

Investor/Owner User Opportunity

# Medical/General Office Building

4314 W. Slauson Avenue

Los Angeles, CA



A **Fralin Commercial, Inc.** Offering Memorandum  
3701 Stocker Street, Suite 410, Los Angeles, CA 90008

#09976311 Curtis L. Fralin  
#01225865 Stanley Bishop

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Urban Real Estate Services



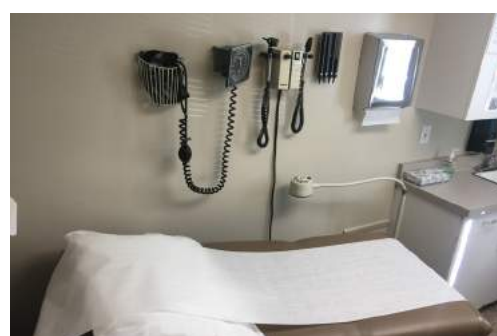
## 4314 W SLAUSON AVE

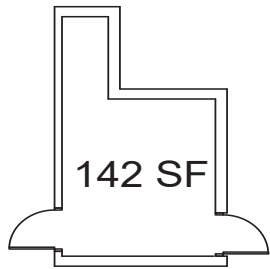
<b>PROPERTY TYPE</b>	MEDICAL OFFICE BUILDING
<b>PRICE</b>	\$5,975,000
<b>NOI</b>	\$387,000/YR
<b>CAP RATE</b>	6.5%
<b>LAND SIZE</b>	21,522 SF
<b>BUILDING SIZE</b>	14,000 SF
<b>APN</b>	4019-004-017
<b>ZONING</b>	LAC1.5; R4 USES ALLOWED

## HIGHLIGHTS

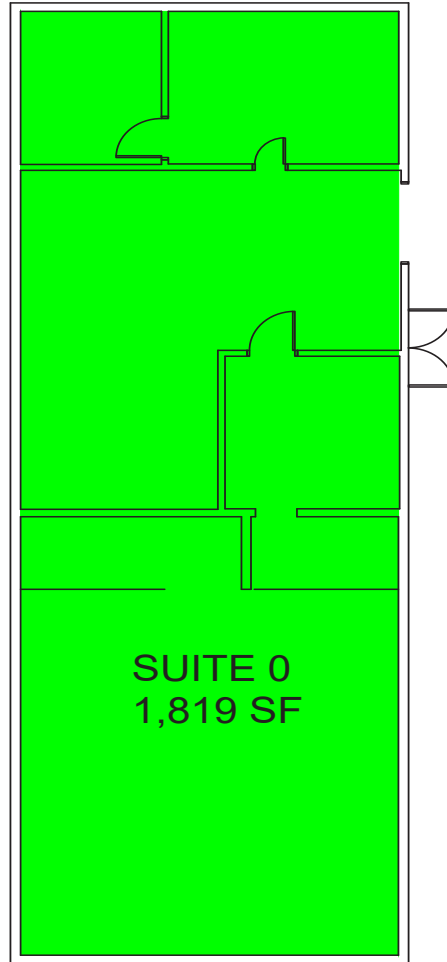
- 3-story medical office building
- 100% leased (short term leases)
- Excellent visibility
- Abundant free parking
- Metro station nearby
- **Investor - Excellent opportunity to release entire 2nd floor to new user**
- **Owner User - Due to short term leases Owner User will have income during entitlement/design stages prior to occupying**



