

2720 SEPULVEDA BLVD

TORRANCE, CA



PRICE:

\$1,150,000

INVESTMENT HIGHLIGHTS:

- Great Frontage on Sepulveda Blvd!
- Individually Metered for Electric!
- 5.20% Cap Rate
- Unit Mix: 4-Commercial
- High Traffic Count: 50,000 Avg Cars per Day!
- On-Site Parking: 10 Spaces!
- Central Air Conditioning!
- Owner User Opportunity!



KW COMMERCIAL

12001 VENTURA PLACE
SUITE #404
STUDIO CITY, CA 91604

PRESENTED BY:

MICHAEL PESCI
VP OF INVESTMENTS
BRE # 01274379
(818) 432-1627
MIKE@APLAGROUP.COM

JAMES ANTONUCCI
VP OF INVESTMENTS
BRE # 01822661
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OFFICE BUILDING ON SEPULVEDA

INVESTMENT SUMMARY			
Price:			\$1,150,000
Down Payment:	50%		\$575,000
Units:			4
Cost per Unit:			\$287,500
Current CAP:			5.20%
Market CAP:			5.72%
Age:			1976
Lot SF:			8,359
Building SF:			3,081
Price per SF:			\$373.26
Zoning:			TOCC-GEN



On-Site Parking
Lack of Inventory on Market

PROPOSED FINANCING			
First Loan Amount:			\$575,000
Terms:	3.75%	30 Years (5-Year Fix)	
Monthly Payment:			\$2,663

ANNUALIZED OPERATING DATA					
	CURRENT			PRO-FORMA	
Scheduled Gross Income:	\$81,900			\$88,800	
Less Vacancy Rate Reserve:	5,733	7.0%		6,216	7.0%
Gross Operating Income:	76,167			82,584	
Less Expenses:	16,407	20.0%		16,792	18.9%
Net Operating Income:	\$59,760			\$65,792	
Less Loan Payments:	31,955	1.87		31,955	
Pre-Tax Cash Flow:	\$27,805	4.8%		\$33,837	5.9%
Plus Principal Reduction:	10,572			10,572	
Total Return Before Taxes:	\$38,377	6.7%		\$44,409	7.7%

PROPERTY RENTAL INFORMATION				ESTIMATED EXPENSES	
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	Commercial	\$1,706	\$6,825	\$1,850	\$7,400
Total Scheduled Rent:			\$6,825		\$7,400
Common Area Maintenance:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$6,825		\$7,400
Annual Scheduled Gross Income:			\$81,900		\$88,800
Taxes: (new)					\$14,375
Insurance:					\$1,232
Utilities:					-
Maintenance:					-
Rubbish:					-
Reserves:					\$800
Landscaping:					-
Pest Control:					-
Off-Site Mgmt:					-
Total Expenses:					\$16,407
Per Net Sq. Ft.:					\$5.33
Per Unit:					\$4,102

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RENT ROLL

UNIT #	NOTES	UNIT TYPE	UNIT SF	CURRENT RENT	NOTES	MARKET RENT
A	ALL STATE INS	COMMERCIAL	700 SF	\$1,700	Lease Expires July 22	\$1,700
B	VACANT	COMMERCIAL	700 SF	\$1,500		\$1,700
C	VACANT	COMMERCIAL	650 SF	\$1,400		\$1,500
D	QUANTUM	COMMERCIAL	1,031 SF	\$2,225		\$2,500
TOTAL:				\$6,825		\$7,400

