

Atlantic Ave Medical Office

11315 Atlantic Ave | Lynwood, CA 90262



A 2,500± SF Medical Office
Building on 7,000± SF of Land

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Investment Overview

The Subject Property is a medical-office building on Atlantic Avenue in Lynwood, California. According to public record, the building measures approximately 2,500± square feet in building size and is situated on nearly 7,000 square feet of land. The property fronts Atlantic Avenue and has nearly 75' of frontage on this busy retail thoroughfare. The property has a significant amount of parking in the rear, with private gated access and ingress through the alley.

Historically, the building was home to a state licensed drug treatment clinic, where treatment and medicine was administered. Recently the tenant moved to a larger property and the asset is now available for sale and is currently vacant.

From an investment standpoint, assuming a modest base rent of \$3,000 per month on a triple-net basis, it is our opinion that this asset may produce a 5.5% cap rate for a future investor. At \$3,000 per month the monthly rent is \$1.33 per square foot, which is relatively conservative estimate for a medical facility. At a list price of \$650,000 List Price, this asset is one of the lowest priced medical-office buildings in LA County.



- Medical-Office Building in Lynwood
- Lowest Priced Medical Office Building at \$650,000 List Price
- Large Parking Lot with Gated Access and Over 10 Marked Parking Spaces
- Ingress and Egress through Alley
- Attractive Proforma Cap Rate at Conservative Rents

** Note: Buyer to verify use and medical usage with city officials. Neither Seller nor Broker will guarantee or warrant any use or size of the property.*



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Investment Overview

Price	\$650,000
Total Square Footage	2,256± SF
Lot Size	6,993± SF (0.45± Acres)
Year Built	1955 / 1965
Proforma Net Income	\$36,000
Proforma Cap Rate	5.5%
Estimated Rental Rate	\$3,000 Per Month NNN
Monthly Estimated Rent	\$1.33 / NNN
Proforma Assumptions	- A Tenant can lease at \$3,000 per month on a NNN basis.

Notes

Proforma values and uses are estimates only and Buyer shall conduct its own due diligence to determine validity.



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Property Overview

LOCATION

Address	11313 & 11315 Atlantic Ave
City, State, Zip	Lynwood, CA 90262
County	Los Angeles County

INVESTMENT

Price	\$650,000
Proforma Cap Rate	5.5%
Estimated Rents	\$1.33 NNN (Proforma)
Number of Units	2-Units
Sale Type	Fee Simple
Tenancy	Vacant
Note	Previous tenant was a medical use tenant. Buyer to verify ability to continue property as medical use. Neither Seller nor Broker guarantee or warrant use.

BUILDING

Size	2,256 ± SF
Price/SF:	\$288
Year Built	1955 / 1965
Source	Property Profile

LAND

Lot Size (Acres)	0.16 ± Acres
Lot Size (SF)	6,993± SF
Price/SF Lot	\$93
Assessor's Parcel Number	6193-020-018 6193-020-017
Zoning	C3
Parking	Unmarked
Parking Ratio	4:1



