

Available SF 10,010 SF

Industrial Investment For Sale

Building Size 10,010 SF

**Address:**

11967 Rivera Rd, Santa Fe Springs, CA 90670

Cross Streets:

Secura Way/Rivera Rd

Free Standing Building
 Owner-User/Investor Opportunity
 3 Unit Building/ 6,006 SF Available At COE
 Long Term Rental Income/Great Upside
 Functional Solid Industrial Building
 Great Santa Fe Springs Location

Sale Price: \$1,851,850.00
Sale Price/SF: \$185.00
Available SF: 10,010 SF
Prop Lot Size: 0.51 Ac / 22,216 SF
Taxes: \$21,408 / 2018
Yard: Paved
Zoning: M-1

Sprinklered: No
Clear Height: 12'
GL Doors/Dim: 3 / 10'x10'
DH Doors/Dim: 0
A: 600 V: 120/240 O: 3 W: 4
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1960

Whse HVAC: No
Parking Spaces: 20 / **Ratio:** 2.0:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 400 SF / 2
Restrooms: 4
Office HVAC: None
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: MidCounties
APN#: 8169-002-030

Listing Company: Penta Pacific Properties**Agents:** [Greg Jenkins 562-908-6020](mailto:greg@pentapacific.com), [Dustin Whealan 562-762-3120](mailto:dustin@gmpropertiesinc.com)**Listing #:** 20932810**Listing Date:** 04/02/2019**FTCF:** CB000N000S300/A0AA**Notes:** Email: greg@pentapacific.com, Cell: (562)618-9440. Email: dustin@gmpropertiesinc.com, Cell: (626) 221-6578.

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AIRCRE
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INDUSTRIAL INVESTMENT 11967 Rivera Road, Santa Fe Springs, CA 90670

Listing # AIR Use Only
Region: LA Southeast

FOR SALE PRICE: \$1,851,850
SQUARE FEET: 10,010

CASH DOWN PAYMENT:			ANNUAL GROSS INCOME	\$105,034
	Actual Income	Proforma	Existing Financing	
Percent Occupied	100%	100%	Current Balance	
Annual Gross Income	\$105,034		Interest & Amortization	
Annual Expenses	\$36,621		Monthly Debt Service	
Net Operating Income	\$68,413	0	Cap Rate	3.69%
Annual Debt Service	0		Cash on Cash Yield	3.69%
Net Annual Income	\$68,413	0	Improvements Are	65.5% of Taxes
			Thomas Bk Pg#	707-A1

ANNUAL EXPENSES BY LESSOR:

VACANCY FACTOR (0%)	0	
*REAL ESTATE TAXES(2018)	\$21,408	LAND: <input checked="" type="checkbox"/> FEE OWNERSHIP
INSURANCE	\$4,787	<input type="checkbox"/> GROUND LEASE
REPAIR & MAINTENANCE	\$2,000	IF GROUND LEASE, TERMS:
LANDSCAPING	\$935	
UTILITIES	0	
MANAGEMENT	\$4,157	
OTHER ()	\$3,334	
TOTAL ANNUAL EXPENSES	\$36,621	

*TAX FIGURE IS ESTIMATED LESSOR'S PORTION AFTER PROPOSITION 13 REASSESSMENT AT THE LISTED PRICE.

TENANT(S) & LEASE(S)
 A.I.R. STANDARD FORM LEASE OTHER LEASE FORMS (specify)

TENANT	SQ. FT. OCCUPIED	LEASE EXPIRATION	OPTION TO EXTEND	MONTHLY RENT		
				\$	\$/SF	BASIS
11967	4,004	Dec 31, 2021	N	\$3,500	\$0.87	G
11967 1/2	3,003	May 31, 2019	N	\$2,400	\$0.80	G
11967 3/4	3,003	---		\$2,853	\$0.95	G
				\$8,753		

REMARKS:

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