SIMULATED IMAGE

# SUITE 100: CAFE SPACE

320 S GARFIELD AVENUE, SUITE 100, ALHAMBRA, CA 91801


GARFIELD
CENTER

Suite 100 | $835,000 | ±1,606 RSF | $520/SF


## HIGHLIGHTS

- Abundant secured parking - 256 surface and subterranean parking on 3 levels
- High traffic, signalized corner location, ±30,000 Vehicles Per Day
- Outdoor seating potential
- Negotiable Tenant Improvement allowance
- ±1,606 RSF (±1,350 USF) with potential to expand up to ±4,926 RSF, if required
- Strong demand for café from existing businesses including Avis-Rent-A-Car
- Up to 90% Financing Available
- Fixed monthly payment vs escalating rent

## CONTACT US

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SIMULATED IMAGE


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# RETAILER MAP

Garfield Center

## LEASE VS OWN SUITE COMPARISON

| | Lease | Own |
|---|---|---|
| **ASSUMPTIONS** | | |
| Square Feet | 1,606 | 1,606 |
| Lease Rate (NNN) | $ 3.50 | |
| Purchase Price Per Square Foot | | $ 520 |
| Unit Purchase Price | N/A | $ 835,000 |
| LTV | | 85% |
| Interest Rate | | 6.75% |
| Amortization (Years) | | 25 |
| Real Estate Tax Rate | | 1.3063% |
| Monthly Association Fees @ $0.72 mo./sf | | $ 1,148 |
| Depreciable % | | 75% |
| Depreciation Schedule (Years) | | 39.00 |
| Annual Depreciation Amount | | $ 16,058 |
| Property Appreciation Rate (Annual) | | 3% |
| Income Tax Rate | | 40% |

| | | |
|---|---|---|
| **ACTUAL COSTS** | | |
| Annual Lease Rent | $ 67,452 | $ - |
| Tax Benefits From Rental Payments | $ (26,981) | $ - |
| Total Principal & Interest (Year 1) | $ - | $ 58,845 |
| Less Principal Reduction (Year 1) | $ - | $ (11,282) |
| Real Estate Taxes (Annual) | $ - | $ 10,908 |
| Association Fees (Annual) | $ - | $ 13,779 |
| Depreciation Tax Benefit | $ - | $ (6,423) |
| Less: Property Appreciation | $ - | $ (25,050) |
| Tax Benefits From Interest/Taxes/HOA | $ - | $ (28,900) |
| **TOTAL ANNUAL EXP. (AFTER TAX)** | **$ 40,471** | **$ 11,877** |

## LOAN AMORTIZATION SCHEDULE

| | Beg Bal | Yr. 1 Interest | Amortization | End Bal |
|---|---|---|---|---|
| Month 0 | | | | $ 709,750 |
| Month 1 | $ 709,750 | $ 3,992.34 | $ 911.40 | $ 708,839 |
| Month 2 | $ 708,839 | $ 3,987.22 | $ 916.53 | $ 707,922 |
| Month 3 | $ 707,922 | $ 3,982.06 | $ 921.68 | $ 707,000 |
| Month 4 | $ 707,000 | $ 3,976.88 | $ 926.87 | $ 706,074 |
| Month 5 | $ 706,074 | $ 3,971.66 | $ 932.08 | $ 705,141 |
| Month 6 | $ 705,141 | $ 3,966.42 | $ 937.32 | $ 704,204 |
| Month 7 | $ 704,204 | $ 3,961.15 | $ 942.60 | $ 703,262 |
| Month 8 | $ 703,262 | $ 3,955.85 | $ 947.90 | $ 702,314 |
| Month 9 | $ 702,314 | $ 3,950.51 | $ 953.23 | $ 701,360 |
| Month 10 | $ 701,360 | $ 3,945.15 | $ 958.59 | $ 700,402 |
| Month 11 | $ 700,402 | $ 3,939.76 | $ 963.98 | $ 699,438 |
| Month 12 | $ 699,438 | $ 3,934.34 | $ 969.41 | $ 698,468 |
| | | $ 47,563.34 | $ 11,281.59 | |