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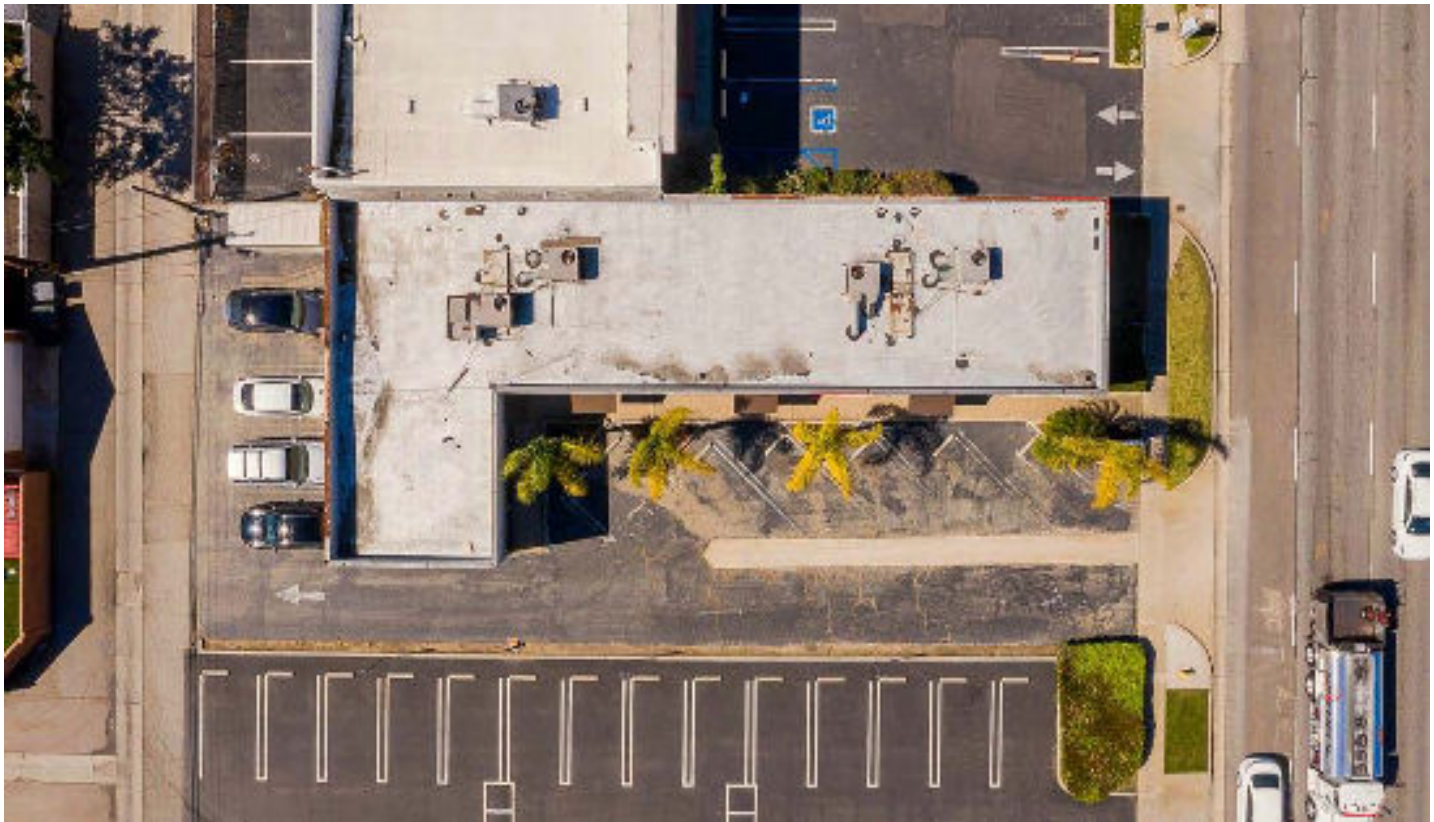
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PHOTOS



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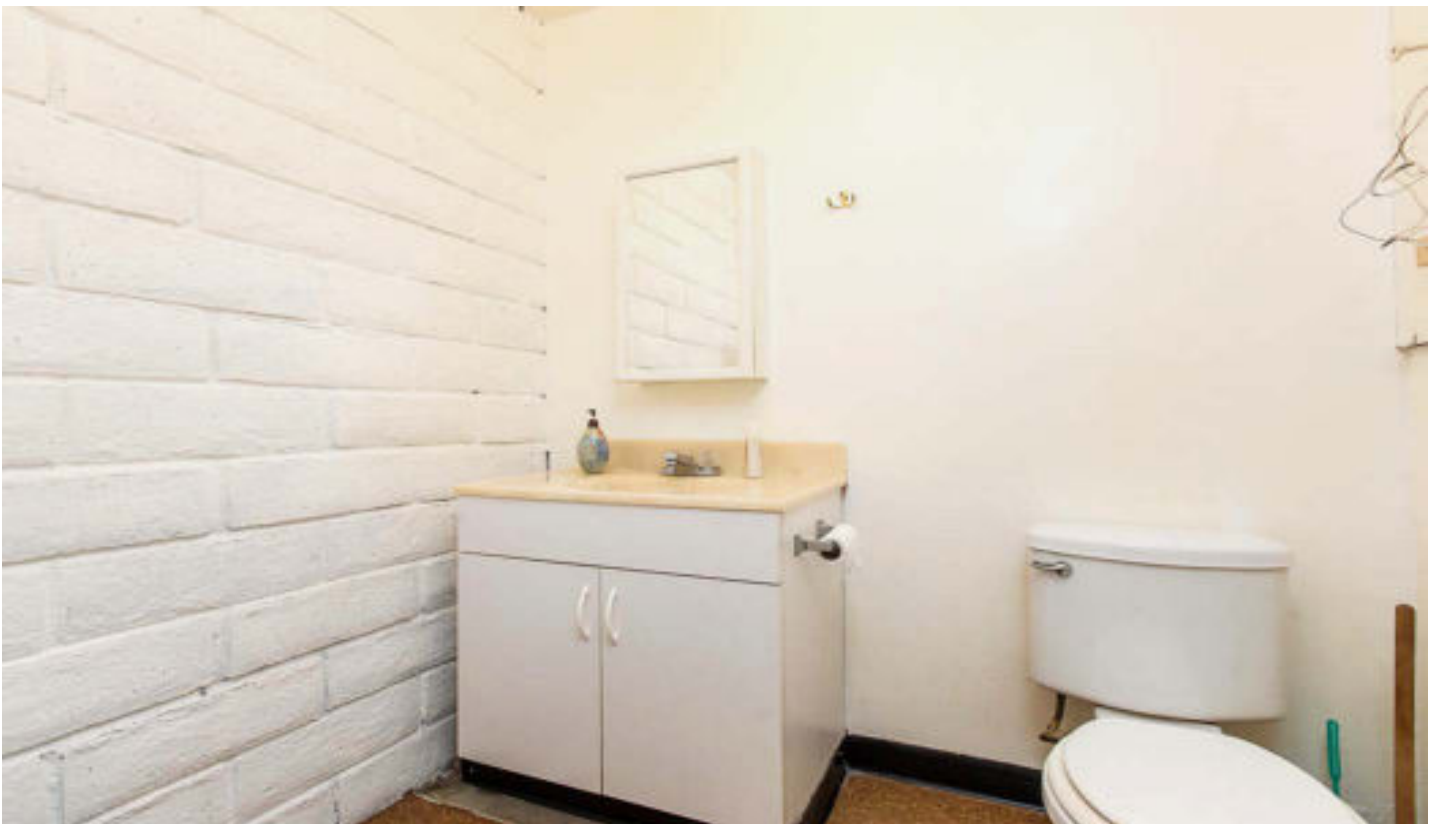
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OFFICE BUILDING ON SEPULVEDA

