



RETAIL BUILDING - FOR LEASE and/or FOR SALE



Type of Listing Agreement

Have: **Free Standing Drive Thru** City: **La Habra** TG#: **708-E5** \$/Sqft: _____ Asking Rent: **\$3000 per month**
 Address: **251 W. Whittier Blvd.** County: **OR** State: **CA** Zip: **90631** Typ of Lease: **NNN**
 Cross Streets: **NEC Whittier Blvd. & Hillside** Total Building Sq Ft: **856**
 Features: **Existing Drive Thru** Terms: **5 to 10 year Lease Terms** Poss. _____

FINANCIAL ANALYSIS (ANNUAL)

Gross Scheduled Income (GSI): **\$0**
 Vacancy Allowance: **0%** **\$0**
 Gross Operating Income (NOI) **\$0**
 Operating Expenses **\$0**
 Net Operating Income (NOI) **\$0**
 Loan Payment (P&I) **\$0**
 Gross Spendable Income (SI) **\$0**
 Cap Rate (NOI / LP) **0.0%**
 Gross Multiplier (LP / GSI) _____

A/P # 017-250-05 Tax Area 6-001
 Tax Rate Year 2007 Tax Rate _____
 Land _____
 Improvements _____
 Personal Property \$0 _____
 Total \$0 _____ 100%
 Legal: Lot # _____ Block# _____ Tract# _____

No of Units	Unit Description or Tenant	Size Sq Ft	Lease			Rent/Unit
			EXP	Lgth	Type	
1	Vacant	856			NNN	\$3,900.00
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						

Total Base Income _____
 Overage Income _____
 Total Monthly Gross Scheduled Income (GSI) _____

ANNUAL OPERATING EXPENSES

Taxes - Prop	_____	NNN	Repairs & Maint.	_____	NNN
Taxes - Pay	_____	NNN	Pest Control	_____	NNN
Insurance	_____	NNN	Licenses	_____	NNN
Utilities	_____	NNN	Management	_____	NNN
Services	_____	NNN	Other	_____	NNN
Supp & Misc	_____	NNN	Other	_____	NNN
Advertising	_____	NNN	Total Expenses	_____	NNN



Remarks **POINT CORNER LOT**
Free Standing Drive Thru Building with entrances from Whittier Blvd. and Hillside
Originally built as Jack in the Box then leased to Donut Queen. Now Vacant.
Lease with Option to Purchase
Sale Price \$690,000.00

Office Data: Total Office Sq Feet _____ # of Offices _____
 # Toilets Men _____ Women _____ A/C? _____ Heat _____

Building & Land Data: Building Dimensions _____ Mezzanine Sq. Ft. _____ Land Sq Ft **10,500**
 Land Dimensions _____ Construction _____ Roof _____ Roof Age _____ Fire Sprinklers _____
 Minimum Clearance Height _____ Span _____ # Stories _____ Year Built _____ Year Refurbished _____
 Zoning _____ # of Buildings _____ # of Units _____ Sewer _____ Septic Tank _____ Overhead Crane _____ Net Bldg S.F. _____

Planta Data Power: _____ Amp _____ Volt _____ Phase: _____ Rail _____ Heat _____ Cooling _____ Loading Doors _____
 # Docks _____ # Well _____ # Ground Level _____ # Toilets Men _____ Women _____ Foil _____ Sky Lights _____

Parking Spaces: _____ Parking Ratio _____ Fenced Square Feet _____
 Salesperson **Greg Jones**
 Listing Office **JonesRE**
 Phone **562-697-3333 ext. 21** Fax: **562-697-9999**
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