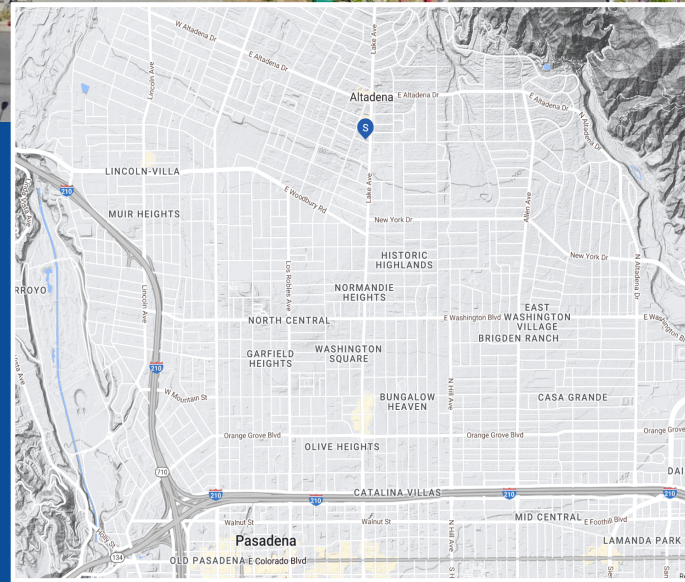


Chase Plaza

2333 N Lake Ave
Altadena CA 91001



Exclusively Marketed by:

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RE/MAX
TOP PRODUCERS
COMMERCIAL

PROPERTY SUMMARY

Building SF	26,249
Land SF	50,965
Land Acres	1.17
Year Built	1959
Year Renovated	1991
# of parcels	1
Zoning Type	C3
Building Class	B
Number of Parking Spaces	92
Parking Ratio	3.5/1,000 SF
Number of Pads	1
Traffic Counts	20000

INVESTMENT SUMMARY

Price	\$10,500,000
Price PSF	\$400.02
Occupancy	100 %
NOI (CURRENT)	\$480,880
NOI (Pro Forma)	\$497,268
CAP RATE (CURRENT)	4.58 %

INCOME

	CURRENT	PRO FORMA
Gross Scheduled Rent	\$621,204 94.0 %	\$637,091 93.8 %
CAM Revenue	\$39,600 6.0 %	\$39,600 5.8 %
Other Income (Dish Cell Tower)		\$2,300 0.3 %
Effective Gross Income	\$660,804	\$678,991
Less Expenses	\$179,924 27.22 %	\$181,723 26.76 %
Net Operating Income	\$480,880	\$497,268

EXPENSES

	CURRENT	PRO FORMA
Real Estate Taxes	\$103,687	\$104,724
Insurance	\$5,990	\$6,050
Repairs & Maintenance	\$25,906	\$26,165
Water / Sewer	\$2,344	\$2,367
Landscaping	\$10,340	\$10,443
Utilities	\$16,053	\$16,214
Administration	\$7,399	\$7,473
Janitorial	\$8,205	\$8,287
Total Operating Expense	\$179,924	\$181,723
Expense / SF	\$6.85	\$6.92
% of EGI	27.22 %	26.76 %

