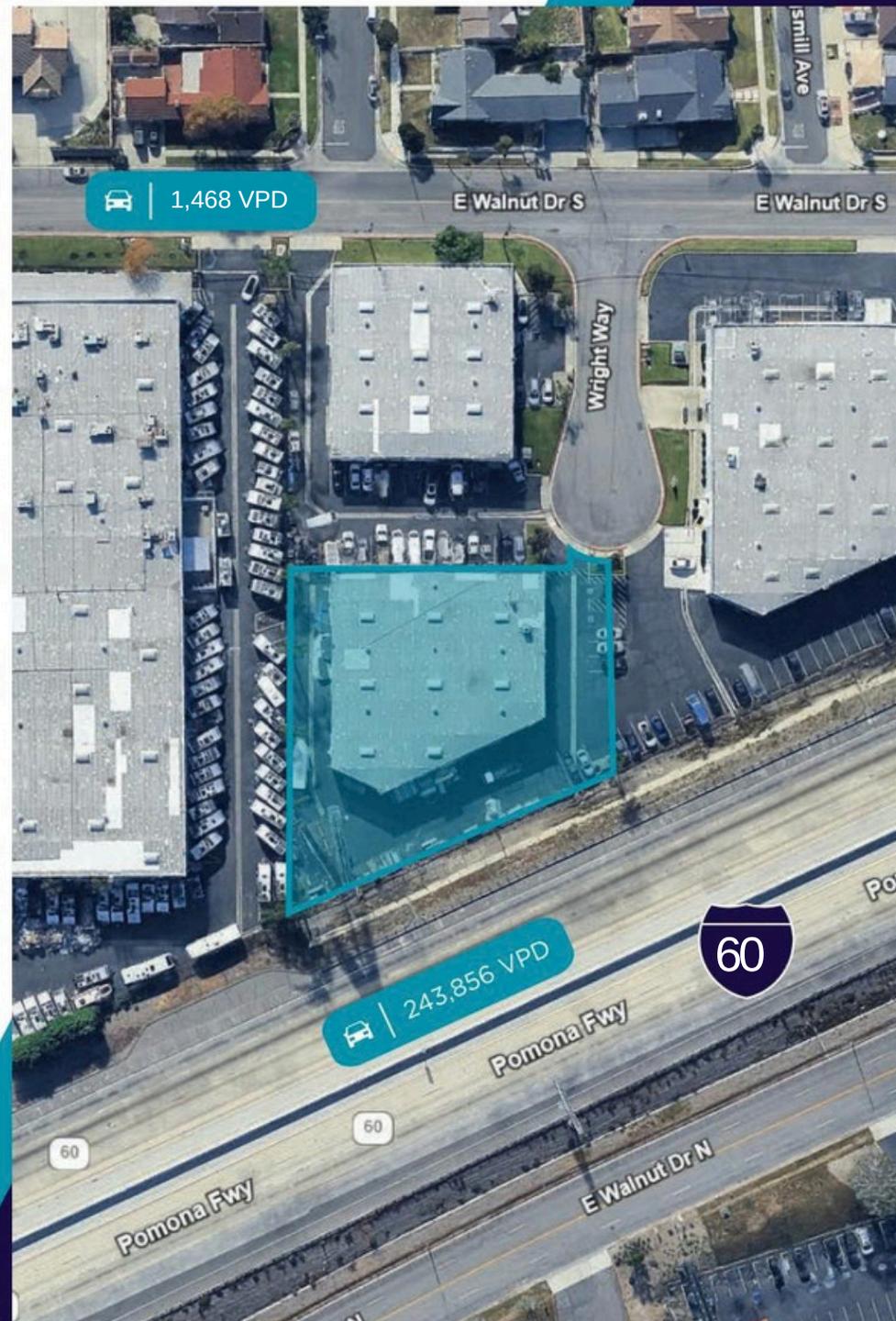
未来可改为多租户



少见的围栏院子



广告牌租金收入可观

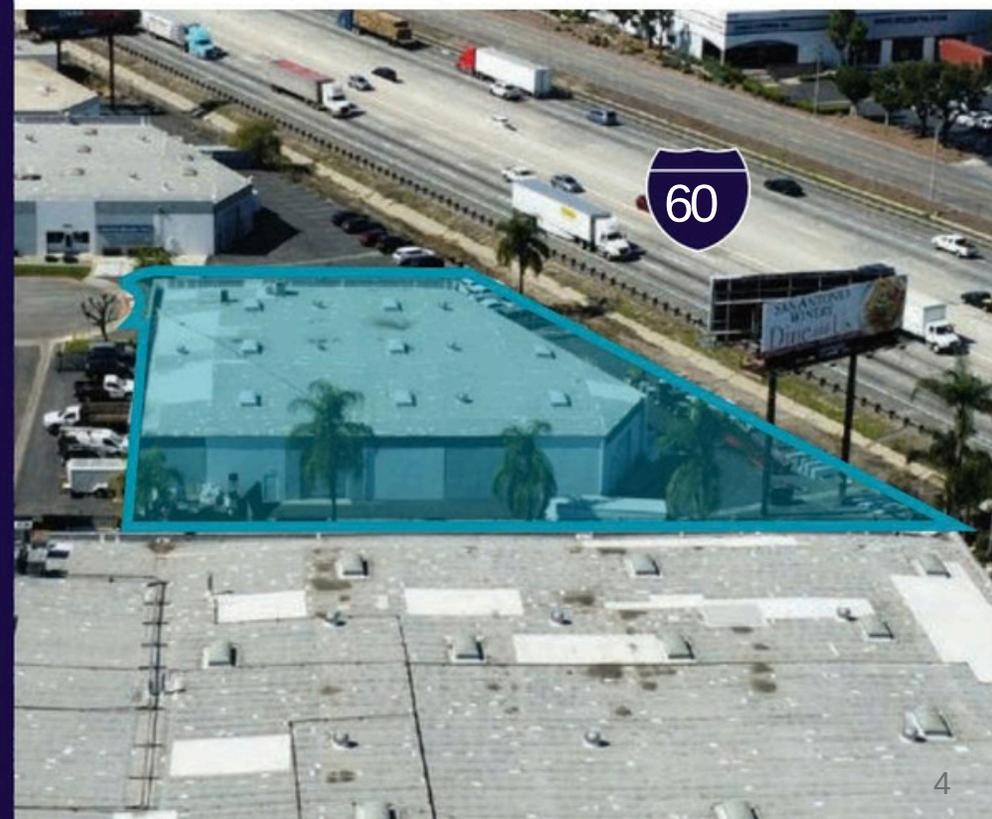


PROPERTY HIGHLIGHTS

建筑面积	± 14,592 Square Feet
地块面积	± 30,928 SF 0.71 AC
地区	City of Industry
层高	19'
高速临街	60号公路
地面入户门	3
停车位	38
院子	全围栏
售价	\$5,472,000 (\$375 PSF)
租金	租金可协商

其他特点

- 高速公路正面曝光
- 可做大型广告牌
- 东City of Industry核心位置
- 可改成多租户户型
- 拥有全面的喷淋系统



广告牌收入概览

广告牌情况

	租户	Outfront Media (National Billboard Operator)
	高速	60号高速公路
	车流量	±243,856 辆/天
	广告牌类型	双面高速公路广告牌
	租约	2028年中到期
	估算价值	\$1500/月 \$18,000/年
	资本化率	5.25%
	广告牌估值	\$342,857
	对物业价值增加	+\$23.49 PSF (based on 14,592 SF building)

概况

该项目为投资者提供了一个难得的机会，可收购一栋独立仓库物业，并附带长期广告牌租金收入，同时拥有优越的高速公路曝光度。该双面广告牌已租赁给 Outfront Media 数十年，可持续提供稳定的被动收入，目前租约有效至 2028年年中，未来还有续约及租金增长的潜力。

按 5.25% 的资本化率 (Cap Rate) 计算，该广告牌的估算价值约为 342,857 美元。除广告牌本身的价值外，它还为该物业带来了额外的价值提升。以 14,592 平方英尺的建筑面积计算，广告牌相当于为物业增加了约 每平方英尺 23.49 美元 的价值。

