

1506 & 1512 W. CENTER ST,

1506 W. Center St - 1512 W. Center St
Anaheim, Ca 92802-1004

For more information contact:

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PROPERTY HIGHLIGHTS

- Permitted Spray Paint Booth Approved by the City of Anaheim and AQMD
- 25 Parking Spaces
- Both Units have 16 Foot roll up doors
- Property is Fenced and Gated for Security
- Compressor and Chief Easy Liner II Frame Machine Included
- The Building has one APN but Two spaces with separate addresses. (1506 W. Center St and 1512 W. Center St)



PRO FORMA SUMMARY

1506 & 1512 W. Center St, Anaheim

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INVESTMENT SUMMARY

Price:	\$1,450,000
Year Built:	1965
Tenants:	2
RSF:	5,355
Price/RSF:	\$270.77
Lot Size:	9,583 sf
Floors:	1
Parking Spaces:	25
APN:	250-135-01
Cap Rate:	5.31%

TENANT MONTHLY SCHEDULED INCOME

Tenant	Actual
Body Shop	\$5,100
Transmission Shop	\$2,100
TOTALS	\$7,200

ANNUALIZED INCOME

Description	Actual
Gross Potential Rent	\$86,400
Less: Vacancy	\$0
Effective Gross Income	\$86,400
Less: Expenses	(\$9,381)
Net Operating Income	\$77,019

ANNUALIZED EXPENSES

Description	Actual
Total Monthly Expenses	\$2,700
Taxes	\$6,681
Total Expenses	\$9,381
Expenses Per RSF	\$1.75

PROPERTY PHOTOS

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102179-PP-1.jpg



102179-PP-2.jpg



102179-PP-3.jpg



102179-PP-4.jpg



102179-PP-5.jpg

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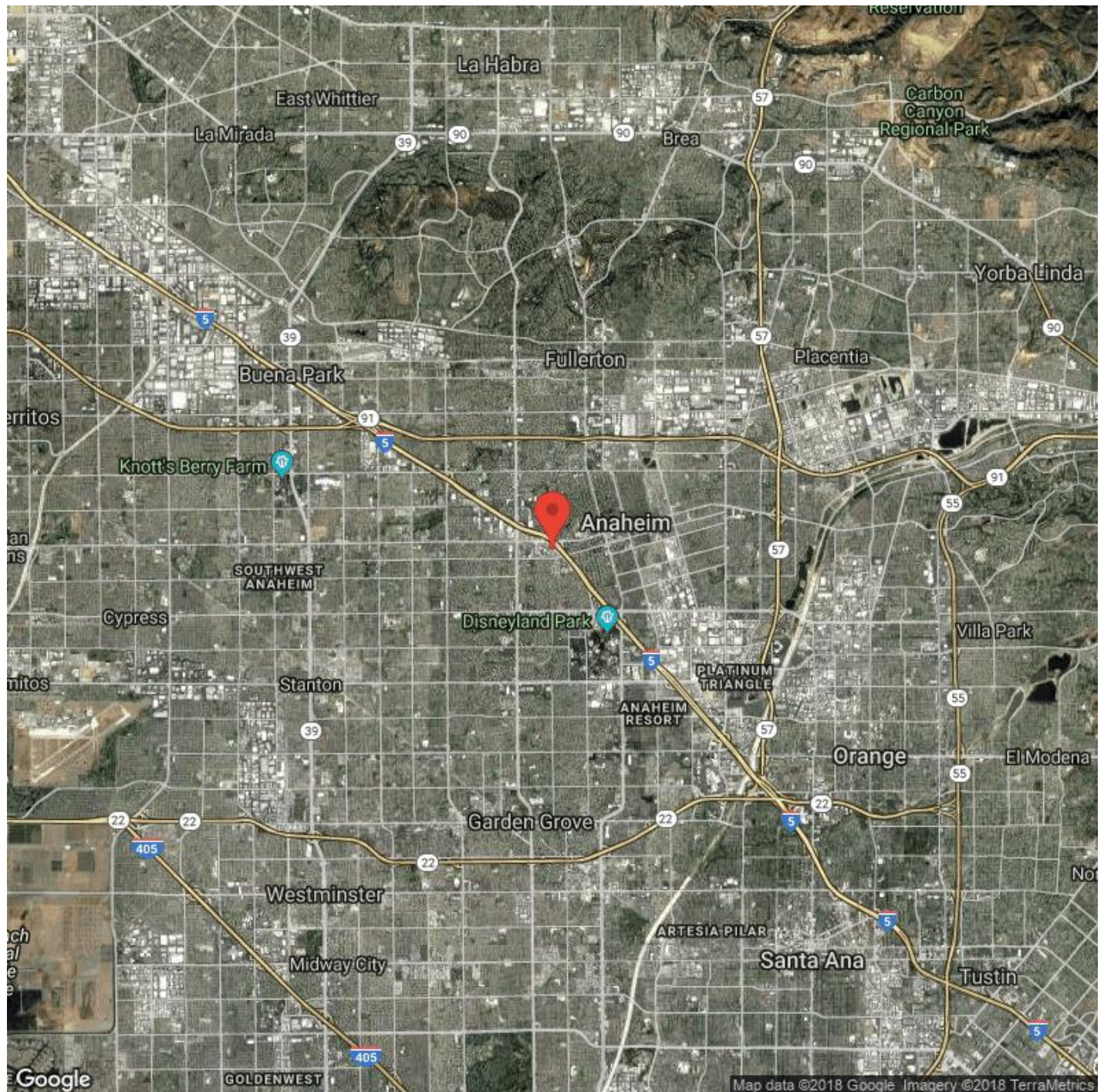
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REGIONAL MAP