AERIAL VIEW



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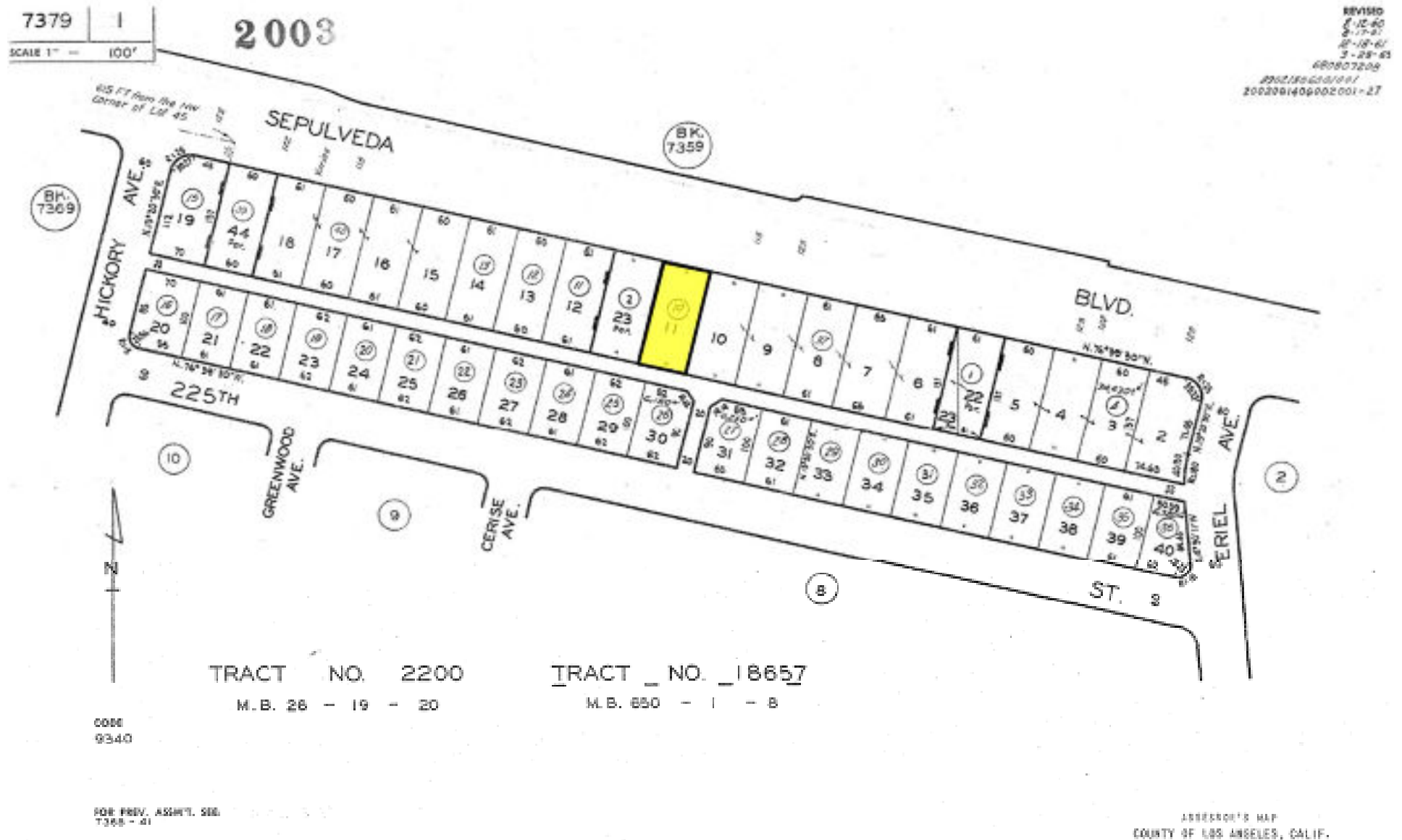
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OFFICE BUILDING ON SEPULVEDA