## OWNING A COMMERCIAL CONDOMINIUM

**Flexibility** Units may be refinanced, rented out, or sold

**Own v. Rent** Building equity through owning rather than renting

**Tax Benefits** Tax advantages via tax deductions

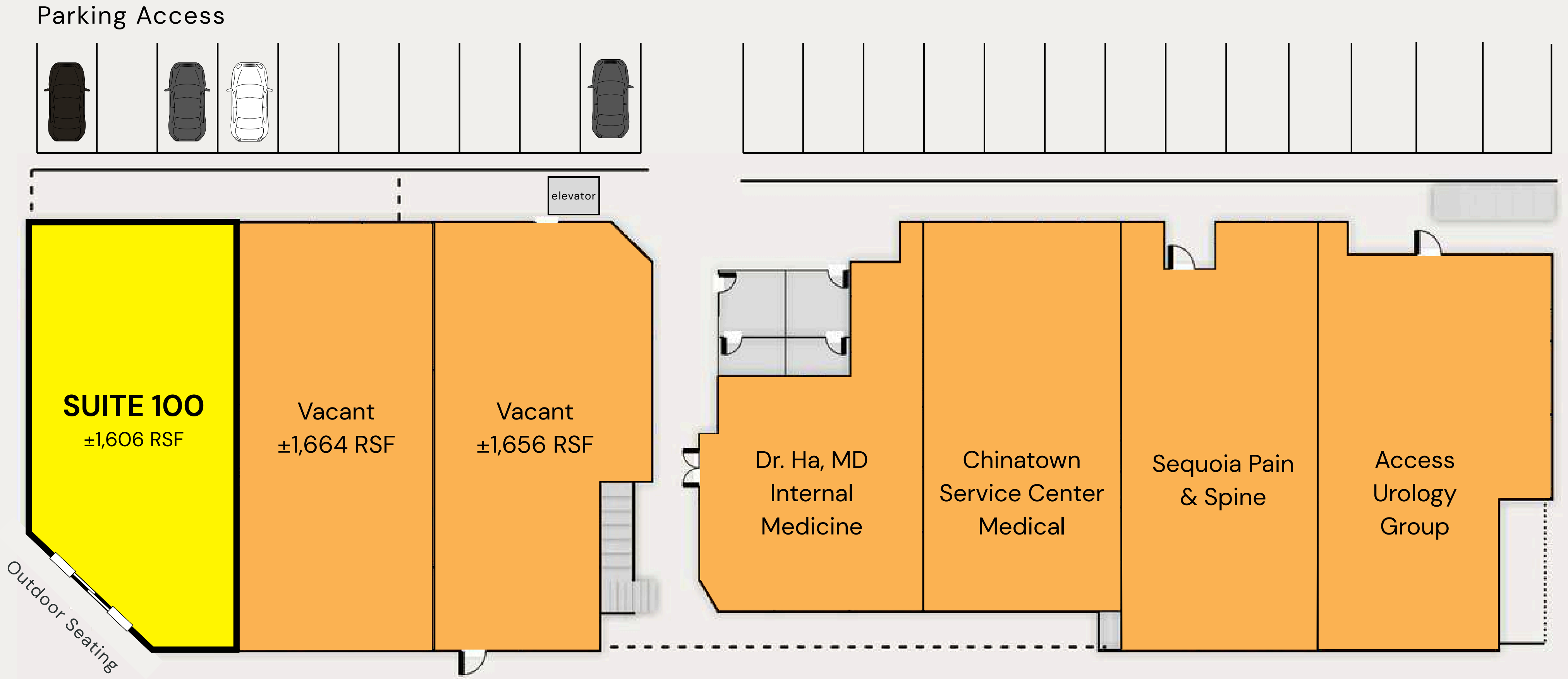
**Personalize** Renovate your suite without Landlord approval

**HOA** Ability to control their operating costs through owners' association

**Protection** Benefit of protection from rent increases

**Low Association** Dues of $8.58 PSF/ year

# FLOOR PLAN - SUITE 100




**$835,000 | ±1,606 SF | $520/RSF**