



# OFFERING MEMORANDUM

18250 COLIMA ROAD, ROWLAND HEIGHTS, CA 91748

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City Commercial Properties



## PROPERTY SUMMARY



18250 Colima Rd. Rowland Heights, CA 91748

SQFT	LOT SIZE	YEAR BUILT	ZONE	PARCEL NUMBER
12,254 SQFT	23,911 SQFT	2002	LCC3BE*	8270-017-024

## INVESTMENT HIGHLIGHTS

18250 Colima Rd, Rowland Heights, CA 91748

**PRICE** \$10,950,000

**COST PER SQFT** \$893.59

**CURRENT CAP** 4.3%

**CURRENT GRM** 19.52

**DOWN PAYMENT** \$4,380,000

**PERCENT** 40%

**PROFORMA CAP** 4.6%

**PROFORMA GRM** 17.58

**GROSS RENT PER SQFT** \$4.24

**PARKING SPACES** 50

**NEW LOAN** \$6,570,000

**TERMS** 5.00% / 25 yrs

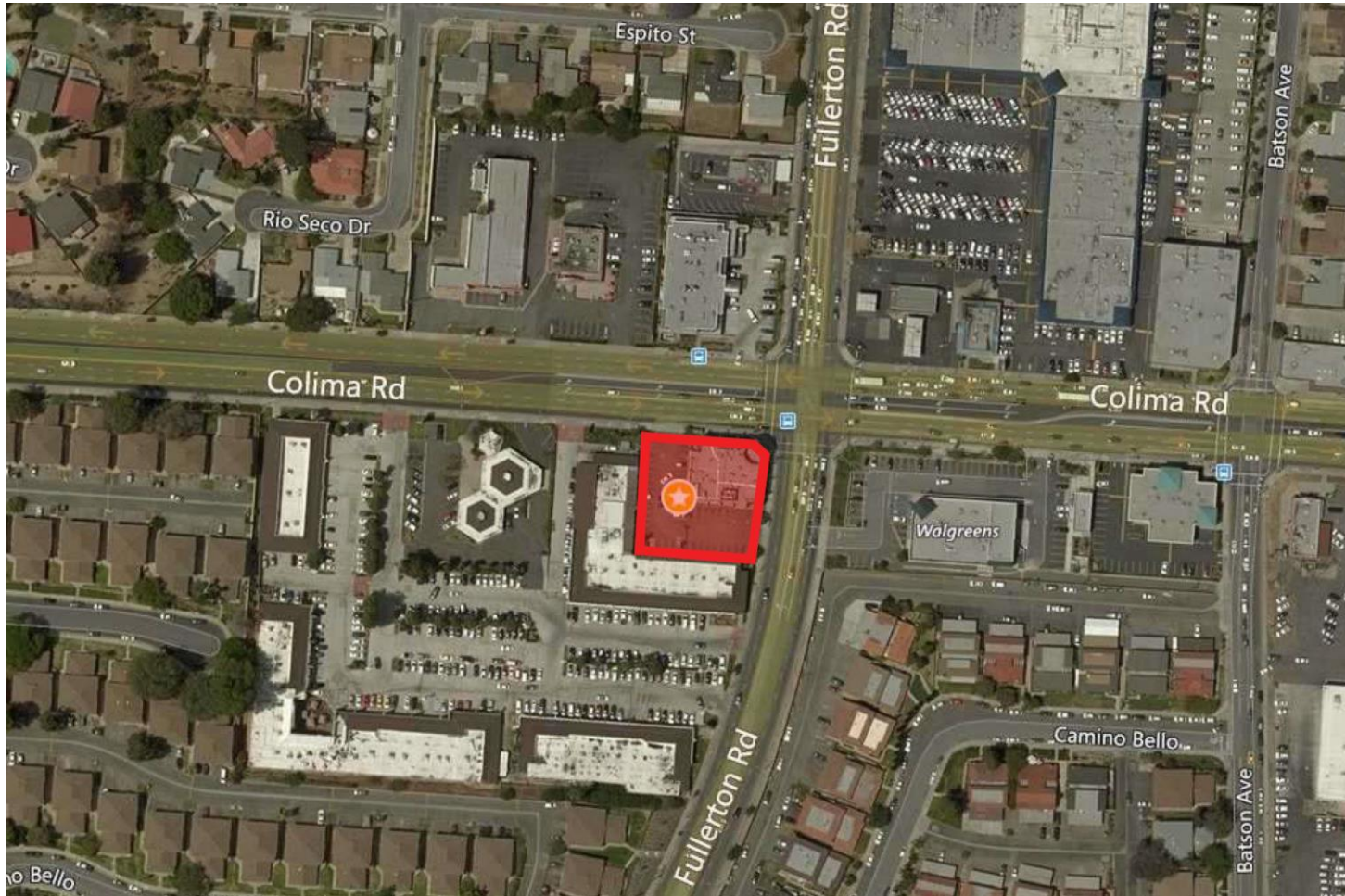
**NET RENT/SQFT** \$3.17

**EST. MO LOAN** \$38,407.57





## AERIAL MAP





## ADJACENCY MAP

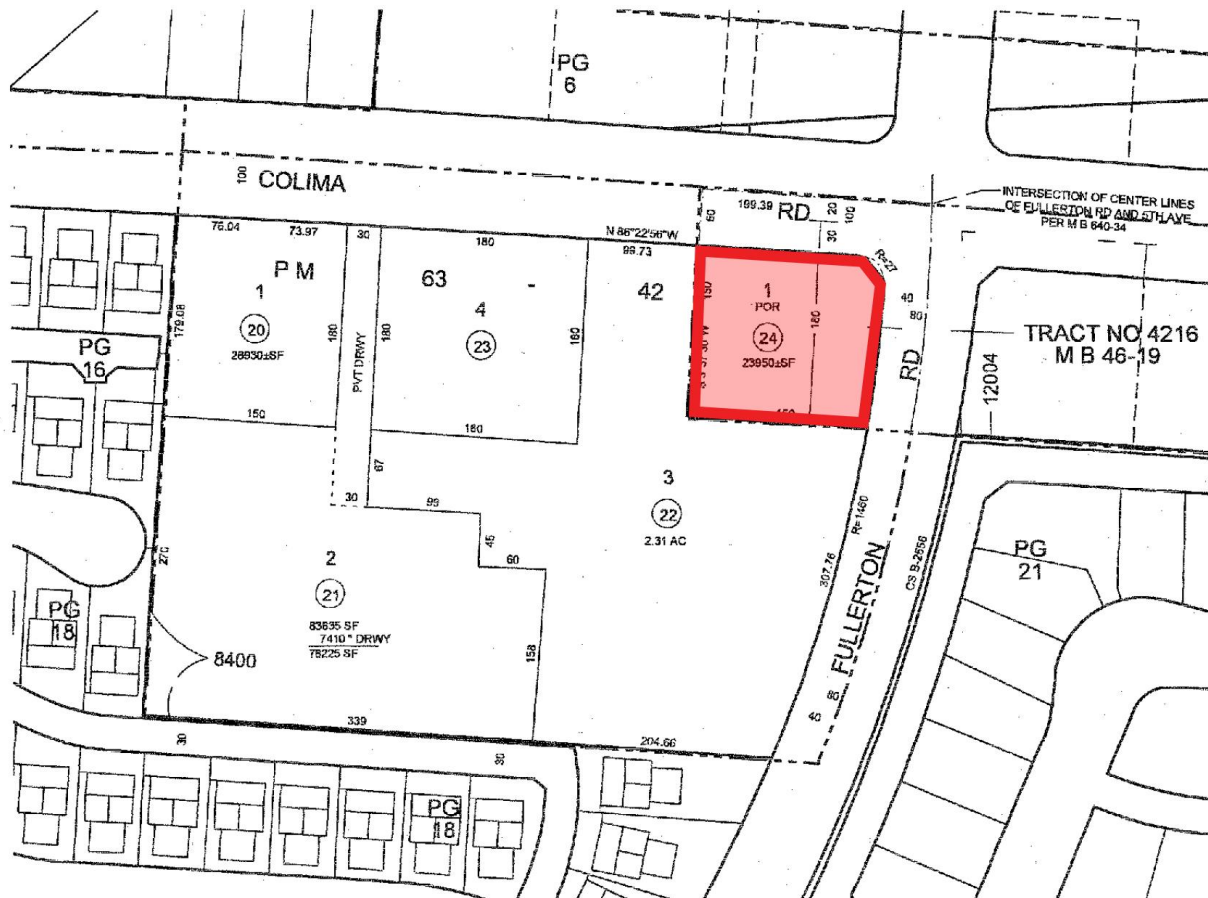


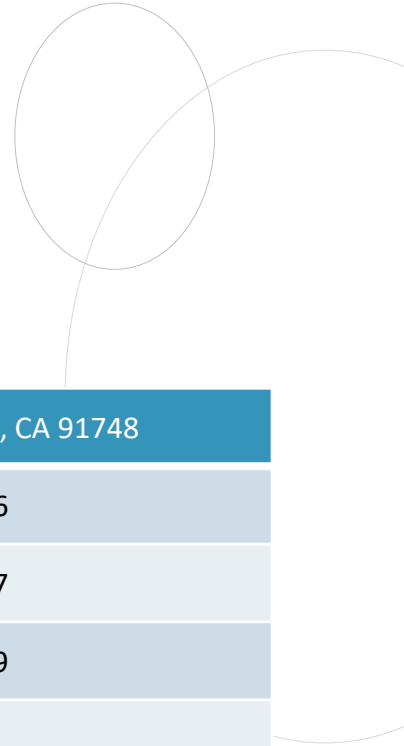


# PARCEL MAP



MAPPING AND GIS  
SERVICES  
SCALE 1" = 100'

