

1633 S. LA CIENEGA BLVD
LOS ANGELES, CA 90035



COMMERCIAL
ASSET GROUP

**PRICE
REDUCED:
PRICED TO
MOVE**

OWNER/USER RETAIL/OFFICE BUILDING
FOR SALE

RENT VS OWN

PURCHASE PRICE	\$1,295,000.00	\$1,125,000.00
SQ FT		±2,120
SBA/CONV COMBINED INTEREST RATE		3.50%
COMBINED AMORTIZATION (YEARS)		27

RENT

BASE RENT	\$6,360	\$3.00 PSF
NNN COSTS	\$1,807	\$0.85 PSF
TOTAL MONTHLY	\$8,167	\$3.85 PSF
TOTAL ANNUAL	\$98,004	46.23 PSF

OWN

MONTHLY MORTGAGE PAYMENT	\$4,835.00	3.5%, 27 YEAR AM
MONTHLY EXPENSES	\$1,637.00	\$0.77 PSF
TOTAL MONTHLY	\$6,472.00	\$3.05 PSF
TOTAL ANNUALLY	\$77,667.00	\$36.63 PSF

- >\$1,012,500 DOWN PAYMENT
- >\$22,582 ANNUAL PRINCIPAL REDUCTION
- >\$55,085 ACTUAL OUT OF POCKET
- >\$42,922 ANNUAL OWN VS RENT SAVINGS
- + DEPRECIATION TAX ADVANTAGES AND APPRECIATION OF OWNERSHIP



SALE PRICE

\$1,125,000

PRICE PER SF

\$530.41

BUILDING SIZE

±2,121 SF

PARKING

±3 SPACES

LOT SIZE

±3,160 SF

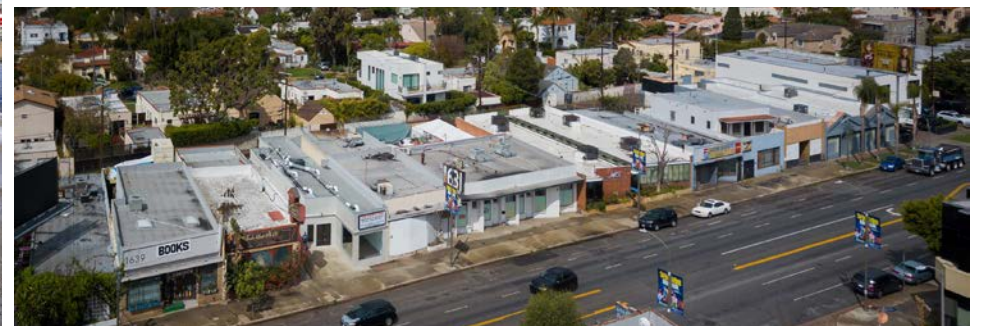
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- PERFECT OWNER/USER PROPERTY
- OWN INSTEAD OF RENT - WITH CURRENT RATES AND SBA PROGRAMS, OWNING IS SIGNIFICANTLY CHEAPER THAN RENTING WITH FUTURE UPSIDE
- BUILDING HAS BEEN COMPLETELY REMODELED
- STRONG VISIBILITY AND SIGNAGE ON LA CIENEGA, ONE OF LOS ANGELES' MOST BUSY THOROUGHFARES
- CENTRAL LOCATION WITH EXCELLENT ACCESS TO THE 10 FREEWAY, BEVERLY HILLS, WEST LOS ANGELES, AND WEST HOLLYWOOD

AERIAL



INTERIOR PICTURES





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