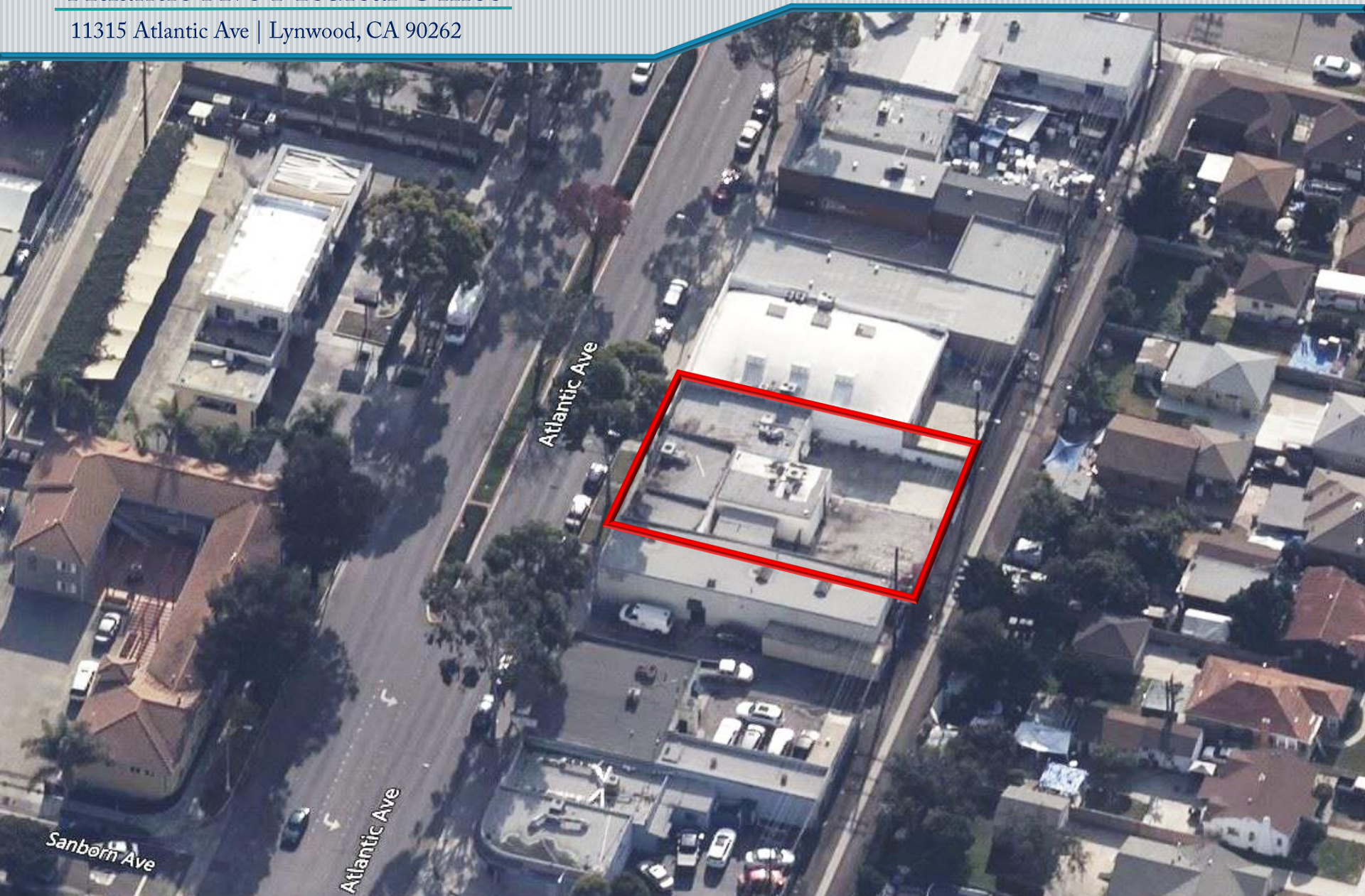
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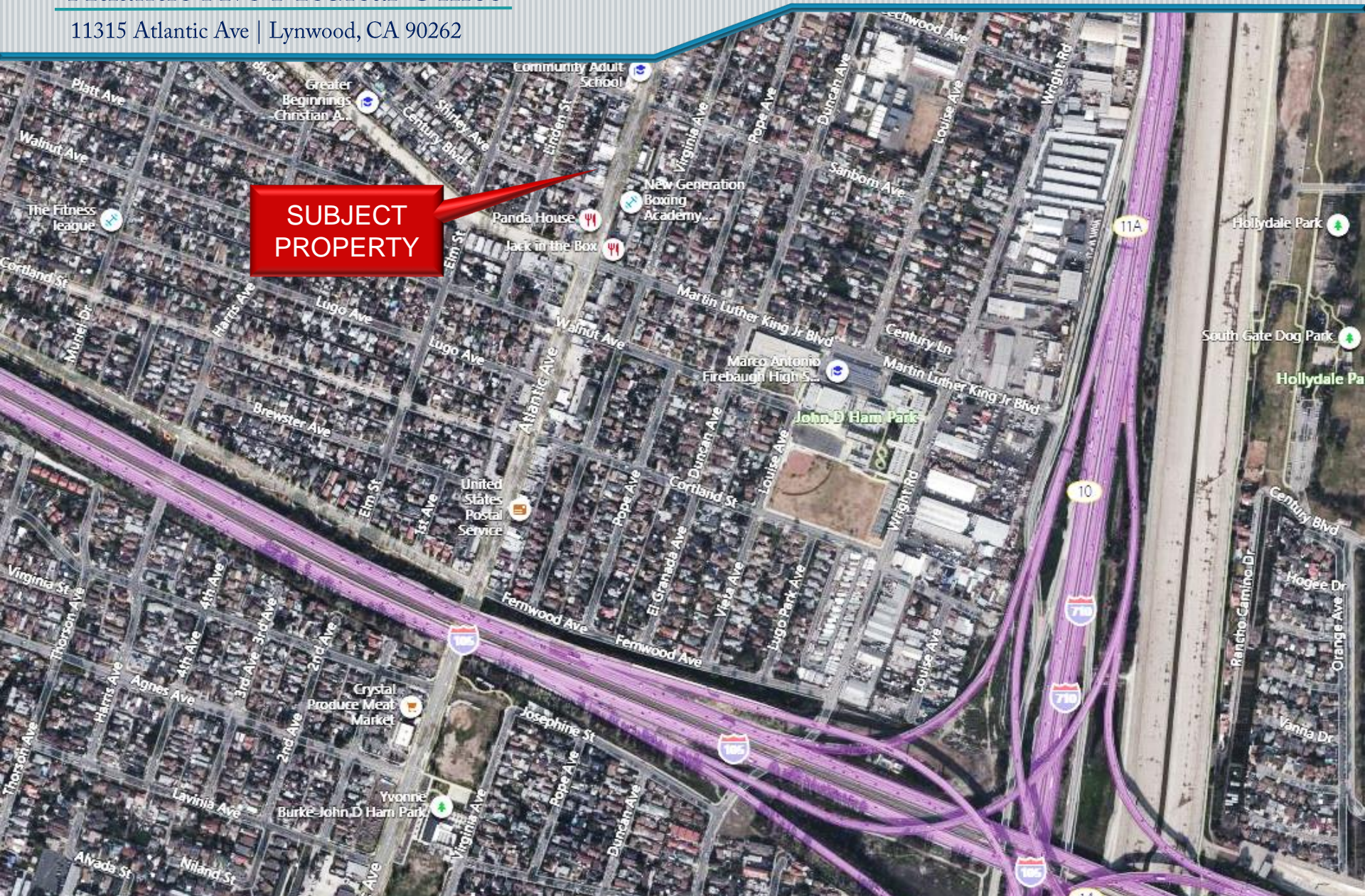
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Rent Roll – PROFORMA

