

**CITY OF SAN FERNANDO
OFFICE/RETAIL/AUTO SERVICE
PROPERTY
FOR SALE**

**13,241* +/- SQ. FT. OF BUILDING ON 30,000* +/- SQ. FT. OF
LAND**

OFFERED AT \$2,500,000



**1438-46 SAN FERNANDO ROAD
1445 CELIS STREET
SAN FERNANDO, CA 91340**

**FOR MORE INFORMATION CALL:
BERNIE KAUFMAN
818/343-3000**

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

*Buyer to Verify

19507 Ventura Boulevard
Tarzana, California 91356
Tel. (818) 343-3000 • FAX (818) 343-3311
www.paleycommercial.com

**1438-46 SAN FERNANDO ROAD
1445 CELIS STREET
SAN FERNANDO, CA 91340**

LOCATION:	On San Fernando Road Celis Street & Huntington Street
SIZE:	13,241 +/- square foot two story retail/office building on 30,000 +/- square feet of land*
PARCEL #:	2531-003-009, 028 & 029
TENANCY:	See attached tenant summary. Space available for an Owner-User who desires to locate on the premises.
PARKING:	20 parking spaces located in rear open parking lot, plus an additional 22 spaces on San Fernando Road & Huntington Street
SALES PRICE:	\$2,500,000
CAP RATE:	6.3%
YEAR BUILT:	1950, 1974 & 1977
TERMS:	Cash, cash to a new loan, or terms acceptable to seller.
COMMENTS:	This well located city of San Fernando property has excellent visibility and is ideal for an Investor or Owner user and has excellent upside with a potential rehab.

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Sale Price: \$2,500,000.00

Annual Income	\$198,612
Less 5% Vacancy	\$9,930
Adjusted Gross Income	\$188,682

Expenses:

Taxes @ 1.1%	\$27,500
Insurance	\$4,000
Maintenance & Repairs	\$500
Total Expense	\$32,000

NOI	\$156,682
Cap Rate	6.3%

Financing:

Down Payment (40%)	\$100,000
Loan Amount	\$1,500,000
Monthly Payments @ 6.5% fixed 25 year amortization	\$10,128
Annual Payments	\$121,537
Annual Cash Flow after Debt Service	\$35,145
Cash on Cash	3.5%

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**Tenant Roll 1438-46 San Fernando Road & 1445 Celis Street
San Fernando, Ca 91340**

Unit Number	Tenant	Lease Expiration	Size (sq. ft.)	Monthly Rent	Projected Rent	Comments
1438/1442 San Fernando	Casmann Upholstery Services	MO TO MO	3,528	\$2,000.00	\$4,410.00	Custom Auto
1444 San Fernando	Certified Auto Repair	MO TO MO	3,713	\$3,158.00	\$4,641.00	Auto Service
1446 San Fernando	Muffler King	MO TO MO		With above		Auto Service
1445 Celis Street	Vacant	Vacant	6,000		\$7,500.00	Former Charter School
Total			13,241		\$16,551.00	