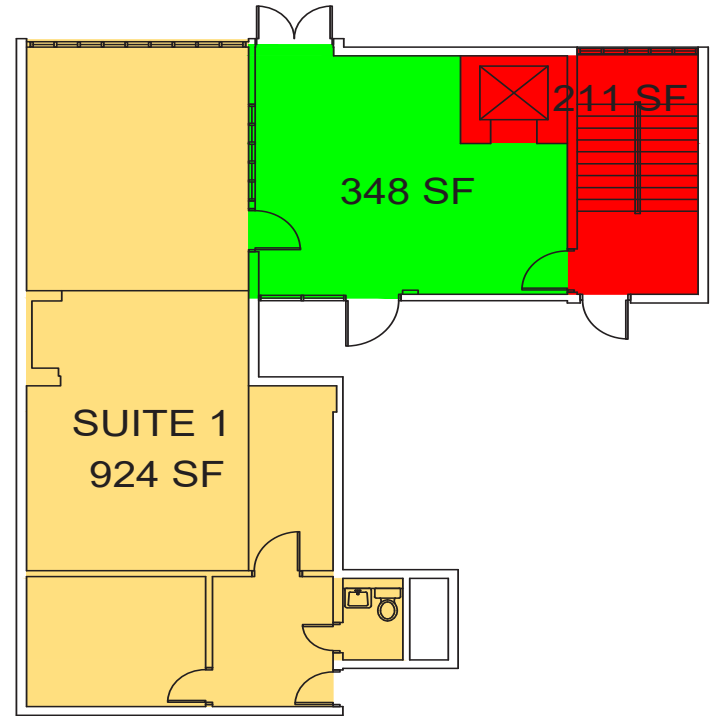




ROOF FLOOR PLAN



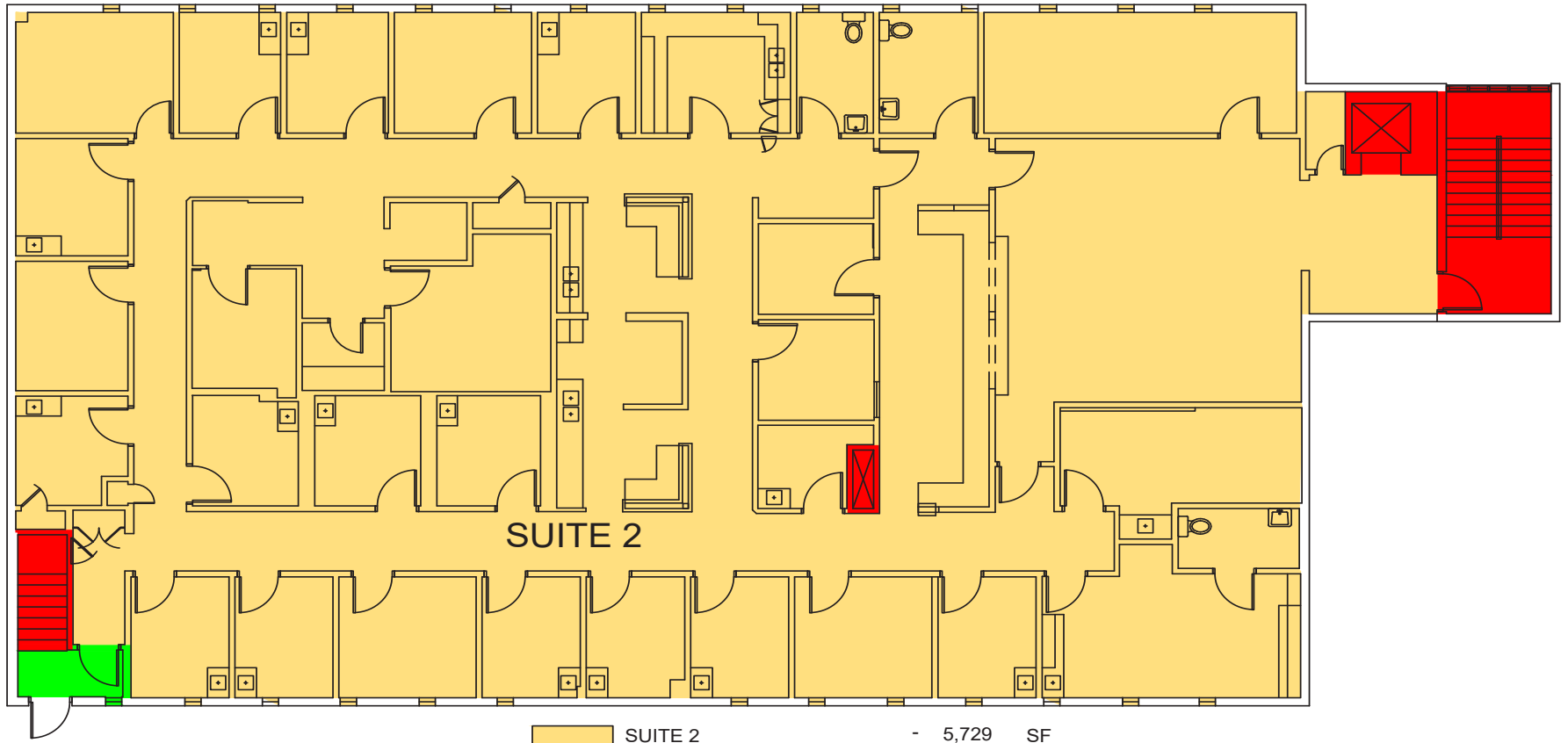
BASEMENT FLOOR PLAN







GROUND FLOOR PLAN



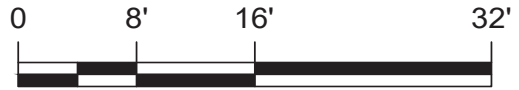
4314 SLAUSON AVENUE, LOS ANGELES, CA

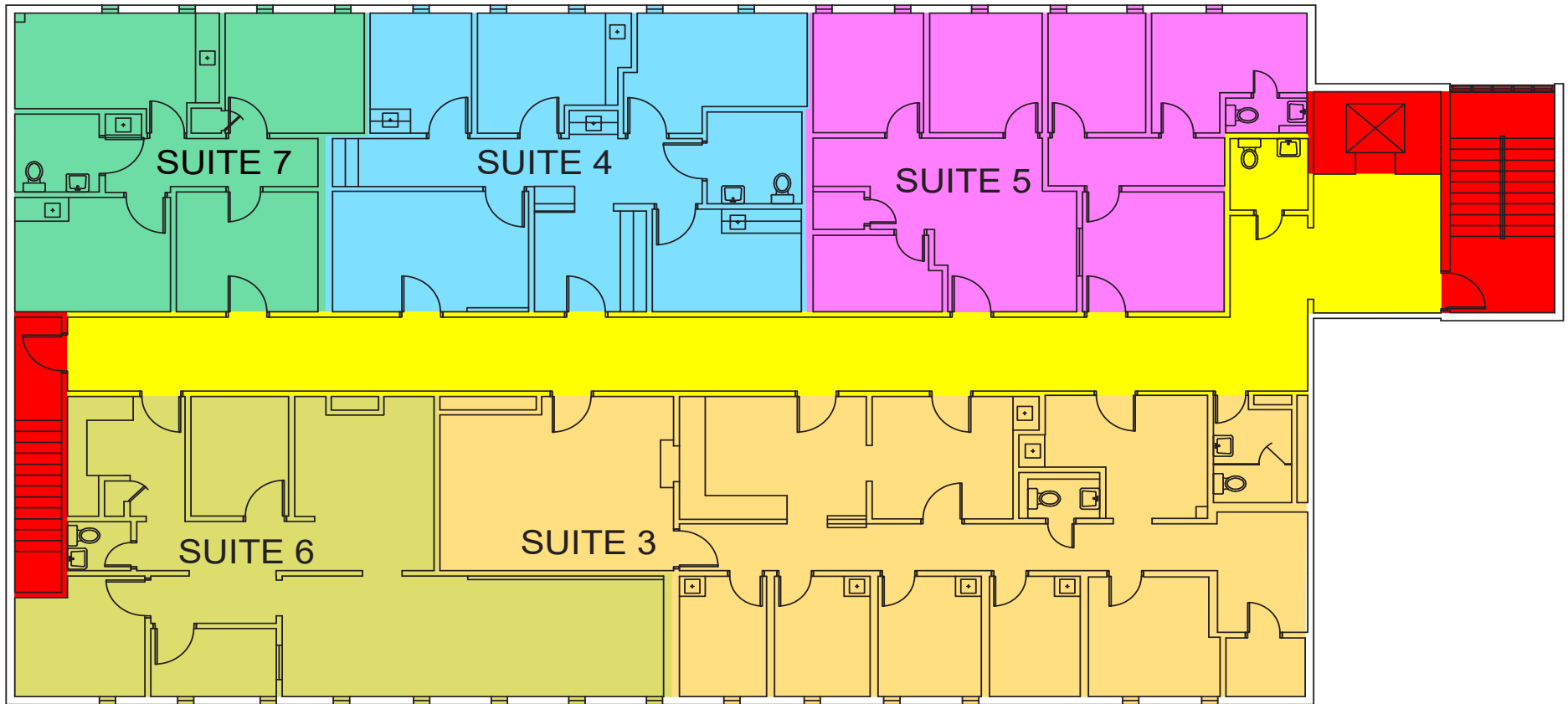


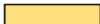








SUITE 2

	SUITE 2	-	5,729	SF
	BLDG SERV / AMEN AREA	-	37	SF
	FLOOR SERV / AMEN AREA	-	0	SF
	PRELIMINARY FLOOR AREA	-	5,729	SF
	VERTICAL PENETRATION	-	273	SF
	INTERIOR GROSS AREA	-	6,039	SF

