



GARFIELD
CENTER

OFFICE/MEDICAL CONDOS FOR SALE

320-330 S GARFIELD AVENUE, ALHAMBRA, CA 91801

HIGHLIGHTS



Abundant secured parking - 256 surface and subterranean parking on 3 levels



Practical medical office suites with drop ceilings and multiple individual office configuration



24/7 secured access with tenant key and day porter



Features a central lush courtyard area



Located in Downtown Alhambra, blocks away from Main Street restaurant and retail amenities



Off-campus medical space - Between San Gabriel Hospital and Garfield Medical Hospital



Up to 90% Financing Available including Tenant Improvements



Fixed monthly payment vs escalating rent

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Suite 268 | \$975,000 | 2,072 SF | \$471/SF

LEASE VS OWN SUITE COMPARISON - SUITE 268

	Lease	Own
<u>ASSUMPTIONS</u>		
Square Feet	2,072	2,072
Lease Rate (Modified Gross)	\$ 2.50	
Purchase Price Per Square Foot		\$ 471
Unit Purchase Price	N/A	\$ 975,000
LTV		85%
Interest Rate		6.75%
Amortization (Years)		25
Real Estate Tax Rate		1.3063%
Monthly Association Fees @ \$0.88 mo./sf		\$ 1,823
Depreciable %		75%
Depreciation Schedule (Years)		39.00
Annual Depreciation Amount		\$ 18,750
Property Appreciation Rate (Annual)		3%
Income Tax Rate		40%
<u>ACTUAL COSTS</u>		
Annual Lease Rent	\$ 62,160	\$ -
Tax Benefits From Rental Payments	\$ (24,864)	\$ -
Total Principal & Interest (Year 1)	\$ -	\$ 68,711
Less Principal Reduction (Year 1)	\$ -	\$ (13,173)
Real Estate Taxes (Annual)	\$ -	\$ 12,736
Association Fees (Annual)	\$ -	\$ 21,880
Depreciation Tax Benefit	\$ -	\$ (7,500)
Less: Property Appreciation	\$ -	\$ (29,250)
Tax Benefits From Interest/Taxes/HOA	\$ -	\$ (36,062)
TOTAL ANNUAL EXP. (AFTER TAX)	\$ 37,296	\$ 17,343

LOAN AMORTIZATION SCHEDULE

	Beg Bal	Yr. 1 Interest	Amortization	End Bal
Month 0				\$ 828,750.00
Month 1	\$ 828,750.00	\$ 4,661.72	\$ 1,064.21	\$ 827,685.79
Month 2	\$ 827,685.79	\$ 4,655.73	\$ 1,070.20	\$ 826,615.59
Month 3	\$ 826,615.59	\$ 4,649.71	\$ 1,076.22	\$ 825,539.38
Month 4	\$ 825,539.38	\$ 4,643.66	\$ 1,082.27	\$ 824,457.11
Month 5	\$ 824,457.11	\$ 4,637.57	\$ 1,088.36	\$ 823,368.75
Month 6	\$ 823,368.75	\$ 4,631.45	\$ 1,094.48	\$ 822,274.27
Month 7	\$ 822,274.27	\$ 4,625.29	\$ 1,100.64	\$ 821,173.63
Month 8	\$ 821,173.63	\$ 4,619.10	\$ 1,106.83	\$ 820,066.80
Month 9	\$ 820,066.80	\$ 4,612.88	\$ 1,113.05	\$ 818,953.75
Month 10	\$ 818,953.75	\$ 4,606.61	\$ 1,119.31	\$ 817,834.44
Month 11	\$ 817,834.44	\$ 4,600.32	\$ 1,125.61	\$ 816,708.83
Month 12	\$ 816,708.83	\$ 4,593.99	\$ 1,131.94	\$ 815,576.88
		\$ 55,538.03	\$ 13,173.12	

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