PARCEL MAP



MICHAEL PESCI & JAMES ANTONUCCI

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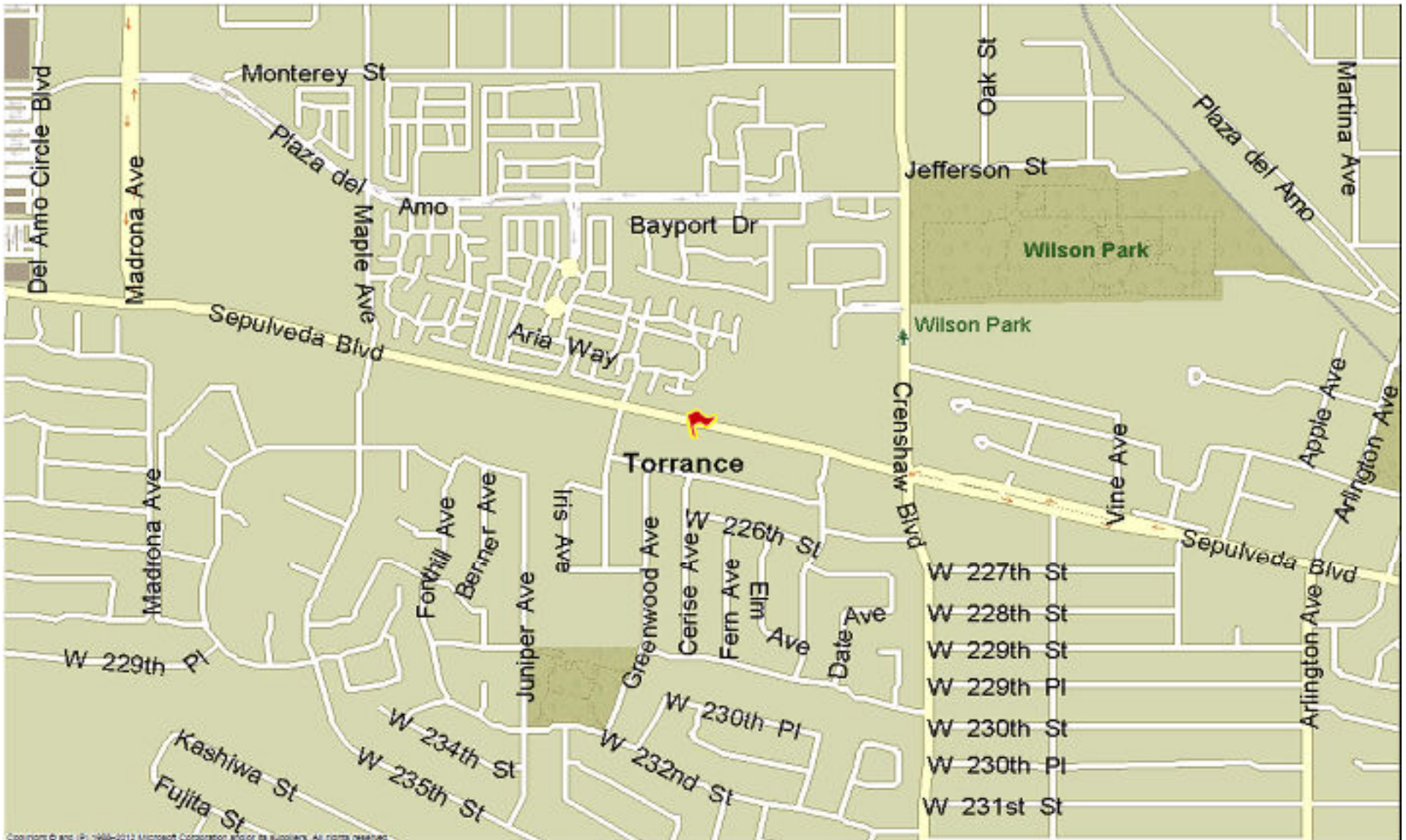
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STREET MAP



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