

INVESTMENT SALE

Multi-Tenant Commercial Property

**Ashwill
Associates**
COMMERCIAL REAL ESTATE

710 S. Brookhurst Street, Anaheim, CA 92804

**VIRTUAL
TOUR**



Website

PRICE \$5,200,000 (\$255 per sf)

Annual Net Income \$270,995 / Cap 5.21%

Multi-tenant commercial property with tenants who have occupied their units for many years. The location and visibility on Brookhurst makes it easy to fill vacant units, which the Seller has done during the time of the pandemic. All units have individual electrical meters and there is plenty of parking.

This investment has great upside value.

- ✓ Building Size 20,355 SF
- ✓ Lot Size 60,641 SF
- ✓ # of Units 22 (2 Vacant)
- ✓ Rents Below Market
- ✓ Corner Location
- ✓ Units Individually Metered (Electrical)

www.BrookhurstInvestment.com

The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy, we do not guarantee it. Buyers and tenant should verify information independently.

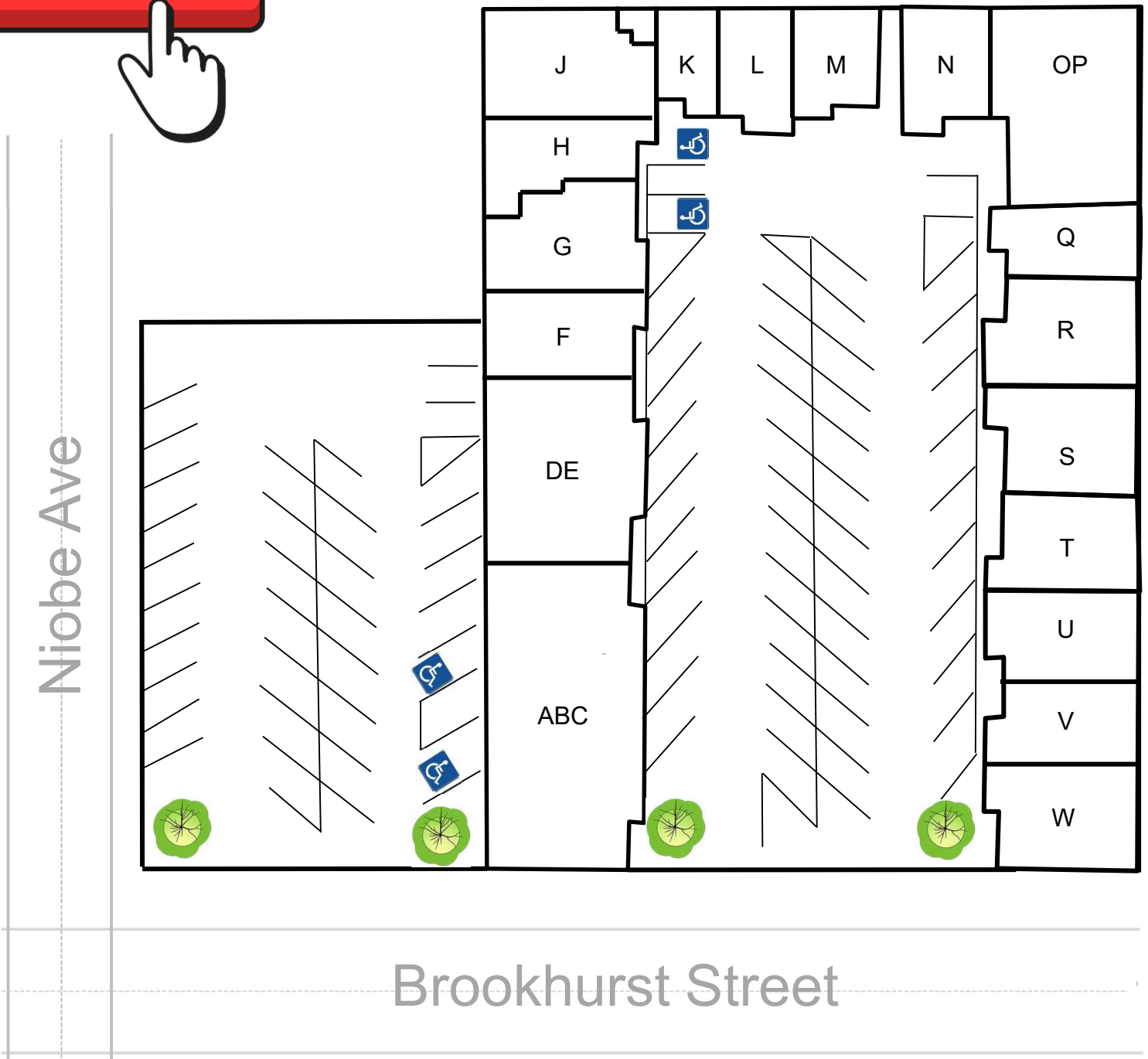
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SITE MAP

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AERIAL



Brookhurst Street

**VIRTUAL
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CURRENT RENT ROLL

UNIT	TENANT	SIZE	RENT	START	EXPIRATION
ABC	Urgent Care	2,660	3,854	6/1/2019	5/31/2024
DE	Chiropractor	1,910	2,732	7/1/2016	6/30/2026
F	Massage	850	1,650	3/1/2013	2/28/2022
G	Herbs	990	1,418	7/1/2014	1/31/2022
H	Insurance	700	1,175	5/1/2017	4/30/2022
J	VACANT	1,510	-	-	-
K	Dentist	850	1,340	8/1/2003	7/31/2023
L	Clothing	1,000	1,250	4/1/2011	M-to-M
M	Acupressure	810	1,200	10/1/2009	9/30/2021
N	Dentist	1,080	1,943	7/1/2006	6/30/2021
OP	Spa	2,060	3,090	8/1/2020	7/31/2025
Q	Tattoo	875	1,375	2/1/2019	1/31/2024
R	Nursing Care	1,000	1,500	7/1/2020	6/30/2025
ST	Fitness	1,700	2,535	8/1/2017	5/31/2023
U	Salon	900	1,375	3/1/2013	2/28/2024
V	Clothing	500	950	1/1/2019	12/31/2021
W	VACANT	1,200	-	-	-

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CASH FLOW ANALYSIS



Assumptions	
Annual Rent Increases:	3%
Prop Tax & Expense Increase:	2%
Vacancy Allowance:	3%

Financials:	
Sales Price:	\$5,200,000
Price Per Sq.Ft.	\$ 255.47
CAP Rate:	5.21%

Five (5) Year Cash Flow Analysis

Year	1	2	3	4	5
Potential Rental Income	387,178	396,713	406,940	418,147	430,344
Vacancy Allowance (3%) -	11,615	11,901	12,208	12,544	12,910
Gross Operating Income =	375,563	384,812	394,732	405,603	417,434
Operating Expenses -	37,224	37,968	38,728	39,502	40,292
Property Taxes (1.14%) -	59,339	60,526	61,737	62,971	64,231
Insurance -	8,004	8,164	8,327	8,494	8,664
Total Expenses =	104,567	106,659	108,792	110,968	113,187
Net Operating Income =	270,995	278,153	285,940	294,635	304,247



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ADDITIONAL PHOTOS



Front of Property



Common Entrances for Inline Suites



High Visibility on Brookhurst Street



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ADDITIONAL PHOTOS



Monument Signage



High Visibility on Brookhurst Street



Inline Units



Corner Lot & Excess Parking



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