



OFFERED AT:
\$1,080,000

8474 - 8478 EAST SPEEDWAY BLVD

HUNTINGTON PARK PLAZA

- SITUATED ON A MAJOR STREET WITH HIGH VISIBILITY
- MONTH TO MONTH LEASING
- AMPLE PARKING SPACES
- NO SELLER CARRYBACK
- ALL PARCELS MUST BE SOLD TOGETHER
- NOTE: INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED



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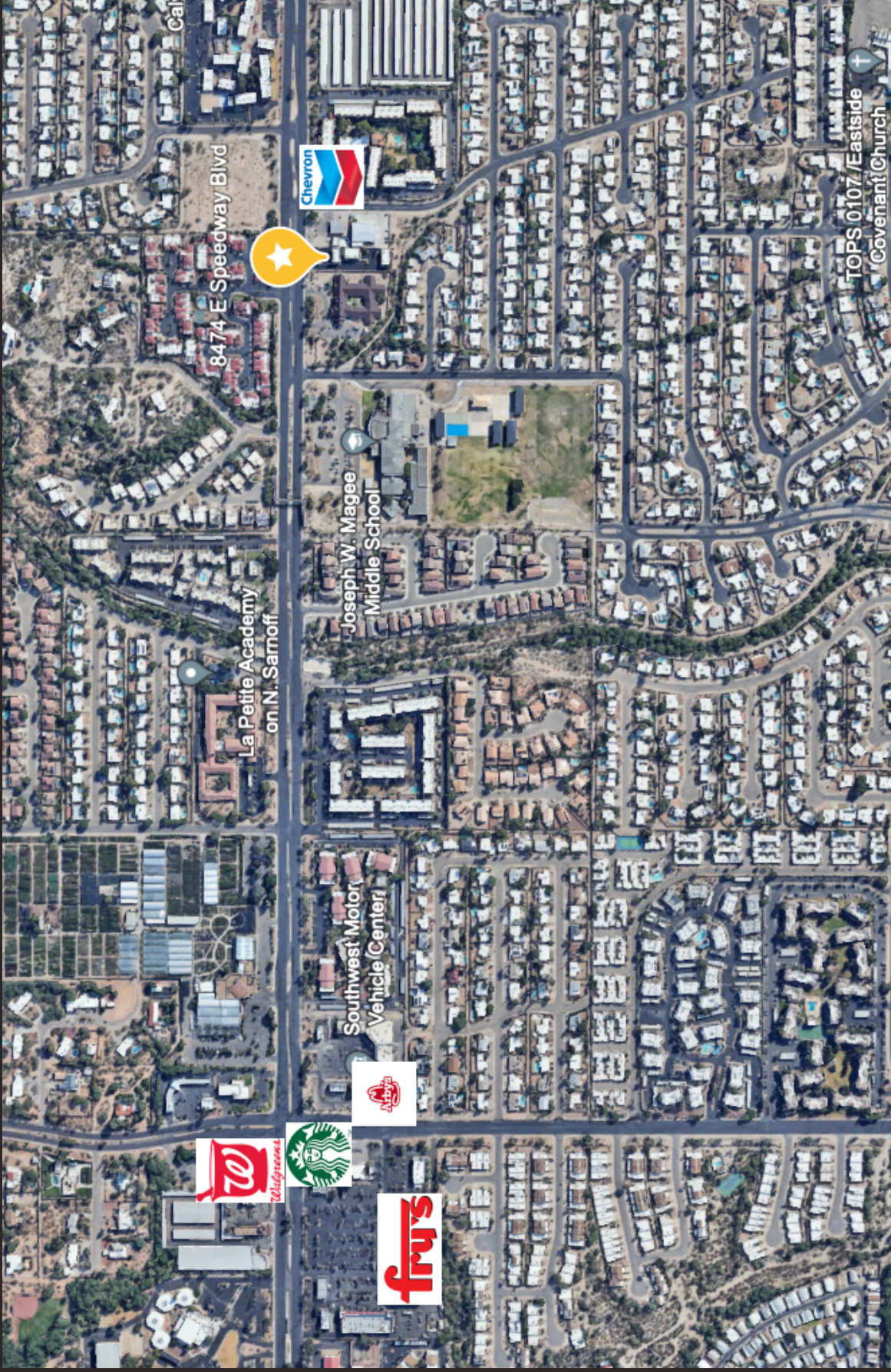
RAJ PATEL

