

Fantastic Los Angeles Property **FOR SALE - \$ 2.99 Million**

*Price
Reduced*

*New Store
Fronts
Coming Soon*



*First Time on
Market Since
1978*

740-752 S. Alvarado St. L.A., CA 90057

Building: 10,177± SF; Lot: 16,683± SF; APN: 5141-019-007

- Highly Desirable Retail / Office Building.
- Stable Cash Flow – Gross Income: \$300,000 (proforma)
- Good Tenant Mix, Good Tenants, Increasing Rents.
- Extremely Busy, Thriving Shopping Area.
- High Foot & Vehicle Traffic.
- Large Parking Lot in the Rear.
- New CRA-Approved Store Fronts to be Built Soon.

*New - Added
Value*



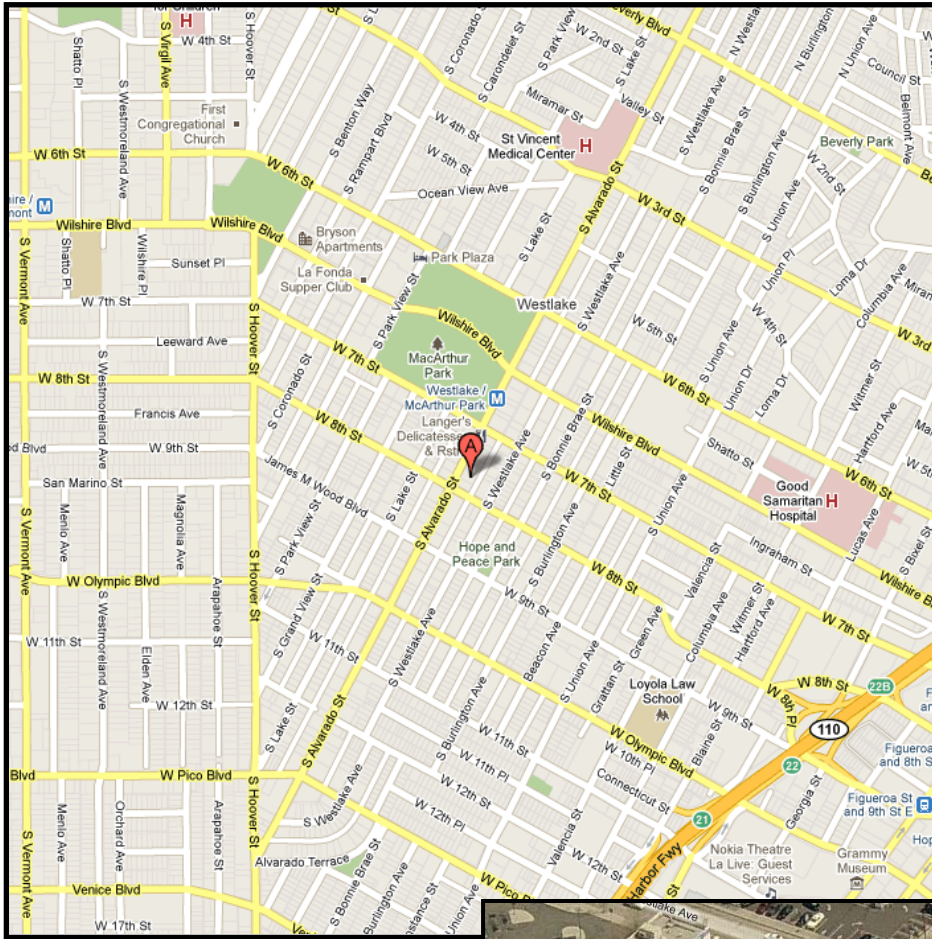
GRIBIN PROPERTIES

Commercial Real Estate

contact Ed Korbel (818) 501-7243

direct line (818) 501-7243 fax (818) 501-4805 e-mail: ekorbel@gribin.com

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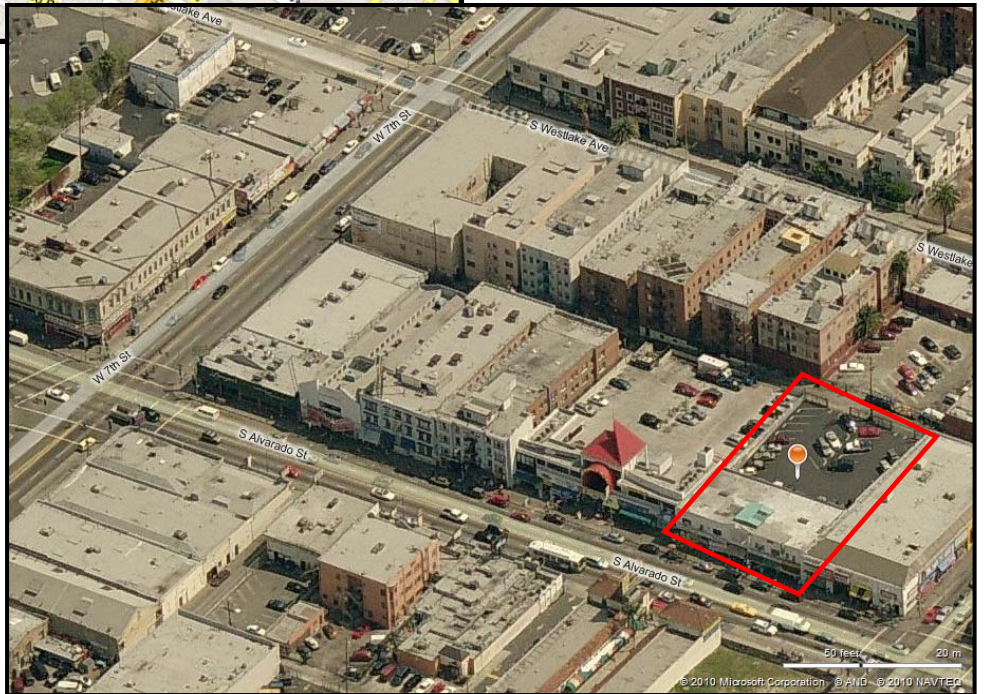
Annualized Financial Data

