

SALE-LEASEBACK INVESTMENT

**Ashwill
Associates**
COMMERCIAL REAL ESTATE

4875 E. LA PALMA AVE, SUITE 603, ANAHEIM, CA 92807



PRICE \$840,000

ANNUAL NET INCOME \$34,427 / CAP 4.10%

A beautiful 2,400 square foot industrial flex condo, with a secured long-term tenant. Investor will have very little responsibilities and will collect monthly income.

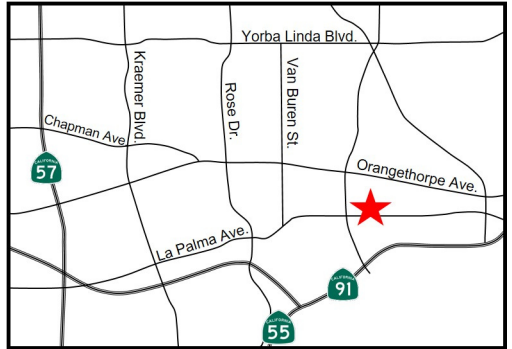
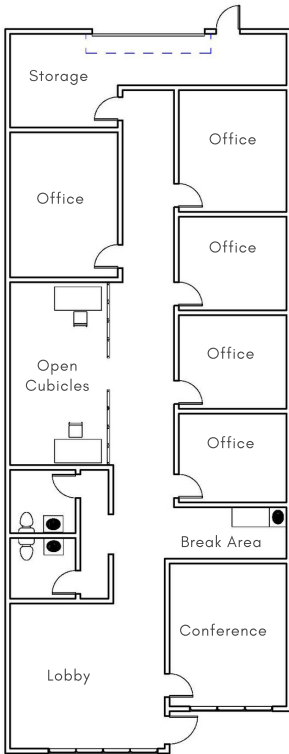
- ✓ LEASE TERM 5 YEARS
- ✓ ANNUAL RENTAL INCREASES
- ✓ OFFICE BUILDOUT 100%
- ✓ YEAR BUILT 1989
- ✓ FIRE SPRINKLERED

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FLOOR PLAN & MAP



- ✓ OPEN LOBBY WITH WINDOWS
- ✓ CONFERENCE ROOM WITH WINDOWS
- ✓ OFFICE BUILDOUT 100%
- ✓ FIVE (5) PRIVATE OFFICES
- ✓ TWO (2) PRIVATE RESTROOMS
- ✓ BREAK ROOM
- ✓ STORAGE AREA
- ✓ RENOVATED IN 2009

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ASSUMPTIONS & LEASE TERMS

Financials

Purchase Price \$840,000 (\$350 per sf)

Cap Rate (1st yr) 4.10%

Lease Terms

Lease Term 5 Yrs with 5 yr Option

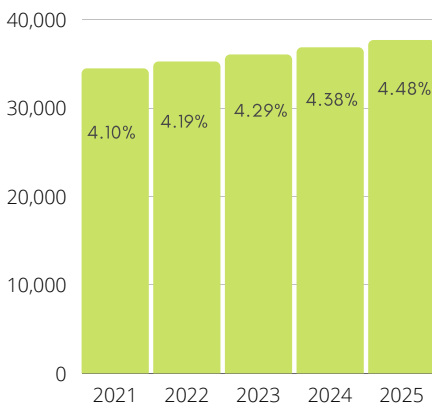
Monthly Rent \$4,008 (\$1.67 per sf)

Annual Increases 2% Rent Increase

Investor Pays Prop Taxes & Assoc Fees

Lease Type AIR Single Tenant- Gross

Annual Net Income



ASSUMPTIONS

	2021	2022	2023	2024	2025
Gross Income	\$48,096	\$49,058	\$50,039	\$51,040	\$52,061
Taxes	9,205	9,389	9,577	9,768	9,963
Insurance ¹	0	0	0	0	0
Maintenance ²	0	0	0	0	0
Association	4,464	4,464	4,464	4,464	4,464
Annual Net Income	\$34,427	\$35,205	\$35,998	\$36,808	\$37,633

¹ Association Pays Insurance

² Tenant Responsible for interior maintenance. Association pays exterior maintenance



SALE-LEASEBACK INVESTMENT

Monthly Income & Little Investor Responsibilities

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The property has a wonderful charm, ambiance, and feel-good factor about it. It has quality interior and exterior improvements, it is very clean, and good association management.

Gary Martinez, CCIM SIOR

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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.