

INDUSTRIAL PROPERTIES FOR LEASE



OFFERING SUMMARY

Available SF:	7,500 - 23,778 SF
Lease Rate:	\$1.25 SF/month (NNN)
Lot Size:	36,001 SF
Year Built:	1986
Building Size:	23,728
Zoning:	LAR2
Market:	Los Angeles
Submarket:	Harbor/Ports

PROPERTY OVERVIEW

Secure a long-term lease near the ports of LA and Long Beach with a significant TI allowance! Owner is crediting up to 50% of monthly base rents over the course of the first 30 months, up to a total of \$440,000! The property is located within the Wilmington Opportunity Zone, providing potential tax benefits for the tenant. Take advantage of the returning American supply chain and secure this well-located warehouse space now!

PROPERTY HIGHLIGHTS

- Rare Warehouse offering near the ports of LA and Long Beach
- TI Allowance up to 50% of base rents for the first 30 months, up to a total of \$440,000
- Located in an Opportunity Zone

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FINANCIAL OFFERING

Pricing Summary

PRICE	\$4,195,000
DOWN PAYMENT (10.0%)	\$419,500

Building Data

ADDRESS	903 & 927 Flint Ave
APN	
NUMBER OF UNITS	1
YEAR BUILT	1986
BUILDING SIZE	23,728 SF
LOT SIZE	36,001 SF

Financial Indicators

CURRENT CAP RATE	5.71%
CURRENT GRM	12.78
PRICE PER SF	\$176.80
PRICE PER UNIT	\$4,195,000

Financial Summary

LOAN AMOUNT	\$3,775,500
DOWN PAYMENT	\$419,500
PRE-TAX CASH FLOW	\$519
NET OPERATING INCOME	\$239,661
TERM/INTEREST RATE	4.0%
MONTHLY PAYMENT	(\$19,928)
ANNUAL PAYMENT	(\$239,142)
LOAN-TO-VALUE	10%
AMORTIZATION	25
DEBT COVERAGE RATIO	1.0

Scheduled Rent Summary

UNIT TYPE	# OF UNITS	SQ. FT.	CURRENT RENT	MARKET RENT
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Income Summary

	OWNERSHIP
Scheduled Rent Income	\$0
Scheduled Gross Income	\$0
Vacancy	NaN%
Gross Operating Income (GOI)	\$328,136

Expense Summary

	OWNERSHIP
Total Expenses	\$88,474
Property Taxes	\$59,375
Property Insurance	\$8,325
Reserves	\$6,562
Security	\$3,500
Miscellaneous	\$1,500
Utilities	\$9,212
Property Management	-
Expenses Per SF	\$3.73
% Of GOI	26.96%
Net Operating Income	\$239,661

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