



# South Gate Plaza 2110 Lomas del Sur

For Sale: \$ 5,750,000.00



*INCOME PRODUCING  
FOR SALE  
Excellent Construction  
Great Condition  
Prime location  
Tremendous Potential*

**For more information call Lula Morales Realty, Inc. at**

\* Dimensions and all information given are approximate and according to information provided by the tax office, appraisals, owner or builder's plans. Confirmation of these dimensions is up to the buyer. Broker has not measured the property



## Aerial Pictures







# *South Gate Plaza*

## *2110 Lomas del Sur*

Land: 2.43 Acres  
Built 1910  
2 Story Building  
27,830 +27,830  
Total: 55,660.00 S  
New Roof



2110 Lomas Del Sur

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## South Gate Plaza

### Profit & Loss

January through December 2024

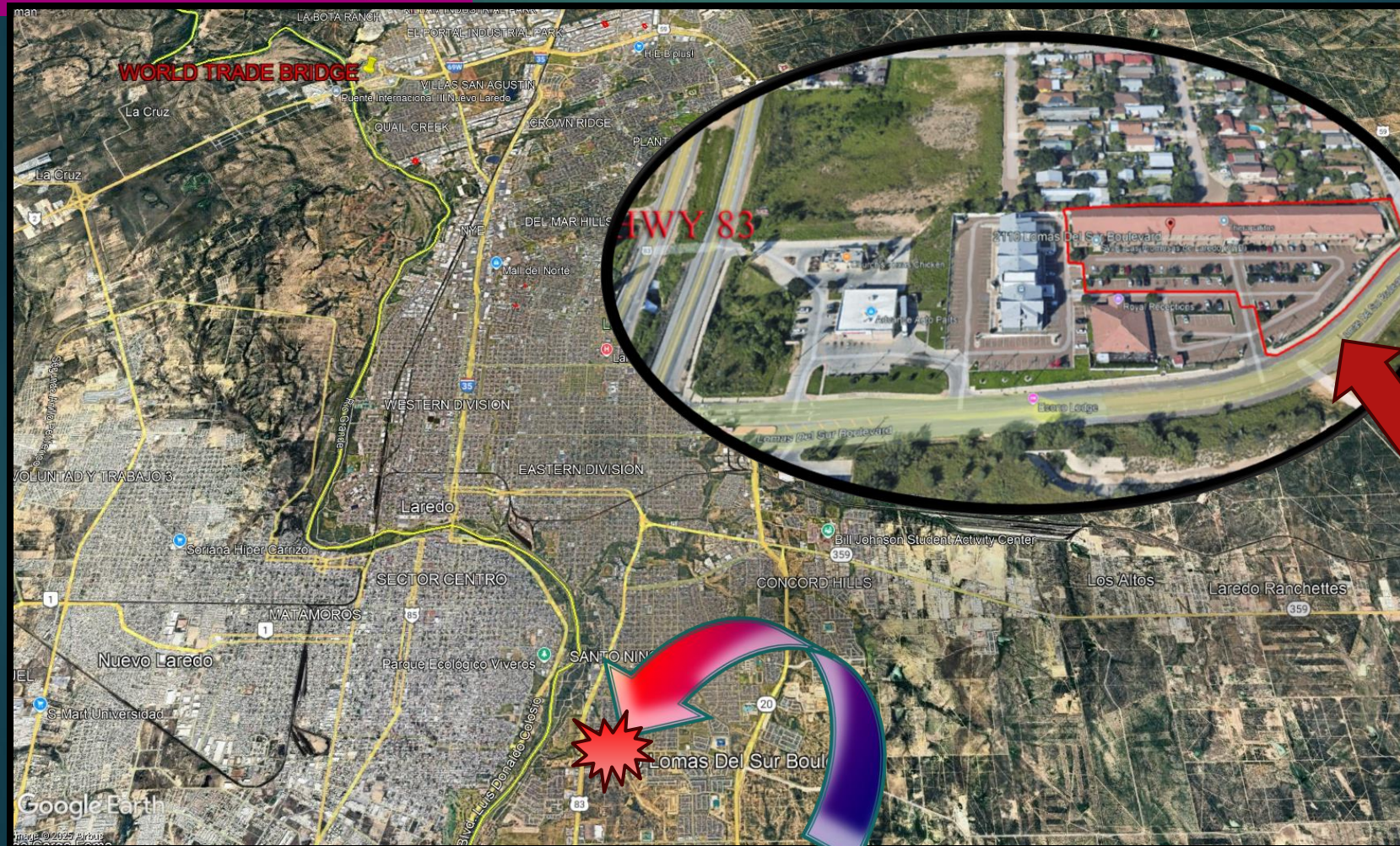
	Jan - Dec 24
Ordinary Income/Expense	
Income	
4000 · Rental Income	491,656.55
4100 · Maintenance Fee Income	13,926.00
Total Income	505,582.55
Expense	
6010 · Amortization Expense	1,515.00
6040 · Bank Service Charges	715.08
6100 · Cleaning & Maintenance	736.80
6220 · Legal and Accounting	15,900.00
6240 · Depreciation Expense	204,599.00
6250 · Dues and Subscriptions	645.00
6340 · Interest Expense	81,333.79
6345 · Insurance Expense	38,584.80
6350 · Janitorial Expense	17,500.00
6440 · Maintenance	5,875.20
6490 · Office Supplies	5.00
6650 · Postage and Delivery	226.00
6720 · Repairs and Maintenance	21,024.19
6780 · Small Tools and Equipment	0.00
6790 · Security & Monitoring	2,784.52
6800 · Taxes - Property	70,387.23
6860 · Utilities	13,075.75
Total Expense	474,907.36
Net Ordinary Income	30,675.19
Net Income	30,675.19

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# Location Map



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## South Gate Plaza Pictures



2010 LOMAS DEL SUR

S Bartlett Ave.





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