

# INDUSTRIAL INVESTMENT

# FOR SALE

AVAIL SF: 3,625

TOTAL BLDG SF: 3,625



ADDRESS 3317 W BEVERLY BL, MONTEBELLO CA ZIP 90640

**Small Multi-Tenant Office Leased Investment**  
**10 Tenants / 100% Occupied**  
**Great Location w/ Access to 5, 605 & 710 Fwys.**  
**3.9% Actual CAP**

Ann Gross Inc \$63,948 Ann Exp \$25,139 Net Oper Inc \$38,809 Vacancy 0%, \$0 Cap Rate 3.90%  
 SALE PRICE \$ 995,000 Price/SF \$ 274.48 Possession COE Tax \$ 5,181.00 Yr 2017-2018  
 Avail SF 3,625 Power A 100 V 110-TBD Ø 1 W 3  
 Min. SF 3,625 Heat NONE Cooling NONE PWR Notes VERIFY  
 Land SF 2,346 Truck Hi Pos 0 Dim \_\_\_\_\_  
 Const BRK Roof LAM Grd Lev Drs 1 Dim \_\_\_\_\_  
 Rail NONE Unfin Ofc Mezz SF \_\_\_\_\_ Incl in Avail SF N Restrooms: 2  
 Sprinklered NO Min Clear Height 8 OFFICE DATA Office SF 3,625 # 12  
 Pkg 4 Yard Yes-Fncd/Pvd Yr Blt 1963 A/C Y Heat Y Fin Ofc Mezz SF 1,625 Incl in Avail SF Y  
 Thomas Bk Pg# 636-A7 Zone C2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. \_\_\_\_\_  
 AGENT Douglas E Wells (562)908-6012 x203 Region C Listing # 1329805  
 FIRM Penta Pacific Properties 12/29/17  
 FTFC CB000N000S250/AOAA Notes Do not disturb tenants. (see reverse). Separate parking lot for sale at 3323 W. Olympic Bl. (A.P.N.: 6342-005-016).

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.  
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INDUSTRIAL INVESTMENT 3717 W. Beverly Bl., Montebello, CA 90640

Listing # AIR Use Only  
Region: LA Central

FOR SALE PRICE: \$995,000  
SQUARE FEET: 3,625

CASH DOWN PAYMENT:			ANNUAL GROSS INCOME	\$63,948
Percent Occupied	Actual Income	Proforma	Existing Financing	
	100%	%	Current Balance	
Annual Gross Income	\$63,948		Interest & Amortization	\$4
Annual Expenses	\$25,139		Monthly Debt Service	
Net Operating Income	\$38,809	0	Cap Rate	3.9%
Annual Debt Service	0	0	Cash on Cash Yield	%
Net Annual Income	\$38,809	0	Improvements Are	80% of Taxes
			Thomas Bk Pg#	636-A7

**ANNUAL EXPENSES BY LESSOR:**

VACANCY FACTOR ( 0%)	0		LAND: <input checked="" type="checkbox"/> FEE OWNERSHIP
*REAL ESTATE TAXES( 2017 )	\$5,181		<input type="checkbox"/> GROUND LEASE
INSURANCE	\$1,176		IF GROUND LEASE, TERMS:
REPAIR & MAINTENANCE	\$8,391		
LANDSCAPING	0		
UTILITIES	\$2,879		
MANAGEMENT	\$6,834		
OTHER ( trash )	\$678		
TOTAL ANNUAL EXPENSES	\$25,139		

\*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
10 Tenants	3,625		Y	\$5,329	\$1.47	G
			N		\$1.23	G
			N		\$1.13	G
				\$5,329		

REMARKS: Contact broker for rent roll.