

INVESTMENT OR OWNER / USER WITH SBA FINANCING

11713-11715

Washington Blvd

Whittier, California | Los Angeles County



8,666 SF

BUILDING

\$2,300,000

PRICE

63%

OCCUPY UP TO

~10-15%

SBA DOWN PMT

THE OPPORTUNITY

Own Your Building — Stop Paying Someone Else's Mortgage

GM Properties, Inc. proudly presents a rare owner/user opportunity at 11713–11715 Washington Boulevard in Whittier, CA. This 8,666 SF multi-tenant industrial building offers an incoming buyer the chance to occupy up to 63% of the property while collecting rental income from the remaining tenants — dramatically reducing the effective cost of ownership.

With upcoming vacancies and SBA 504 financing a qualified buyer can acquire this property with as little as 10–15% down and enjoy a below-market effective occupancy cost while building long-term equity in a prime Los Angeles County industrial asset.

KEY HIGHLIGHTS

- Occupy up to 5,481 SF (63%)
- Collect rent on remaining units
- SBA 504 — only 10–15% down
- Below-market effective occ. cost
- Prime Whittier / Midcounties location
- Near I-605 & I-5 freeways
- Shared yard & monument signage

PROPERTY OVERVIEW

ADDRESS

11713–11715 Washington Blvd
Whittier, CA 90606

APN

8173-038-008 & 009

BUILDING SIZE

8,666 Square Feet

UNITS

7 Units — Multi-Tenant Industrial

LOT SIZE

~18,500 SF (0.42 Acres)

ZONING

M-1 (Light Industrial)

ASKING PRICE

\$2,300,000 (\$265.41/SF)

YEAR BUILT

1963



SBA 504 LOAN STRUCTURE

Low Down Payment | Fixed Rates | Long Term | Built for Owner/Users

50%

Bank / First Lien

\$1,150,000

Conventional first mortgage
from participating lender.
Typically variable rate.

40%

SBA / CDC Second Lien

\$920,000

Fully amortizing, fixed-rate
loan from Certified Development
Company (CDC). 20–25 yr term.

10%

Buyer Down Payment

\$230,000

Owner equity injection.
As low as 10% for established
businesses.

WHY SBA 504?

The SBA 504 program is designed specifically for owner/users acquiring commercial real estate. It offers below-market fixed interest rates on the CDC portion, requires only 10% down for most borrowers, and provides 20–25 year fully amortizing terms — eliminating balloon payment risk. Borrowers must occupy at least 51% of the building, making this property's 63% availability an ideal fit.

OWNER/USER OCCUPANCY PLAN

Up to 63% of the building is available for owner occupancy — exceeding the SBA 51% requirement.

Unit	Size (SF)	Status	Current Tenant	Lease Exp.	Rent/Mo
11713 ½ (Frontage)	1,625	AVAILABLE	Vacant	—	—
11715-A	842	EXPIRING	Contractor	5/31/2026	\$1,445
11715-B	842	EXPIRING	Party Rentals	5/31/2026	\$1,445
Storage	40	AVAILABLE	—	—	—
11715-C	1,108	AVAILABLE	Vacant	—	—
11715-D	1,108	AVAILABLE	Vacant	—	—

TOTAL AVAILABLE FOR OWNER/USER: 5,565 SF (63% of Building)

Note: Units 11715-A and 11715-B have leases expiring 5/31/2026, providing near-term opportunity to expand owner occupancy or re-tenant at market rates.

REMAINING TENANT INCOME

Income from existing tenants offsets your mortgage — dramatically lowering your effective occupancy cost.

Tenant Unit	Size (SF)	Tenant	Monthly Rent	Annual Rent	Lease Expiration
11713 Washington	1,637	Staffing Agency	\$2,553.72	\$30,644.64	12/31/2027
11713 1/4 Washington	1,504	Nail Salon	\$2,396.98	\$28,763.76	6/30/2027
TOTAL REMAINING	3,141 SF		\$4,950.70	\$59,408.40	

\$59,408

ANNUAL TENANT INCOME

offsets your mortgage payment

37%

OF BUILDING LEASED

providing income from day one

SBA FINANCING SCENARIO

LOAN ASSUMPTIONS

Purchase Price	\$2,300,000
Down Payment (10%)	\$230,000
First Lien (50%)	\$1,150,000
SBA/CDC Lien (40%)	\$920,000
First Lien Rate (est.)	7.00%
First Lien Term	25 Years
CDC Rate (est.)	6.25%
CDC Term	25 Years
Est. Monthly Debt Service	~\$14,200
Est. Annual Debt Service	~\$170,400

