

Mul ti-tenant retail investment opportunity



5436 Arrow hwy. montclair, Ca

Building Features:

- Approximately 16,982 sq. ft.
- Divisible to 8 suites
- Excellent visibility with high traffic counts
- Arrow Hwy. frontage

Investment Features:

Proforma NOI: \$127,674.00
Cap Rate (pro-forma): 7.5%
Asking Price: \$1,702,000.00



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Investment valuation

For: 5436 arrow hwy., Montclair, ca

Income

	Unit Sq. Ft.	Monthly Rent
Suite A (California Hotel)	8,070	\$5,538.00 (\$0.69 psft.)
Suite B, C, D, F, G and H (Fabric Patch)	7,064	\$7,113.00 (\$1.00 psft.)
Suite E (Miller Liquor)	1,848	\$2,522.00 (\$1.36 psft.)

Annual Income: \$182,076.00

Estimated Expenses based on Market Rent:

Management	5.00%	\$7,581.00	
Vacancy Reserve	5.00%	\$8,700.00	
Property Taxes (estimated at 1.08%)		\$16,500.00	
Common Electric		\$1,252.90	
Landscaping (Estimated)		\$4,800.00	
Trash		\$3,621.35	
Water		\$2,241.55	
Alarm and Fire Monitoring		\$420.00	
Sewer		\$592.05	
Miscellaneous Repairs Reserve		\$5,000.00	
Phone		\$737.00	
Insurance		<u>\$1,837.50</u>	
Total Expenses			<u>\$54,402.00</u>

Net Income \$127,674.00

Sale Price \$1,702,000.00

Notes:

- 1.) This valuation has been prepared for discussion purposes only. Buyer should investigate all income and expense amounts and prepare their own valuation.
- 2.) California Hotel rental rate per the lease is \$5,538.00 per month. Lessor is currently discounting the rent to \$3,000.00 per month.
- 3.) Miller Liquor pays \$2,244.00 per month in rent and \$277.00 per month for NNN charges.
- 4.) Common electricity, trash, water, and sewer are calculated as two thirds of the amounts given for the entire project. All other expenses are estimated.
- 5.) Insurance is 50% of the amount given for the entire project.

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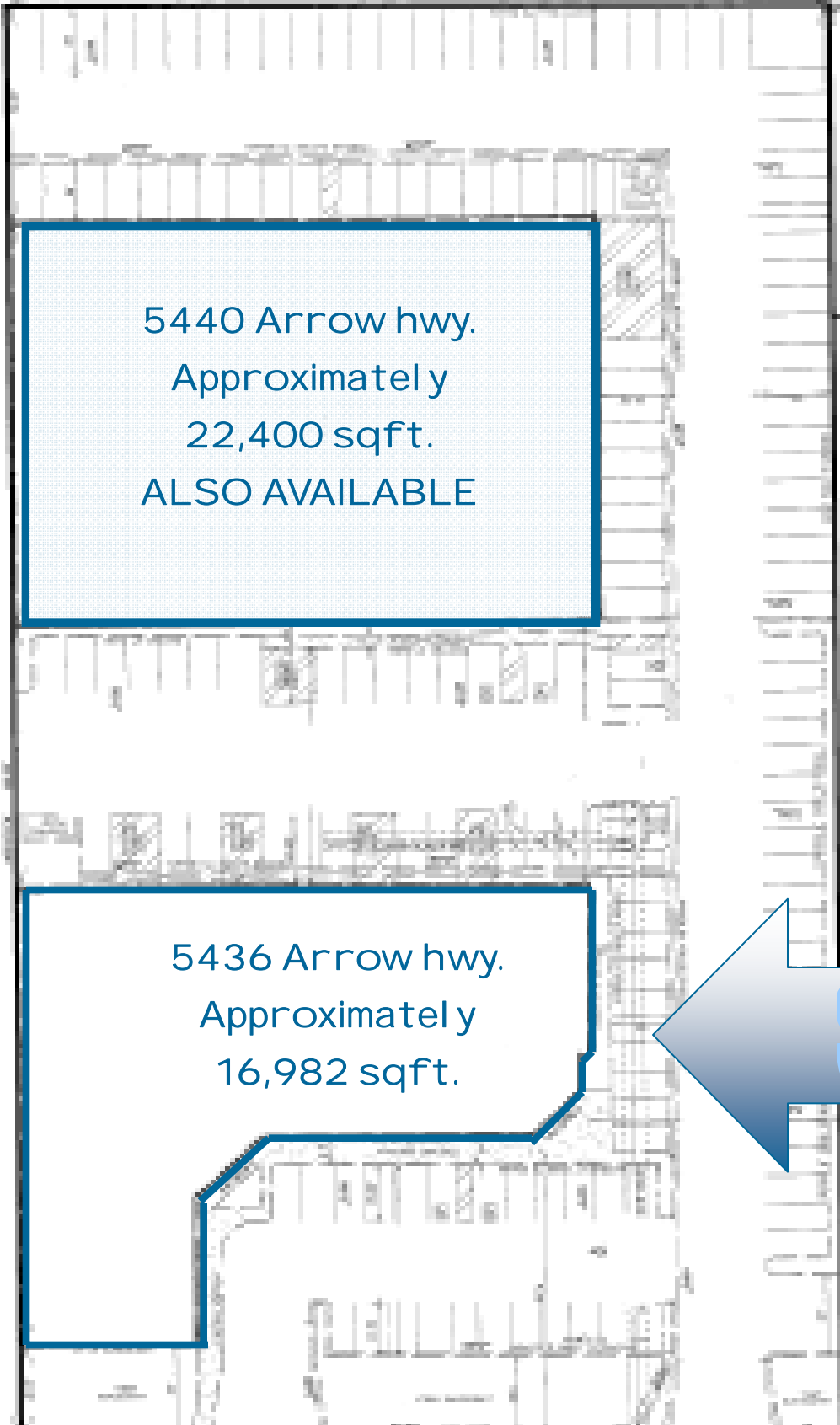
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Mul ti-tenant retail investment opportunity



5440 Arrow hwy.
Approximately
22,400 sqft.
ALSO AVAILABLE

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5436 Arrow hwy.
Approximately
16,982 sqft.

SUBJECT

ARROW HWY.