



George Massalas
BIZ Builder.Com
800-727-2100 [Option 1]

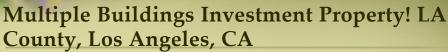
chris@bizbuilder.com http://www.bizbuilder.com \$4,250,000







CONFIDENTIAL PRIVATE SALE



Location: East Los Angeles, CA Asking Price: \$4,250,000 Down Payment: \$2,125,000 Gross Operating Income: \$300,996

Operating Expenses: \$73,554 Year Built: 1984 Price/SF: \$283.71/SF Property Type: Industrial Lot Size: 1.05 Acres Building Size: 14,980 SF Tenants: 9 Total Occupancy: 100%

CAP Rate: 5.35% Long Term Capital Gain: 20%