Proforma Rent:	\$300,000
Vacancy (8%):	24,000
Property Tax:	33,000
Insurance:	4,500
DWP:	14,573
Gas:	220
Repairs & Maint:	13,473
Management:	8,084
Net Operating Income:	\$202,150

Area Description

- West of **Downtown L.A.**
- Near **Koreatown.**
- One block from **Metro Station**
- A Block from **MacArthur Park**
- Same block as **Langer's Deli.**
- Easy Freeway Access -101 & 110
- High Population Density.
- Active Development Area.

Close to Shopping, Dining,
Schools, Hotels, Hospitals,
Services



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740-752 S. ALVARADO ST. LOS ANGELES, CA 90057 RENT ROLL as of June, 2011

<u>TENANT</u>	<u>CURRENT RENT</u>	<u>LEASE TERMS</u>	<u>Sq. Ft.</u>	<u>per SF</u>	<u>Proforma 2011</u>
RETAIL TENANTS					
					retail \$3.83 for mo-mo office \$1.25 for vacant space.
Rosa Guerra	\$2,963.84	3/1/10 – 2/28/11	895	\$3.20	\$2,964
740 S. Alvarado		3/1/11 – 2/29/12, \$2,963.84			
Raul R. Ortiz	\$2,863.84	6/1/10 -5/31/12 \$2,863.84	778	\$3.68	2964
742 S. Alvarado		6/1/12- 5/31/13 \$2,963.84			
Luis A. Rueda	\$2,777.50	Month to Month	854	\$3.35	3271
744 S. Alvarado					
Ji Woong Jeong	\$1,672.00	Lease expires 3/31/12	900	\$1.61	1672
(Arcade) at 746 S. Alvarado					
Martha Santos	\$2,677.50	month to month	813	\$3.28	3114
748 S. Alvarado					
Yong Ho Yoo	\$2,977.50	10/1/10 - 9/30/11	778	\$3.83	2978
750 S. Alvarado		10/1/11 - 9/30/12			
Sara Orellana / Amigo 2000	\$2,713.84	5/15/10 - 4/14/11 \$2613.84	895	\$2.92	
752 S. Alvarado		5/15/11 - 4/14/12 \$2713.84			2714
		5/15/12 - 4/14/13 \$2813.84			
		5/15/13 - 4/14/14 \$2913.84			
OFFICE TENANTS					
Fernando Jolon	\$300.00	Month to Month	242	\$1.24	\$300
746 S. Alvarado, #1					
Pedro Echeverria	\$550.00	Month to Month	403	\$1.36	550
746 S. Alvarado, #2					

740-752 S. ALVARADO ST.

Vacant			280		\$350.00
746 S. Alvarado, #3					
Vacant			458		573
746 S. Alvarado, #4					
Vacant			312		390
746 S. Alvarado, #5					
Clara Luz Morales	\$550.00		467		550
746 S. Alvarado, #6					
Vacant			209		261
746 S. Alvarado, #7					
Gloria Monica Rodriguez	\$1,600.00	6/1/09 – 5/31/11, \$1,500.00	1322	\$1.13	1600
746 S. Alvarado		6/1/11 – 5/31/12, \$1,600.00			
#8, 9 & 10		6/1/12 – 5/31/13, \$1,675.00			
		6/1/13 – 5/31/14, \$1,750.00			
		6/1/14 – 5/31/15, \$1,825.00			
		6/1/15 – 5/31/16, \$1,900.00			
Fernando Ortiz	\$375.00	Month to Month	301	\$1.25	375
746 S. Alvarado, #11					
Gloria Monica Rodriguez	\$250.00	2/1/10 – 1/31/12, \$250.00	301	\$0.83	250
746 S. Alvarado Street #12		2/1/12 – 1/31/13, \$300.00			
		2/1/13 – 1/31/14, \$350.00			
		2/1/14 – 1/31/15, \$400.00			
		2/1/15 – 1/31/16, \$450.00			
Ramon Santos	\$300.00	Month to Month	242	\$1.24	300
746 S. Alvarado, #15					
Total	\$22,571.02				\$25,176

