

## 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	
ADDRESS:	2888 E Walnut Avenue, Pasadena, California	
BENEFITS TO NEW OWNER:	Great Cash Flow Property Development Potential Plans to convert into 12 Commercial Condos to sell individually, can be delivered vacant if needed	
GROSS SCHEDULED INCOME:	\$545,000 Projected	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$87,500	
NOI:	\$457,500	
DEBT SERVICE:	\$150,000	
CASH FLOW:	\$307,500	
CAP RATE:	7.63%	
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
	100 West Lemon Ste 203	Email: mikevachani@gmail.com
	Monrovia, California, 91016	