Suite	Tenant	Square Feet(1)	% of Property	Lease Term		PROFORMA RENT(3)		PROFORMA
				Begin	End	Montly	PSF	RENT TYPE(4)
11313 & 11315	A Future Tenant	2,256	100%	TBD	TBD	\$3,000	\$1.33	NNN
Totals/Averages		2,256	100%		Monthly	\$3,000	\$1.33	
Occupied		2,256	100%		Annual	\$36,000		
Vacant		0	0%					

- Notes:
- (1) Square Footage has not been verified by Seller or Brokers.
 - (2) Proforma Rents are estimates only. Buyer to conduct its own due diligence.
 - (3) Neither Seller nor Broker guarantee or warantee specific use of the building. Buyer to verify.

Income & Expenses



PROFORMA

Revenue

Scheduled Gross Income	\$ 36,000
Tenant Expense Reimbursement (Proforma)	\$ 9,615
Total Gross Rental Income	\$ 45,615

Operating Expenses

Real Estate Taxes (Estimated Tax Rate 1.2%)	\$ 7,800	1.20%
Insurance	\$ 1,015	
Utilities: Electric	\$ -	
Utilities: Water	\$ -	
Trash	\$ -	
Repairs & Maintenance	\$ 800	
Total Operating Expenses	\$ 9,615	
Expense Ratio (% of EGI)	21%	
Expense PPSF	\$ 4.26	
NET OPERATING INCOME	\$ 36,000	

[1] Expenses are estimates only.

