



Available SF: 40,000

Total Building SF: 40,000



Address: 7022-7032 Alondra Blvd, Paramount, CA 90723
Cross Streets: Alondra Blvd / Garfield Ave

**Two Tenant Industrial Leased Investment / 4.8% CAP
Long Term, Solid Tenants / Annual 3% Rent Increases
Functional CTU / Dock High & Grade Level Loading
Great Location with Freeway Access to 710, 91 & 105**

Price/SF: \$130.00
Sale Price: \$5,200,000
Taxes: \$32,972, 2016
Available SF: 40,000
Cap Rate: 4.81%
Gross Income: \$291,972
Total Expenses: \$41,471
Net Oper. Income: \$250,501
Prop Lot Size: 67,954 SF / 1.56 AC
Yard: No
Zoning: M2

Construction Type: Tilt-up
Const Status/Year Blt: EXIST / 1968
Sprinklered: Yes
Ground Lvl Drs/Dim: 5 / 14X14
Dock High/Dim: 3 / 14X14
Clear Height: 18
Heat/Cool: None
Roof Type: Lam Glu WB
A: 800 V: 120/208 Ø: 3 W: 4
Parking Spaces: 54 /Bldg Ratio: 1.4:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 5,500 / 10
Restrooms: 8
Office Air: Yes **Office Heat:** Yes
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
To Show: Call Agent
Region: LA South/Long
Beach/Paramount/Signal Hill
Thomas Guide: 735-G7
APN#: 7102-001-028

Listing Company: Penta Pacific Properties - Santa Fe Springs (562) 699-1922
Agents: Gregory Jenkins (562) 908-6020 x206, Jacquelyn Smith (562) 908-6011 x204
Property/Listing/Ste #: 701329/1698608 **Listing Date:** 08/11/2016
Notes: Do not disturb tenants. Broker cell: (562) 618-9440, Email: greg@pentapacific.com

FTCF: CB000N000S250/AOAA

Region:

FOR SALE

PRICE: \$5,200,000
SQUARE FEET: 40,000

ANNUAL GROSS INCOME \$291,972

CASH DOWN PAYMENT:

	Actual Income	Proforma
Percent Occupied	100%	100%
Annual Gross Income	\$291,972	\$314,172
Annual Expenses	\$41,471	\$41,471
Net Operating Income	\$250,501	\$272,701
Annual Debt Service		
Net Annual Income	\$250,501	\$272,701

Existing Financing	
Current Balance	
Interest & Amortization	
Monthly Debt Service	
Cap Rate	4.8%
Cash on Cash Yield	4.8%
Improvements Are	% of Taxes
Thomas Bk Pg#	735-G7

ANNUAL EXPENSES BY LESSOR:

VACANCY FACTOR (0%)	0
*REAL ESTATE TAXES(2016)	\$32,971
INSURANCE	\$5,500
REPAIR & MAINTENANCE	\$3,000
LANDSCAPING	
UTILITIES	
MANAGEMENT	
OTHER ()	
TOTAL ANNUAL EXPENSES	\$41,471

LAND: FEE OWNERSHIP
 GROUND LEASE

IF GROUND LEASE, TERMS:

*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
#7022 Premium Windows	20,000	Apr 30, 2020	N	\$12,731	\$0.64	G
#7032 Topline Manufacturing	20,000	Aug 31, 2021	Y	\$11,600	\$0.58	G
				\$24,331		

REMARKS: Tenants pay utilities and reimburse landscaping. Annual 3% rent increases during Lease term and extensions. Proforma income above based on increased rents beginning in 2019, equals a 5.24% CAP.