此外，60 号高速公路每日约有 243,856 辆车通行，使该广告牌拥有极高的可见度和稳定的广告收益，在南加州最活跃的工业地产市场之一中具有显著优势。

本物业为寻求以下投资特征的业主提供理想的投资机会：

- 由全国性租户支持的稳定现金流
- 位于主要高速公路沿线、曝光度极高的广告牌
- 为房地产资产带来实质性的价值提升

租 vs 买 财务对比

租赁方案

	每平方英尺	金额
租赁假设:		
每月租金		\$23,973
每个SF的租金	\$1.65	
启动成本:		
预付租金和保证金 (共2个月)		\$47,946
承租人TI费用, 扣除出租人TI津贴		\$0
启动总成本		\$47,946
每月总费用:		
租金	\$1.65	\$23,973
租赁运营成本	\$0.00	\$0
每月现金需求总和	\$1.65	\$23,973
租赁福利:		
折旧税收优惠, 税率为35%	\$0	\$0
大约每月本金支付部分 (股权)	\$0	\$0
按35%的税率扣除租金的税收优惠	\$0.58	\$8,390
35%税率的运营成本税收优惠	\$0	\$0
	\$0	\$0
	\$0	\$0
	\$0.58	\$8,390
租赁福利后的净成本	\$1.07	\$15,582
每月升值估值	\$0.00	\$0
净成本	\$1.07	\$15,582
第10年的预估租金成本		
净租金成本 (税后优惠率为35%)	\$1.40	\$20,331
假定年度租金增加	3.0%	

购买方案

	每平方英尺	金额
购买假设:		
建造	\$375	\$5,448,375
改进	\$0	\$0
总数	\$375	\$5,448,375
启动成本:		
借款人现金首付	10%	\$544,838
第一次抵押贷款的估计费用		\$27,242
评估, 环境, 其他费用		\$10,000
启动总成本		\$582,079
每月总费用:		
抵押贷款偿付	\$2.18	\$31,729
所有权运营成本	\$0.35	\$5,108
每月现金需求总额	\$2.54	\$36,837
所有权福利:		
折旧税收优惠, 税率为35%	\$0.22	\$3,260
大约每月本金支付部分	\$0.59	\$3,260
按35%的税率扣除利息的税率优惠	\$0.56	\$3,260
35%税率的运营成本税收优惠	\$0.12	\$3,260
租赁收入 (按35%税率扣除税)	\$0.81	\$3,260
启动成本差额利息 (扣除35%的税)	\$0.00	\$3,260
	\$2.30	\$33,436
预估增值净成本收益	\$0.23	\$3,401
预估资产升值收益	\$0.31	\$4,540
包含资产升值收益后的持有净成本	-\$0.08	-\$1,139

购买 vs 租赁分析

房产价值与业主权益增长

	假设建筑购买价格为	\$5,448,375	
	假设房产每年升值率为	1.0%	
	首付 (10%)	\$544,838	
	房产价值	贷款余额	业主权益
Year 5	\$5,726,297	\$4,461,254	\$1,265,043
Year 10	\$6,018,396	\$3,781,903	\$2,236,492
Year 15	\$6,325,394	\$2,869,689	\$3,455,705
Year 20	\$6,648,053	\$1,644,785	\$5,003,268

SBA 504 贷款结构 (购买)

%资金来源	金额	利率	摊还期限假设	月供	期限
50.0% 银行第一顺位贷款	\$2,724,188	5.95%	25	\$17,469	25
40.0% SBA 504 第二顺位贷款	\$2,179,350	5.86%	25	\$14,260	25
10.0% 买方首付	\$544,838				
100.0%			每月贷款总额及利率	\$31,729	5.91%

(a) 银行贷款 (第一顺位抵押) 利率和贷款条件由银行决定, 可以是固定或浮动利率, 通常为 15-30年摊还期。

(b) SBA 504贷款 (第二顺位抵押) 贷款费用 (约 2.65% + \$5,500) 会并入贷款本金。在此示例中, 第二贷款实际融资金额约为\$2,243,000

