

FOR SALE

High Visibility Multi-tenant Retail Investment



19228-19236 COLIMA RD

PROPERTY DETAILS

ADDRESS	19228-19236 Colima Rd Rowland Heights, CA 91748
BUILDING SF	5,760 SF
LAND AREA	.40 AC
BUILDING HEIGHT	12'
STREET FRONTAGE	103'
PARKING RATIO	3.14/1,000
ZONING	LCC1-R320U
CONSTRUCTION TYPE	Masonry
TENANCY	5 separately metered units
ASKING PRICE	\$1,801,670
CAP RATE	5.75%

FOR MORE INFORMATION CONTACT:

MATT CALVET

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LIC #01949267

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VALUATION SUMMARY

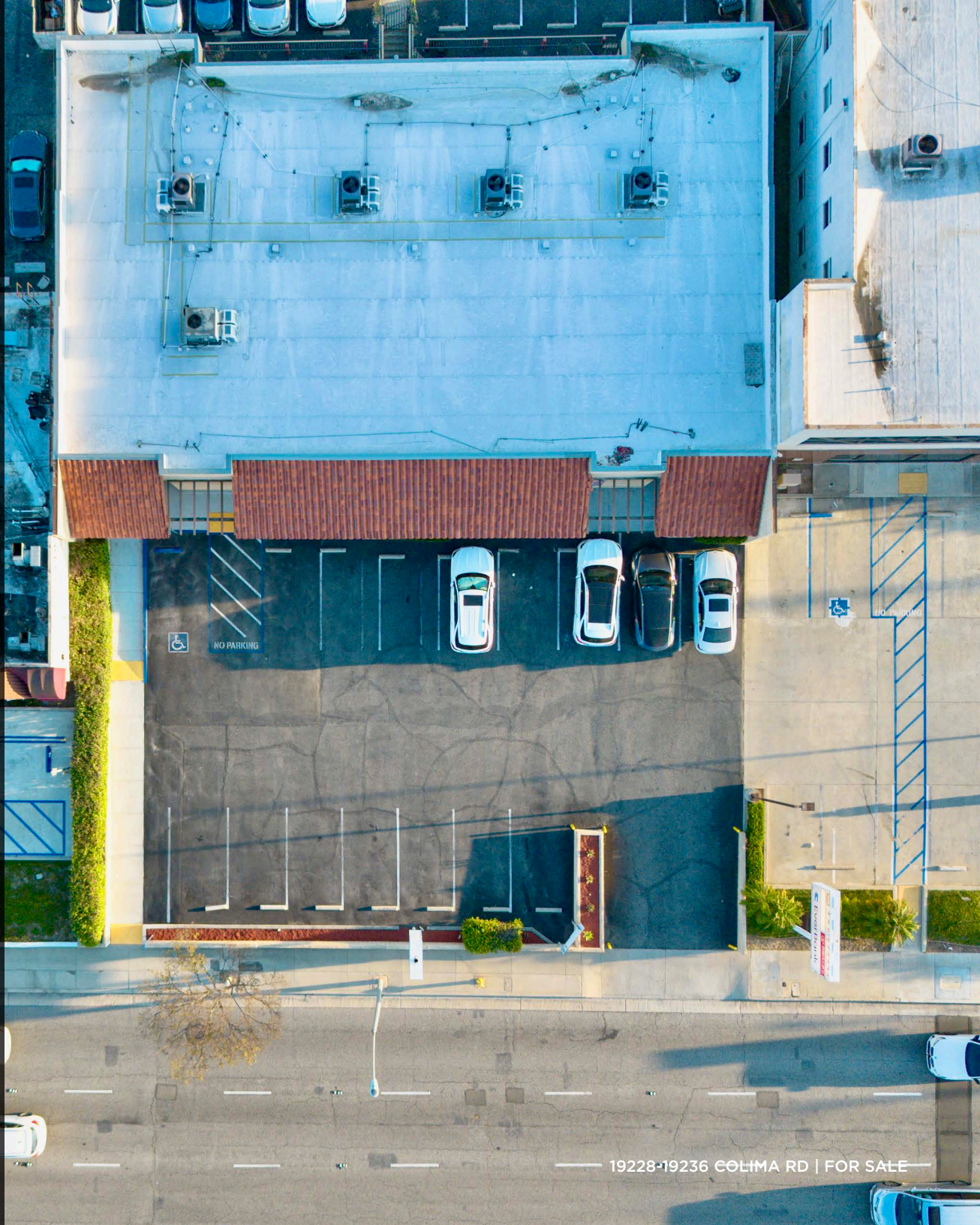
RENT ROLL

STATEFARM	\$16,896
SOO HAIRLINE	\$24,636
PASADENA ART	\$52,512
HAMMER GLASS	\$31,680
CAM REIMBURSEMENT	\$4,680
GROSS OPERATING INCOME	\$130,404
RENT / SF / MO	\$1.89

EXPENSES

PROPERTY TAX	\$18,800
INSURANCE	\$3,500
GARDNER	\$2,100
TRASH	\$1,152
WATER	\$1,256
TOTAL	\$26,808

NET OPERATING INCOME	\$103,596
IN-PLACE CAP	5.75%
ESTIMATED SALES PRICE	\$1,801,670
PRICE / SF	\$313



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