

Retail Building for Sale

7967 Melrose Ave. Los Angeles, CA 90046



Property Information

Building Sq Ft: +/- 2,298 SF

Lot Size: +/- 4,966 SF

Asking Price: \$1,830,000

Market CAP: 8.23% (see Rent Roll)

Price per SF: \$798 PSF

Property Highlights

- Brand New Façade
- New Glass Storefront
- Abundant Parking in Rear
- Very Successful Anchor Tenant
- Easy to lease Small Spaces on Prime Melrose Avenue
- Good 1031 Exchange Property
- Neighboring Tenants Include: Agent Provocateur, New Era, DC Shoes, Betsy Johnson, CCBG Maxazria, Johnny Cupcakes and G-Star Raw.

For Additional Information, Contact:



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Rent Roll

Space	Sq Ft	Current Monthly Rent	Current Rent PSF	Current Annual Rent	Market Rent	Market Rent PSF	Market Annual Rent	Lease Expires	Annual Increase	Increase Date	Expenses
7965	764	\$ -	\$ -	\$ 3,438.00	\$ 3,438.00	\$ 4.50	\$ 41,256.00				NNN
7967	764	\$ 5,460.00	\$ 7.15	\$ 85.76	\$ 5,678.40	\$ 7.15	\$ 68,140.80	9/31/2014	4%	9/1/2011	NNN
7969	764	\$ -	\$ -	\$ 3,438.00	\$ 3,438.00	\$ 4.50	\$ 41,256.00				NNN
Total	2292				\$ 12,554.40		\$ 150,652.80				

Purchase Price	\$ 1,830,000.00
Market NOI	\$150,652.80
Fully Leased Market CAP	8.23%
Price Per Square Foot	\$ 798.43

NNN Charges	
Taxes	\$ 22,875.0000
Insurance	\$ 4,358.00
Misc	\$ 3,000.00
Total	\$ 30,233.0000
NNN PSF Year	\$ 13.19
NNN PSF Month	\$ 1.10

** Note: 7967 September Increase Already Assumed

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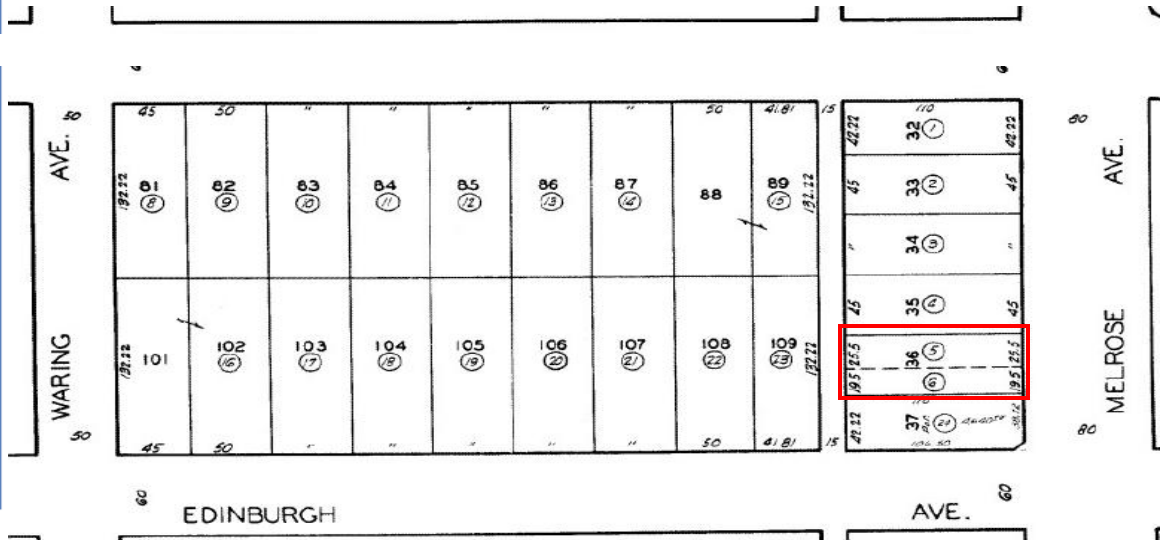
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