SBA 504 利率在贷款发放时确定, 通常依据 美国10年期国债利率 + 利差和费用 计算。

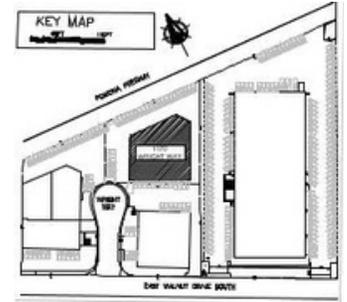
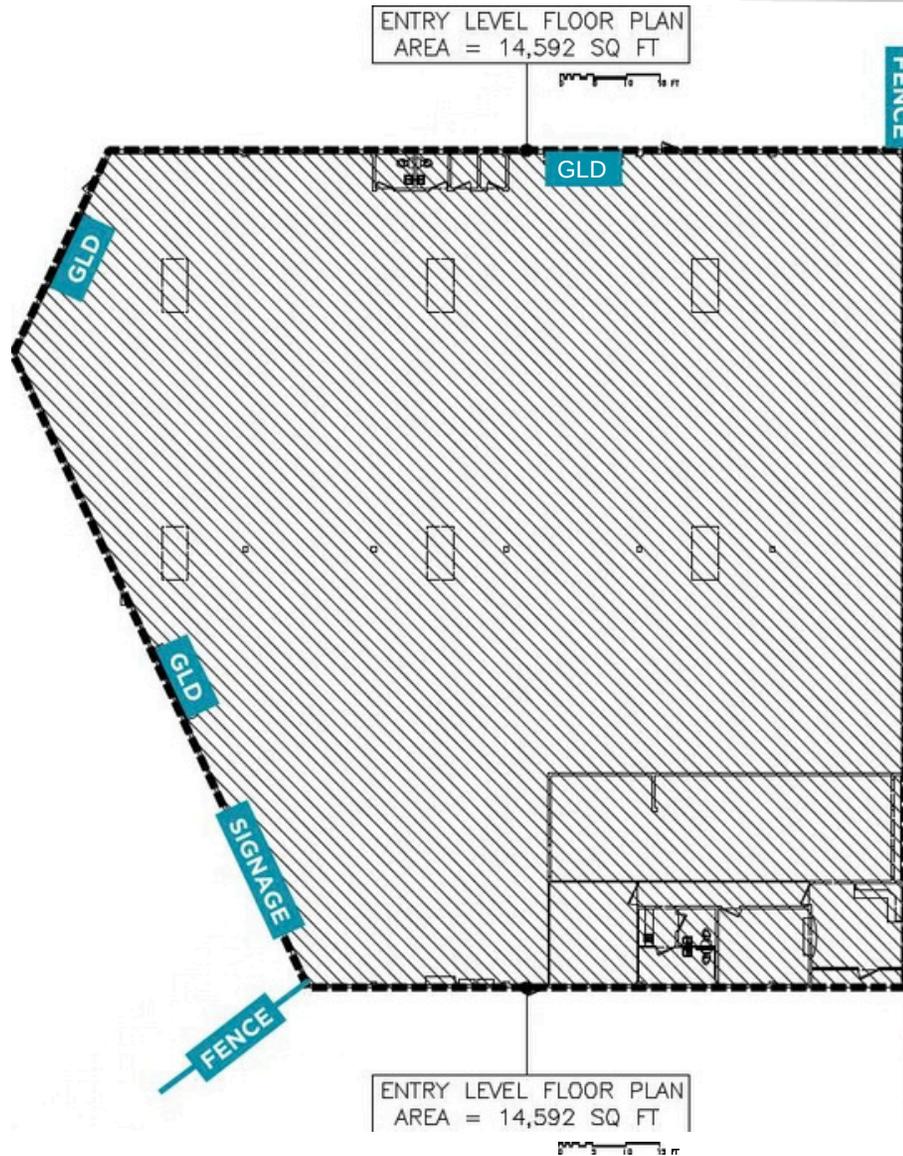
可比成交案例

地址	建筑面积	土地面积	成交价格	成交单价	建造年份	
5310 E Hunter Ave. Anaheim, CA 92807	10,376	27,443	\$4,250,000	\$409.60	1981	
18751 E Railroad St. City of Industry, CA 91748	23,899	46,609	\$9,750,000	\$407.97	1976	
421 E Cerritos Ave. Anaheim, CA 92805	14,400	49,658	\$6,425,000	\$446.18	1962	
14575 Firestone Blvd. La Mirada, CA 90638 Freeway Frontage	21,987	50,965	\$9,250,000	\$420.70	1964	
19449 Walnut Dr S. City of Industry, CA 91748	18,703	42,484	\$7,100,000	\$379.62	1975	
507 W Blueridge Ave. Orange, CA 92865	10,192	19,428	\$4,240,000	\$416.01	1975	
1722 E 41st St. Los Angeles, CA 90058	13,522	15,834	\$5,500,000	\$406.74	1989	
1180 Wright Way City of Industry, CA 91748	12,456	30,492	\$5,050,000	\$405.43	1978	
Averages	15,692	35,364		411.53	1975	

