## **Property Details**

CONTROL: Exclusive VALUE: \$6,000,000

LOAN: \$2,500,000 EQUITY: \$3,500,000

TITLE: 3 Industrial Building Work/Live Building on 2 Legal Lots

TYPE: Other

Well Located 3 Industrial Buildings on 2 legal parcel. Property was

HAVE: converted to to 12 Legal Work/Live Commercial Units. Income is 5.6 Cap

and can go to 7.5 within 90 days of closing

ADDRESS: 2888 E Walnut Avenue, Pasadena, California

BENEFITS TO NEW Great Actual Cash Flow Property (5.6%) but can go to market in 90 days OWNER: and achieve 7.5%. All tenants are month to month. Lots of Development

Potential Plans to convert into 12 Commercial Condos to sell individually.

GROSS SCHEDULED INCOME: \$535,000 Projected

VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$87,500
NOI: \$447,500
DEBT SERVICE: \$0

CASH FLOW: \$447,500 CAP RATE: 7.46%

BENEFITS SOUGHT: Quick Sale

MOTIVATION: Cash needed for retirement and to buy a new place to live

CAN ADD: None

REMARKS: Seller is motivated if Buyer can close quickly

OWNER:

COUNSELOR: Mike Vachani Cell: 626-391-9100

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