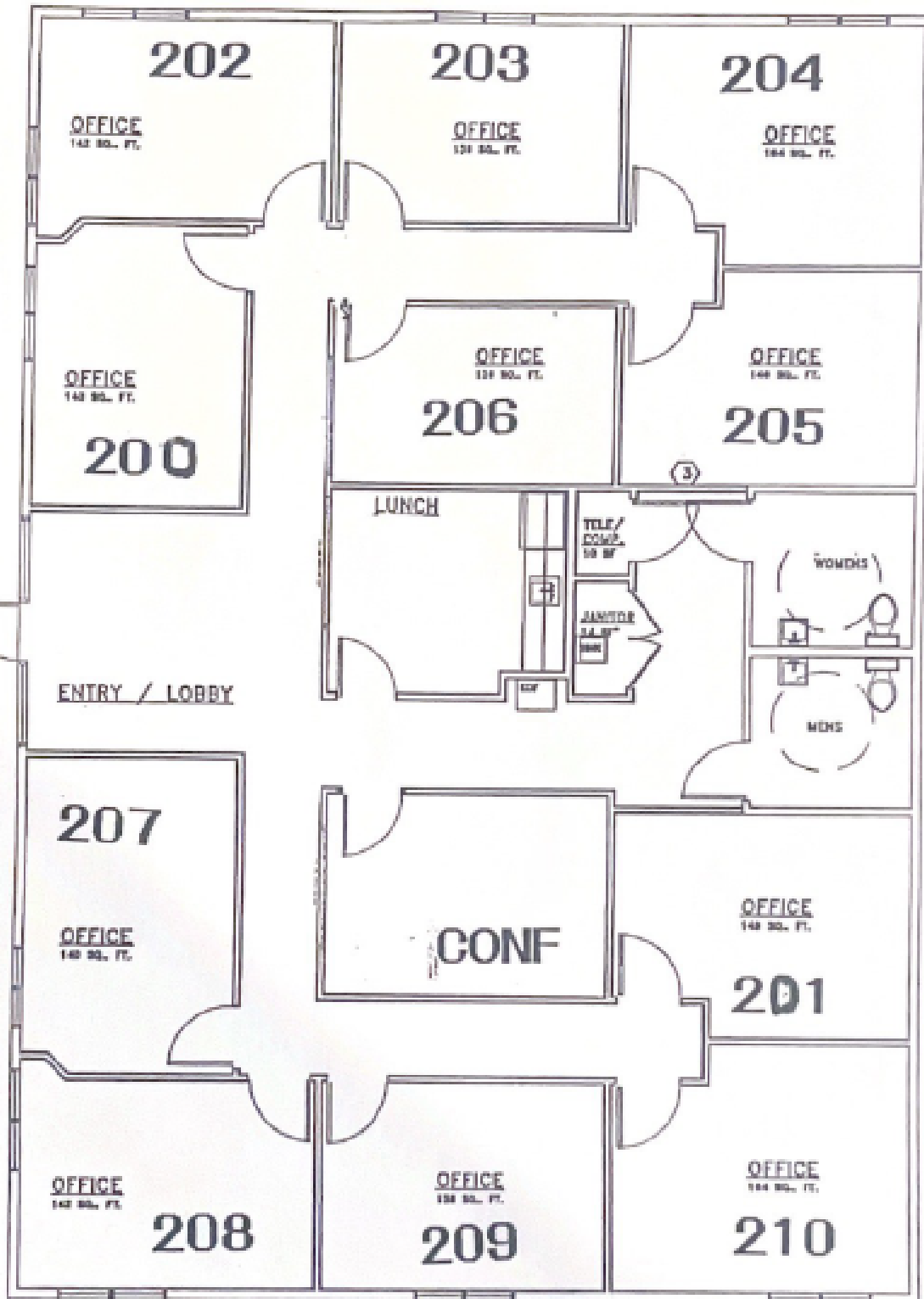
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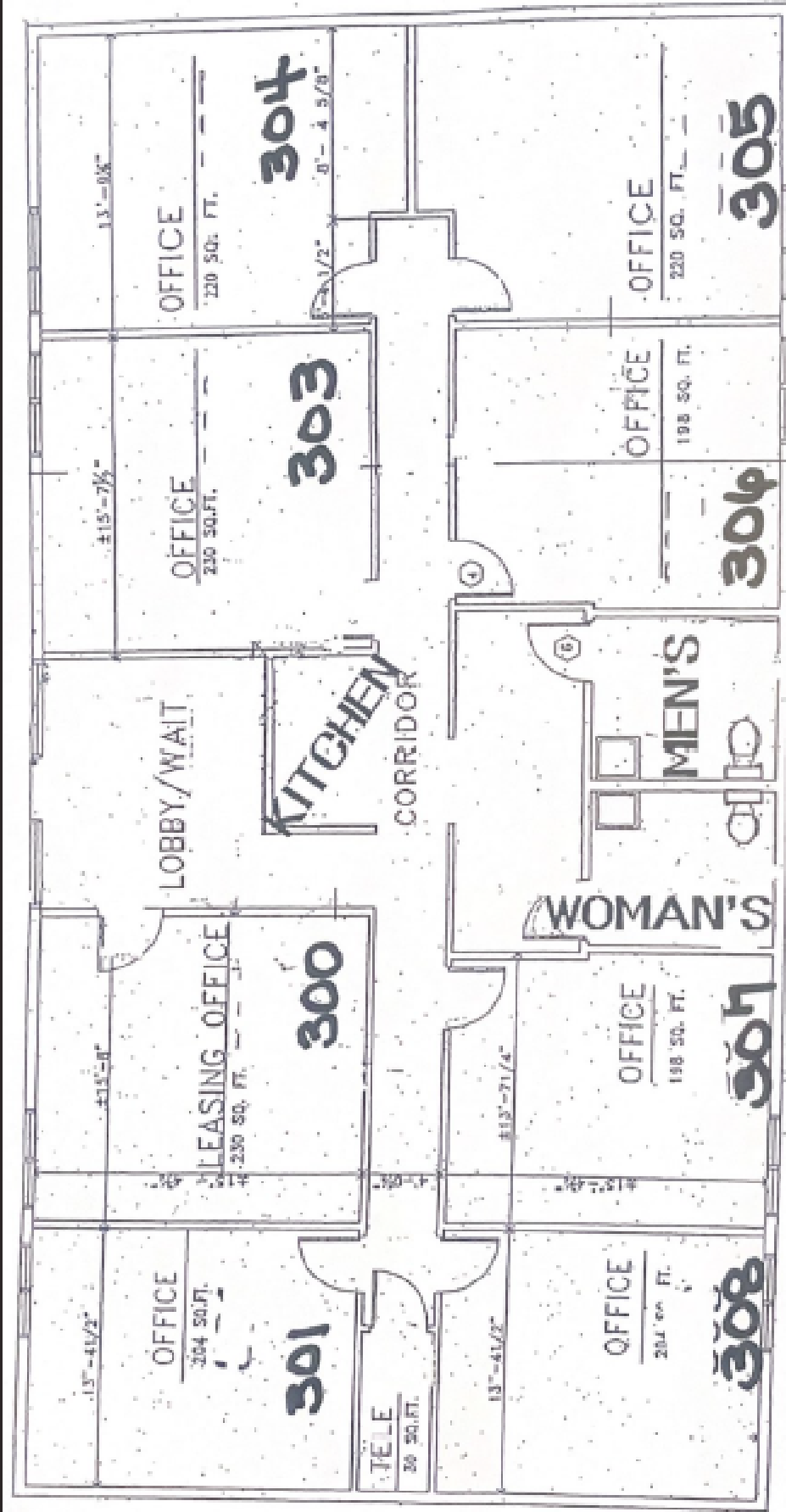
PLEASE CONTACT FOR MORE INFORMATION





FLOOR PLAN

8476



FLOOR PLAN

8478

PRO FORMA ANALYSIS

Revenue	
Rental Revenue (8474)	\$30,000.00
Rental Revenue (8476)	\$40,920.00
Rental Revenue (8478)	\$39,840.00
Total Revenue	\$110,760.00
Expense	
Total Direct Expense (8474-8478)	\$49,586.53
Operating Margin	\$61,173.47
Cap Rate	5.66%