EFFECTIVE OCCUPANCY COST

Est. Annual Debt Service	\$170,400
Est. Annual Operating Exp.	\$46,800
Total Annual Cost	\$217,200
Less: Tenant Income	(\$59,408)
Net Annual Cost to Owner	\$157,792
Net Monthly Cost to Owner	\$13,149

~\$2.38/SF/Mo

EFFECTIVE OCCUPANCY COST (INCL. DEBT)

FINANCIAL OVERVIEW

Stabilized proforma at \$2,300,000 asking price

CURRENT NOI

\$49,175

2.14% CAP (partially vacant)

STABILIZED NOI (YR 1)

\$120,223

5.23% CAP Rate

PROFORMA RENT

\$14,299/mo

\$171,587 Annual Gross

OPERATING EXPENSES

\$4.08/SF

\$46,793 Annual

Note: Stabilized NOI assumes all vacant units leased at market rates (\$1.50–\$1.65/SF gross). Operating expenses based on current actuals with 3% annual escalation per projections. CAP rate analysis range: 5.23% (Year 1) to 6.98% (Year 10). Detailed cash flow projections available upon request.

CAP RATE SENSITIVITY ANALYSIS

	\$2,300,000	\$2,250,000	\$2,200,000	\$2,150,000	\$2,100,000	\$2,050,000	\$2,000,000	\$1,950,000	\$1,900,000
Income	\$172,182	\$172,182	\$172,182	\$172,182	\$172,182	\$172,182	\$172,182	\$172,182	\$172,182
Vacancy (3%)	(\$5,165)	(\$5,165)	(\$5,165)	(\$5,165)	(\$5,165)	(\$5,165)	(\$5,165)	(\$5,165)	(\$5,165)
Effective	\$167,016	\$167,016	\$167,016	\$167,016	\$167,016	\$167,016	\$167,016	\$167,016	\$167,016
OpEx	\$46,244	\$46,244	\$46,244	\$46,244	\$46,244	\$46,244	\$46,244	\$46,244	\$46,244
NOI	\$120,772	\$120,772	\$120,772	\$120,772	\$120,772	\$120,772	\$120,772	\$120,772	\$120,772
CAP	5.25%	5.37%	5.49%	5.62%	5.75%	5.89%	6.04%	6.19%	6.35%

At the asking price of \$2,300,000, the stabilized CAP rate is approximately 5.25%. A price reduction to \$2,000,000 yields a 6.04% CAP. For an owner/user buyer an owner/user buyer leveraging SBA financing, the CAP rate is secondary to the effective occupancy cost savings versus leasing.

LOCATION OVERVIEW

Whittier, CA | Midcounties Submarket | Los Angeles County

- Situated on a major thoroughfare bisecting Whittier and Santa Fe Springs
- Convenient access to I-605 and I-5 freeways
- 15 miles southeast of Downtown Los Angeles
- Monument signage with high visibility on Washington Blvd
- Access to 4.4 million people within a 30-minute drive
- Favored by service companies for central LA Basin location



IDEAL FOR SERVICE COMPANIES, CONTRACTORS, DISTRIBUTORS & LIGHT MANUFACTURERS

Central location provides easy access to customers throughout the greater Los Angeles metropolitan area, Orange County, and the Inland Empire.

WHY OWN vs. LEASE?

LEASING

- ✗ 100% of rent goes to landlord
- ✗ No equity build up
- ✗ Subject to annual rent increases
- ✗ Risk of lease non-renewal
- ✗ No control over property
- ✗ No tax depreciation benefits
- ✗ Paying ~ \$1.50–\$1.65/SF/mo
= ~\$8,288–\$9,116/mo for 5,525 SF

OWNING WITH SBA

- ✓ Build equity with every payment
- ✓ Lock in occupancy cost long-term
- ✓ Tenant income offsets mortgage
- ✓ Full control of your space
- ✓ Tax benefits (depreciation, interest)
- ✓ Appreciation potential in strong market
- ✓ Effective cost ~ \$2.38/SF/mo
= ~\$13,149/mo for 5,525 SF

11713–11715 Washington Blvd

Whittier, CA 90606

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