



**Office / Commercial
Space for Sale
OWNER/USER OPP!**

Sales Price: \$1,335,000



455 E. Artesia Blvd

INVESTMENT HIGHLIGHTS

- 12,014 of Rentable Square Footage
- Property is Currently Vacant
- Extremely High Traffic Count
- Lighted On-Site Parking w/ Elevator
- Building is Visible from 91 and 710 Fwy
- Property is Zoned LBCCA
- Signalized Corner / Gated Property
- Great North Long Beach Location

James A Antonucci & Michael Pesci
Re/max Commercial & Investment Realty
550 South Hope St. Suite 500
Los Angeles, CA 90071
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Office Building on Artesia Blvd

Current Pricing Analysis and Opinion of Value

455 E Artesia Blvd
Long Beach, CA 90805

<u>1</u> Floors	<u>W/F Stucco</u> Construction	<u>12,014</u> Gross Sq. Ft.	<u>11,761</u> Lot Size	<u>1980</u> Year Built	<u>LBCCA</u> Zoning
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CURRENT PRICING

PRICE		\$ 1,335,000
Down Payment	15%	\$ 206,258
First Trust Deed	65%	\$ 1,128,743
Interest Rate	3.93% APR	ARM 25/5
Term	25 /5	

PROPOSED FINANCING

All cash or buyer to obtain a new loan at prevailing market rate and terms.

CURRENT SCHEDULED INCOME

SCHEDULED GROSS INCOME		\$ 180,000
Less Vacancy	10.0%	\$ 18,000
Gross Operating Income		\$ 162,000
Less Operating Expenses	16.4%	\$ 29,593
NET OPERATING INCOME		\$ 132,407
Less Debt Service		\$ 70,741
PRE-TAX CASH FLOW		\$ 61,666
Return %		29.9%
Capitalization Rate		9.92%
Price per Square Foot		\$111.12