[2] Real Estate taxes assume a 1.2% tax rate, actual rate may be higher.

[3] Buyer should conduct his/her own investigation prior to purchasing.

[4] Tenant reimbursement assumes 100% recapture rate.

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Pricing Summary



PRICING SUMMARY

PROFORMA	
List Price	\$ 650,000
Net Operating Income	\$ 36,000
Cap Rate	5.54%
Building Size	2,256
Lot Size	19,602
Price Per Square Foot (Building)	\$ 288
Price Per Square Foot (Lot)	\$ 33

PROPOSED FINANCING

Down Payment	\$ 325,000
Loan Balance	\$ 325,000
Interest Rate	5.00%
Term (Years)	25
Loan Due (Years)	5
Mortgage (Annual)	\$ 23,060
Mortgage (Monthly)	\$ 1,922
Cash on Cash Return	\$ 12,940
Return on Investment	3.98%
Debt Coverage Ratio	1.6

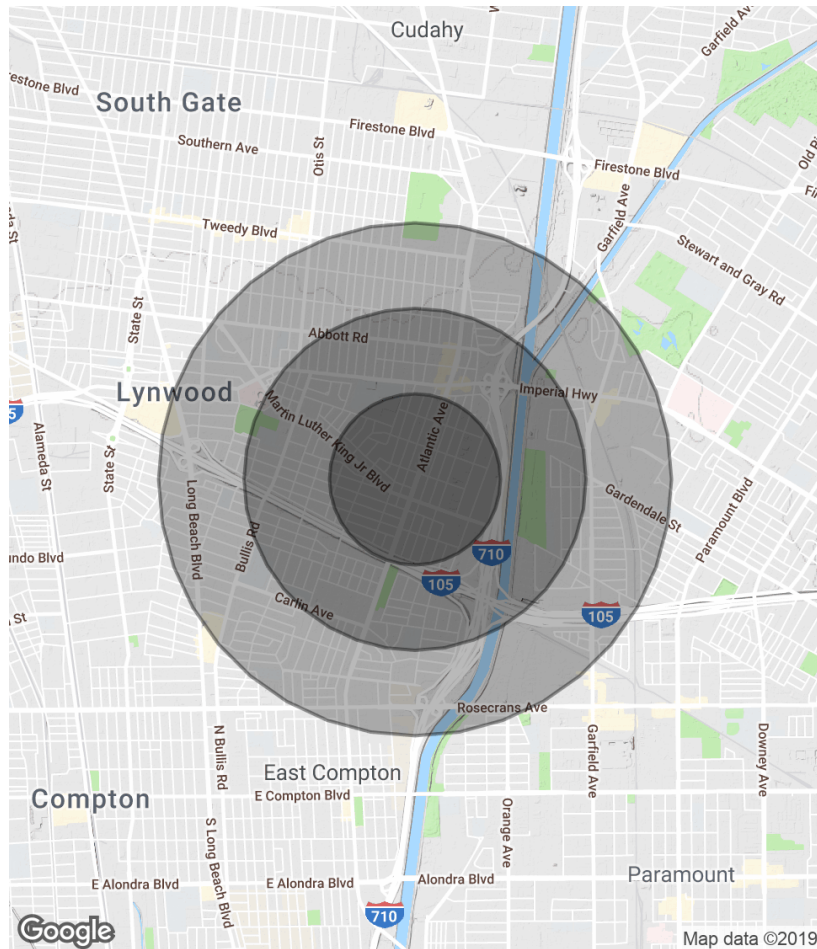


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Demographics



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	8,305	34,433	79,704
Median Age	27.3	27.9	28.2
Median Age (Male)	28.1	27.7	27.3
Median Age (Female)	27.0	28.2	29.1
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,975	8,180	18,756
# Of Persons Per HH	4.2	4.2	4.2
Average HH Income	\$57,157	\$56,930	\$56,388
Average House Value	\$429,309	\$415,563	\$393,659

* Demographic data derived from 2010 US Census

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