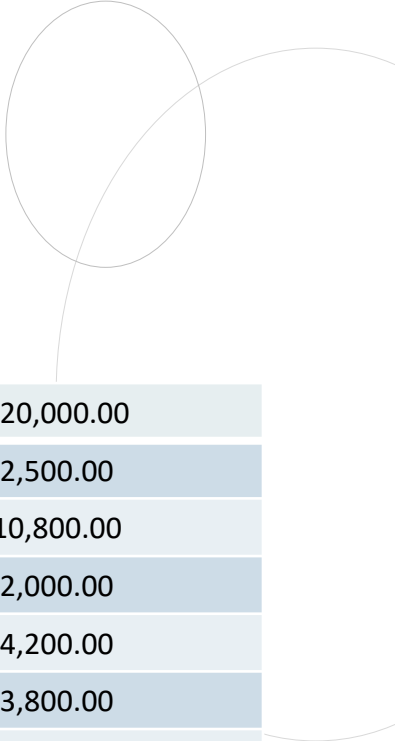




## TAX ROLL

18250 Colima Rd, Rowland Heights, CA 91748

<b>ASSESSED VALUE</b>	\$7,735,516
<b>LAND VALUE</b>	\$2,585,687
<b>IMPROVEMENT VALUE</b>	\$5,149,829
<b>PERCENT IMPROVEMENT</b>	66%
<b>TAX AMOUNT</b>	\$92,321.70
<b>TAX STATUS</b>	Current
<b>TAX RATE AREA</b>	12-004



## ESTIMATED ANNUAL EXPENSES

Taxes: Projected	\$120,000.00
Insurance: Projected	\$2,500.00
Management	\$10,800.00
Repair	\$2,000.00
Landscape	\$4,200.00
Utility – Water	\$3,800.00
Utility – Electricity	\$2,400.00
Utility – Trash	\$1,173.50
Utility – Telephone	\$1,500.00
Elevator	\$5,200.00
Security	\$6,000.00
Sweeping	\$2,400.00
Parking Lot	\$600.00
<b>Total</b>	<b>\$159,573.50</b>





## RENT ROLL

TENANT	UNIT	SIZE	CURRENT	PROFORMA
HSBC Bank	#101	4,800 SF	\$21,910.27	\$23,224.88
Yoga	#102	950 SF	\$3,114.27	\$3,301.12
Dental	#201	2,153 SF	\$7,430.00	\$7,875.80
Yoga Fitness	#202	1,400 SF	\$3,160.00	\$3,349.60
Parlor Spa	#203	950 SF	\$2,493.12	\$2,642.71
Vacant	#204	950 SF	-	\$2,711.13
Tattoo	#205	1,054 SF	\$2,653.00	\$2,793.10
Verizon	RF1		\$2,202.80	\$2,202.80
AT&T	RF2		\$1,417.50	\$1,417.50
T Mobile	RF3		\$2,391.49	\$2,391.49
<b>TOTAL</b>	<b>0</b>		<b>\$46,754.45</b>	<b>\$51,910.13</b>

## DEMOGRAPHIC PROFILE

	Zip 91748	National
<b>Population</b>		
2000	46,336	281,421,906
2008	48,413	309,731,508
2013	49,593	324,062,684
Growth Rate	0.5 %	1 %
Growth Centile	39 %	0 %
<b>Households</b>		
2000	13,461	105,480,101
2008	13,701	116,523,156
2013	13,942	122,109,448
Household Growth Rate	0.2 %	1.1 %
Average Household Size	3.53	2.59
<b>Families</b>		
2000	11,421	71,787,347
2008	11,633	77,956,117
Family Growth Rate	0.2 %	0.9 %
<b>Age Distribution</b>		
0 - 4	6.8 %	6.8 %
5 - 9	6.5 %	6.7 %
10 - 14	6.4 %	6.6 %
15 - 19	7 %	7.1 %
20 - 24	6.9 %	6.9 %
25 - 44	29.7 %	27 %
45 - 64	26.3 %	26 %
65 - 84	9.4 %	10.9 %
85+	1.1 %	1.9 %
<b>Median Age</b>		
2008	35.7	36.9
Male/Female Ratio	49.4%/50.6%	49.2%/50.8%
<b>Household Income</b>		
% <\$25K	15.5 %	20.9 %
% \$25K - 50K	22.1 %	24.4 %
% \$50K - 100K	36.5 %	35.3 %
% \$100K - 150K	14.9 %	11.7 %
% >\$150K	11 %	7.6 %
<b>Median Household Income</b>		
2008	\$ 64,946	\$ 54,719
2013	\$ 67,177	\$ 56,938
Per Capita Income	\$ 23,402	\$ 27,277
<b>Household Income Centile</b>		
National	83 %	
State	66 %	



## PHOTOS





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## CONTACT

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**City Commercial Properties**

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