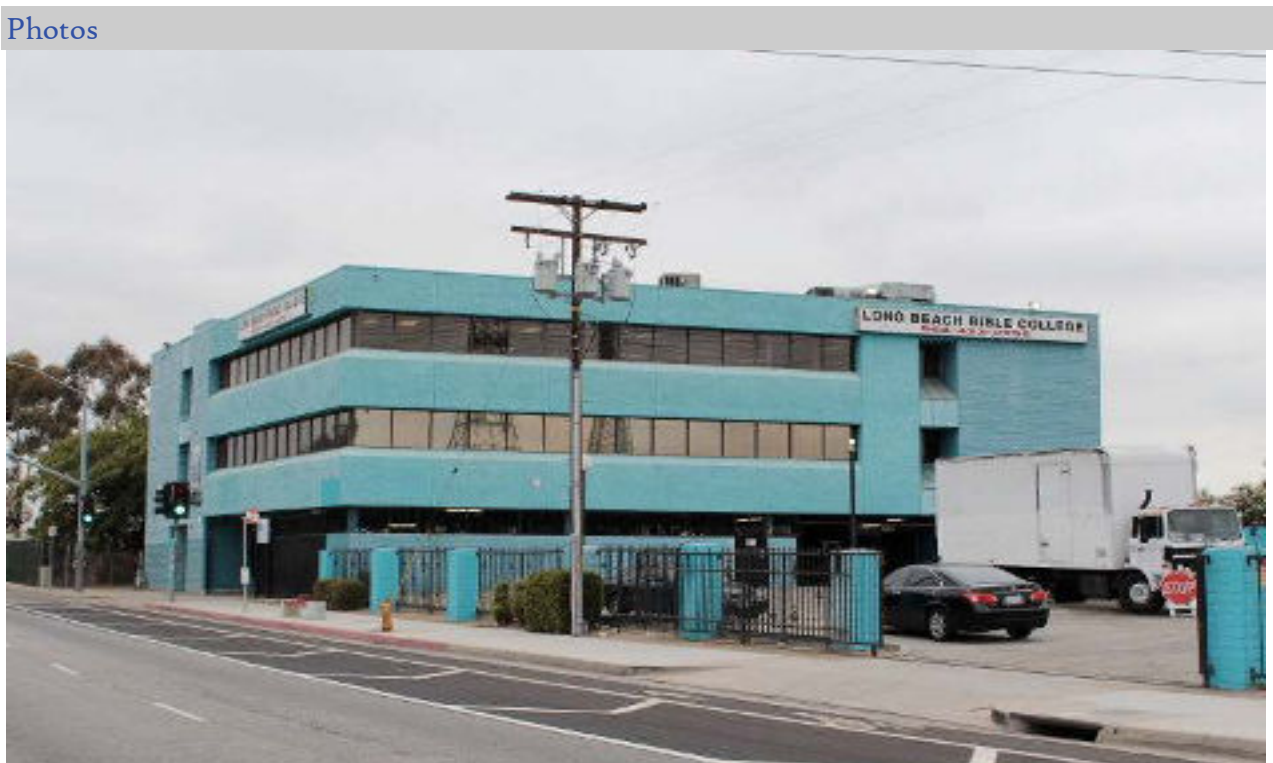


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Photos



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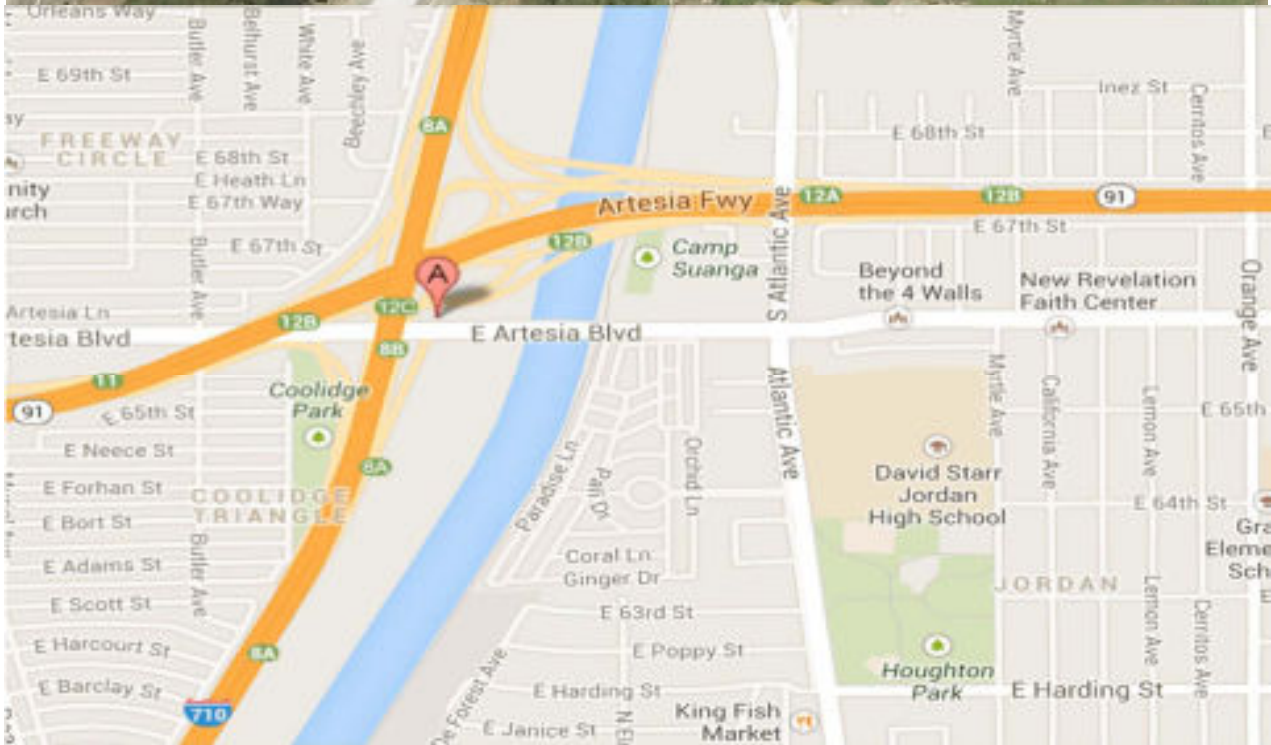
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If you are looking for an Estimated Selling Price, or you are seriously considering selling your property and would like me to prepare a **FREE, No Obligation, In-Depth Market Analysis**, please fill out the form below. You may fax it to 213-769-5002. I will contact you upon receipt.

Property Address: _____

Number of Units: _____
Year Built: _____

Monthly Income

Unit #	Unit Type	Rent
		\$
		\$
		\$
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Estimated Annual Expenses

Item	Amount
Taxes	\$
Insurance	\$
Water/Trash	\$
Gas	\$
Electricity	\$
Maint. / Repairs	\$
Landscaping	\$
Management	\$
Misc. / Reserves	\$

Current Loan Balance: _____
Monthly Payment: _____

Contact Information

Owner: _____
Phone: _____
Address: _____
Email: _____

Please fax to 213-769-5002
(No Cover Page Needed)
(All Information will be kept confidential.)



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