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LOCATION MAP

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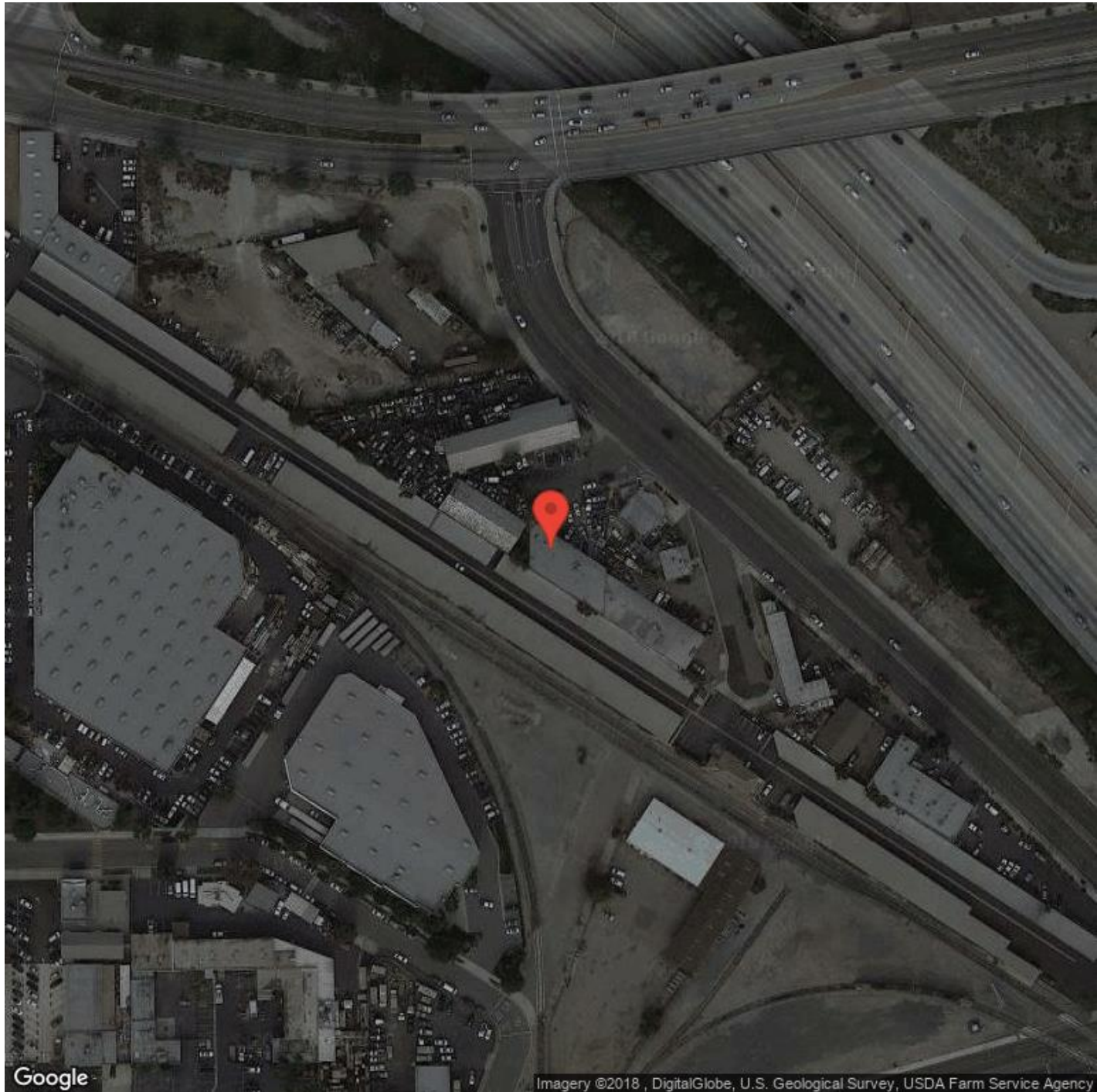
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AERIAL MAP

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