照片



建筑平面图



1170 WRIGHT WAY
CITY OF INDUSTRY | CA

地理位置 亮点



PUBLIC TRANSPORTATION

Commuter Rail
Industry Commuter Rail
(Riverside Line)
7 min | 2.3 mi



AIRPORT

Ontario International Airport
26 min | 19.4 mi

John Wayne Airport
33 min | 25.8 mi

Long Beach Airport
41 min | 31.2 mi

LAX
59 min | 38 mi

1170 WRIGHT WAY
CITY OF INDUSTRY | CA

10 MILES

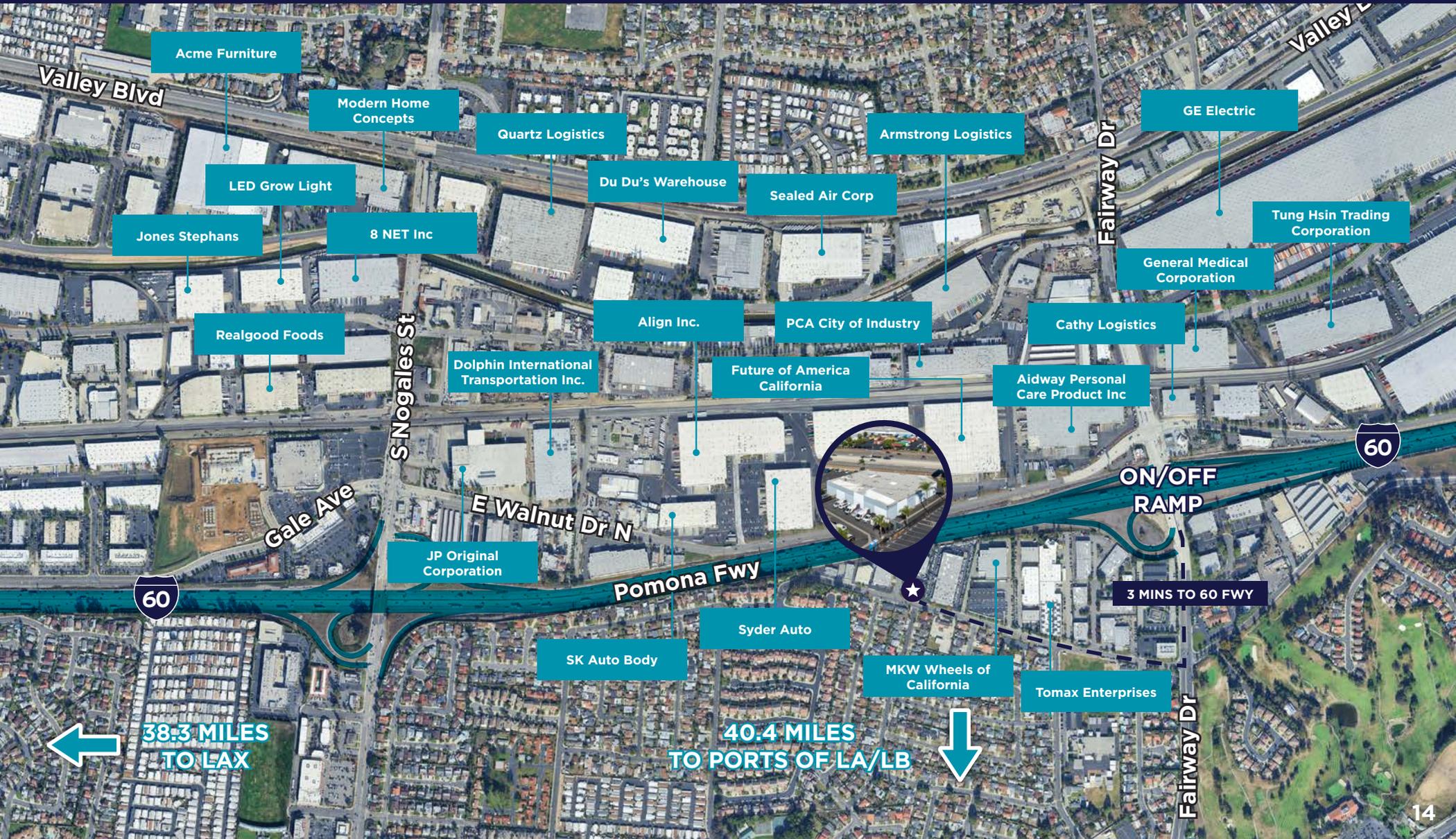
20 MILES

40 MILES

Zip	91748
Submarket	City of Industry
Submarket Cluster	San Gabriel Valley
Location Type	Suburban
Market	Los Angeles (CA)
County	Los Angeles
State	California
CBSA	Los Angeles-Long Beach- Glendale, CADMA Palm Springs, CA
Country	United States



社区地图及亮点 NEIGHBORS MAP



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±14,592 平方英尺 独立仓库 出售或出租

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