

FOR SALE – NEW INDUSTRIAL
 10,000 SQ FT DIVISIBLE 6,000 & 4,000 SQ FT
 6178-6180 JEFFERSON BLVD.
 CULVER CITY, CA
 \$2,625,000



10% Down Payment SBA Financing
 OWNER-USER

Possible Transaction

Purchase price	\$ 2,400,000
<u>Out of Pocket Costs</u>	
Down payment	\$ 240,000
Loan fee 1%	24,000
	<u>\$ 264,000</u>

Loan Payment

\$1,200,000 @ 6% 25 years (adjusts every 5 yrs)	\$ 7,740
1] \$982,640 @ 5% 20 years	<u>6,485</u>
1] Includes \$2,000 legal fee and 2.15 pts.	\$ 14,225

Property taxes est. monthly	\$ 2,500
Depreciation est. monthly	<u>(2,500)</u>
Subtotal	\$ 14,225

2] Equity build-up after 5 years	
@ 6% Loan	\$ 121,400
@ 5% Loan	<u>163,100</u>
2] Subject to income taxes	\$ 284,500



FEATURES:

All new building except exterior walls.

Offices: 1,800 sq ft, 900 sq ft per side.

Power: 400 amps per side expandable.

New Restrooms: One set per side.

Parking lot to be finished at owners cost.

- a. 13 parking spaces, new asphalt, curb, landscaping.
- b. New wrought iron fence with electric gate.
- c. Hillside to be graded and recompact and two separate retaining walls to be built according to Culver City standards.

