

## Property Details

CONTROL: Exclusive VALUE: \$5,500,000  
LOAN: \$2,300,000  
EQUITY: \$3,200,000

TITLE: 3 Industrial Building Work/Live Building on 2 Legal Lots  
TYPE: Other  
HAVE: Well Located 3 Industrial Buildings on 2 legal parcel. Property was converted to to 12 Legal Work/Live Commercial Units. Income is 6.2cCap and can go to 8.2 within 90 days of closing  
ADDRESS: 2888 E Walnut Avenue, Pasadena, California  
BENEFITS TO NEW OWNER: Great Actual Cash Flow Property (6.2) but can go to market in 90 days and achieve 8.2%. All tenants are month to month. Lots of Development Potential Plans to convert into 12 Commercial Condos to sell individually. Lots of upside

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: 8.14%

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:

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