2nd FLOOR PLAN  
4314 SLAUSON AVENUE, LOS ANGELES, CA





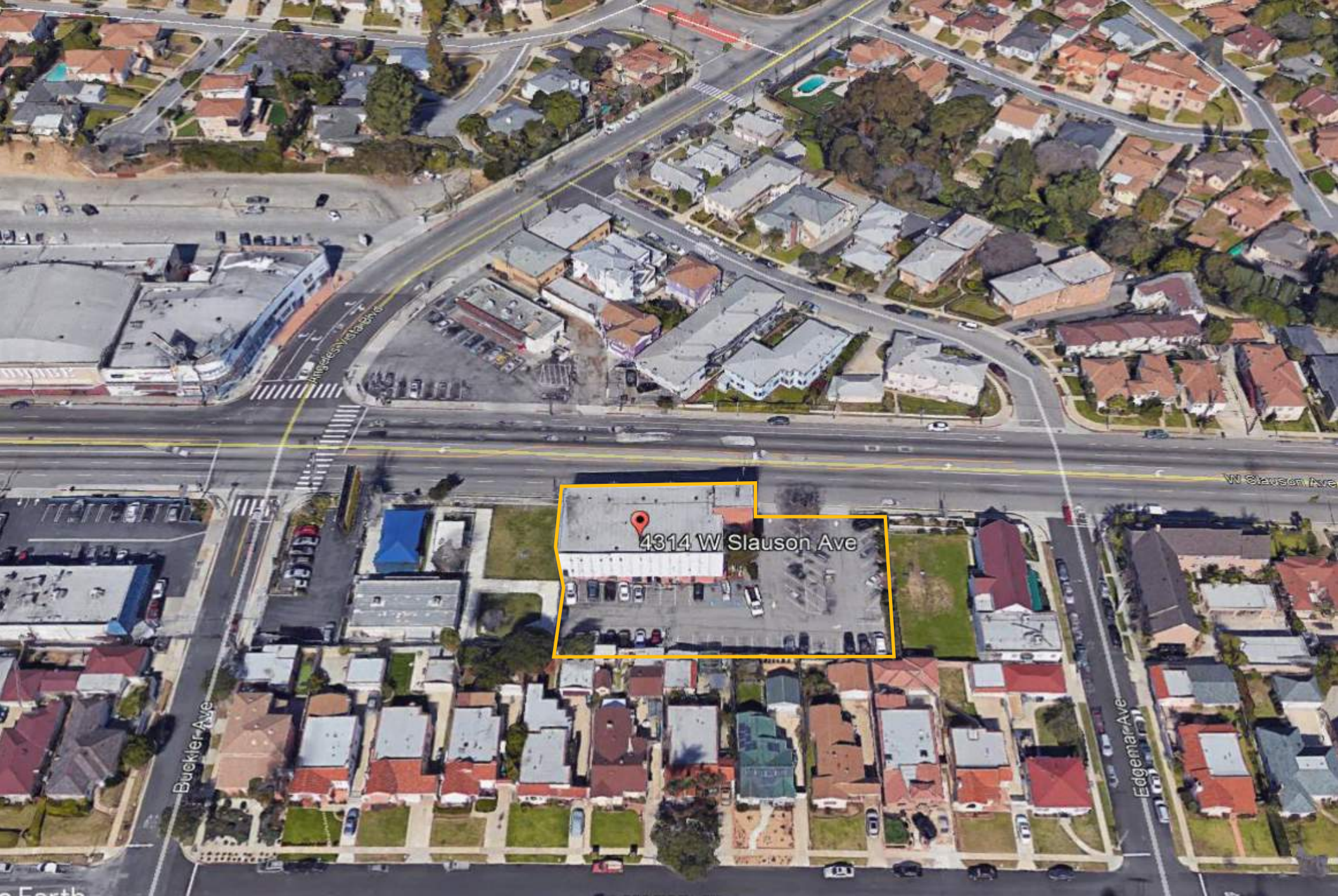
	SUITE 3	-	1,513	SF
	SUITE 4	-	1,543	SF
	SUITE 5	-	875	SF
	SUITE 6	-	946	SF
	SUITE 7	-	638	SF
	BLDG SERV / AMEN AREA	-	0	SF
	FLOOR SERV / AMEN AREA	-	896	SF
	PRELIMINARY FLOOR AREA	-	5,772	SF
	VERTICAL PENETRATION	-	335	SF
	INTERIOR GROSS AREA	-	6,107	SF

