



1920-2002 WEST 1ST STREET
Santa Ana

www.1920weststreet.com



SANTA ANA



AUTO REPAIR & RESTAURANT

Recent \$325,000 price improvement. 1920-2002 1st St, Santa Ana, comprises three buildings on two parcels totaling 9,417 sq ft on .86 acres of land. Four long-term tenants include an auto repair/auto body shop with a licensed paint booth on-site and a restaurant. Gross Annual Income of \$174,720. A portion of the vacant buildings could be delivered through strategic tenant negotiation.

INCOME & EXPENSES

1916, 1920 & 2002 W 1st St, Santa Ana

	CURRENT	
	MONTHLY	ANNUAL
INCOME		
Gross Rental Income	\$ 14,560	\$ 174,720
Laundry Income	\$ -	\$ -
Vacancy (0%)	\$ -	\$ -
Adjusted Gross Income	\$ 14,560	\$ 174,720
OPERATING EXPENSES	MONTHLY	ANNUAL
Landscape Maintenance & Tree Trimming	\$ 494	\$ 5,928
Electric (Common Area / Landscape)	\$ 45	\$ 540
Water (Common Area / Landscape)	\$ 470	\$ 5,640
Fire Sprinkler Maintenance	\$ 125	\$ 1,500
General Property Maintenance	\$ 625	\$ 7,500
City of Santa Ana (Trash)	\$ 167	\$ 2,004
Property Insurance	\$ 600	\$ 7,200
New Property Taxes (1.11370%) (\$3,475,000 Purchase Price)	\$ 3,225	\$ 38,701
Total Operating Expenses	\$ 5,751	\$ 69,013
NET OPERATING INCOME	\$ 8,809	\$ 105,707

RENT ROLL

1916,1920 & 2002 W 1st St, Santa Ana

UNIT #	UNIT TYPE	LEASE EXPIRATION	TENANT NAME	MONTHLY RENT
1916 & 2002 C,D	AUTO	10/31/27	ROGELIO MECEDO	\$7,875
1920	RESTAURANT	10/31/25	DON JULIAN (RESTAURANT)	\$2,275
2002 A	STORAGE	M-M	CARLOS VEGA	\$2,205
2002 B	AUTO	08/31/24	CHRISTIAN GUILLEN	\$2,205
MONTHLY GROSS INCOME				\$14,560

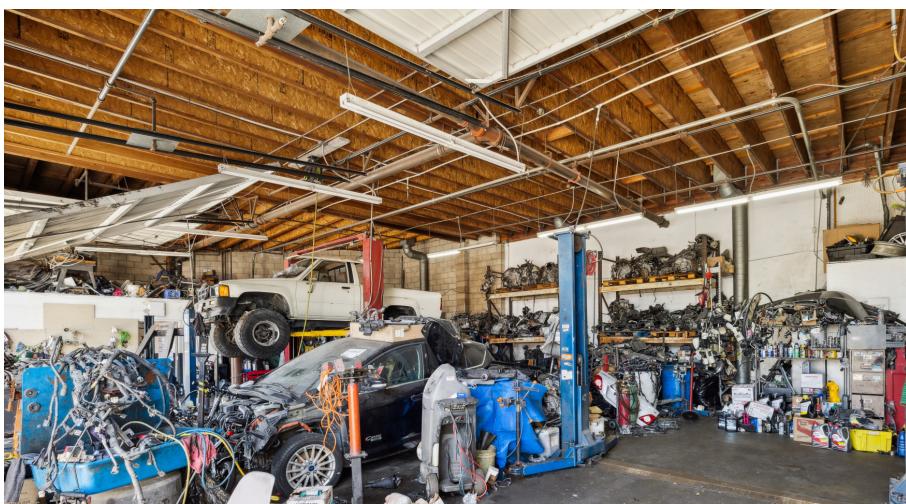
* ALL LEASES CAN BE TERMINATED WITH 30 DAYS WRITTEN NOTICE FROM THE LANDLORD

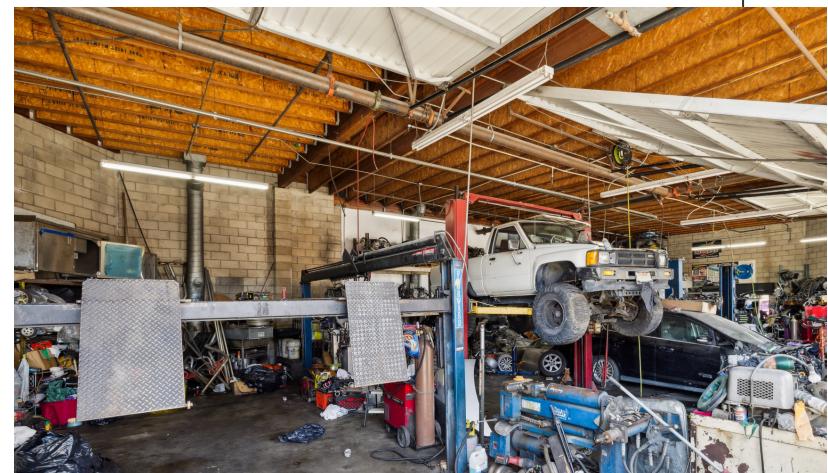




3 BUILDINGS TOTALING 9,417 SQ FT ON A .86 ACRE LOT

OFFERED FOR \$3,475,000





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We do not guarantee accuracy of all data, including all measurements and calculations of area. Information is obtained from various sources and has not been, and will not be, verified by Broker or Agent of MLS. All information should be independently reviewed and verified for accuracy.

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