3rd FLOOR PLAN  
4314 SLAUSON AVENUE, LOS ANGELES, CA









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The information provided herein is from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and make no representations, guarantees or warranties about it.

**PROPERTY PERSPECTIVES**



# LEASE SUMMARY

4314 W. Slauson Avenue

SUITE	TENANT	RENTABLE SF	USEABLE SF	LEASE RATE	DEPOSIT	PER SQ. FT.	LEASE START	LEASE EXPIRE	INCREASE DATE	TERMS
1	Pharmacy	1,035	924	\$2,587.00	\$3,000.00	\$2.50	12/1/2017	10/31/2022	12/1/2018	NNN
1	Providence	6,420	5,729	\$13,500.00		\$2.10	9/1/2017	9/1/2019	-	NNN
3	Providence	2,006	1,513	\$5,015.00	\$24,000.00	\$2.50	9/1/2017	9/1/2020	-	NNN
4 & 7	Providence	2,047	1,543	\$5,117.00		\$2.50	9/1/2017	9/1/2019	-	NNN
5	Stars Behavioral	1,161	875	\$2,902.00		\$2.50	10/1/2017	10/1/2020	10/1/2018	FSG
6	Stars Behavioral	1,255	946	\$3,137.50	\$6,040.00	\$2.50	10/1/2017	10/1/2017	10/1/2018	FSG

Totals	13,924	11,530	\$32,258.50	\$33,040.00
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<b>MONTHLY TOTALS</b>	<b>\$32,258.50</b>
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<b>ANNUAL TOTALS</b>	<b>\$387,102.00</b>
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**FINANCIAL INDICATORS:**

<b>Price:</b>	<b>\$5,975,000</b>
Down Payment:	\$1,792,500
Down Payment %:	30%
Current CAP:	6.1%
Market CAP:	5.6%
Cost Per Sq. Ft.:	\$429.15
Avg. Mo. Rent/Net Sq. Ft.	\$2.24
Cash on Cash Return:	5.22%

**PROPERTY ABSTRACT:**

Type:	Multi-Tenant Office
Age:	1961
Lot Size:	21,522
Building SqFt:	13,923
Parking Spaces:	56

**ESTIMATED ANNUALIZED EXPENSES:**

Taxes:	\$65,450
Insurance:	\$5,400
Utilities:	\$12,000
Maint. & Repair:	\$12,000
Janitorial	\$12,000
Management:	\$15,600
Miscellaneous:	\$5,000
<b>Total Expenses:</b>	<b>\$127,450</b>

**ESTIMATED ANNUALIZED OPERATING DATA:**

		<b>CURRENT</b>
<b>Scheduled Gross Income:</b>		<b>\$387,072</b>
Plus CAM Recapture:	-17%	\$105,783
Total Income:		\$492,855
Less Vacancy:	0.0%	\$0
Gross Operating Income:		\$492,855
Less Expenses:		\$127,450
<b>Net Operating Income:</b>		<b>\$365,405</b>
Less Loan Payment 1st:		(\$271,898)
<b>Pre-Tax Cash Flow:</b>		<b>\$93,507</b>
<b>Percentage Return:</b>		<b>5.2%</b>

<b>1st LOAN</b>	<b>RATE</b>	<b>TERM</b>	<b>ANNUAL PMT</b>
\$4,182,500	4.25%	300	\$271,898



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**CONTACT INFORMATION**