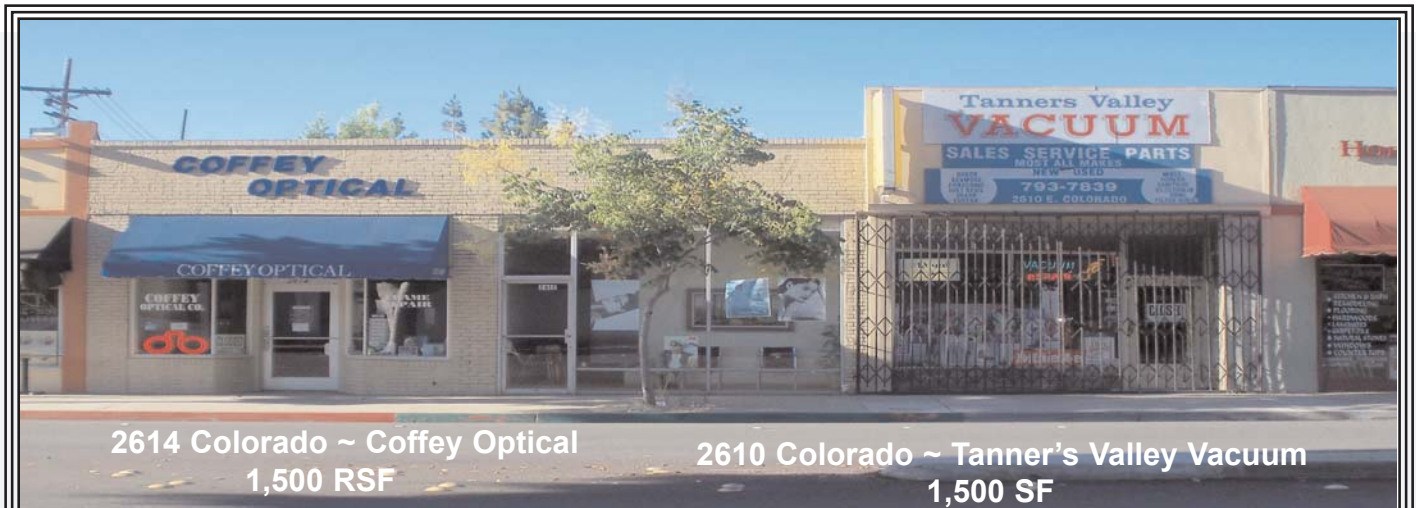


# Retail/Commercial Property For Sale

2610~2614 E. Colorado Blvd., Pasadena, CA 91107



## Two Unit Commercial Building for Sale!

Ideal Opportunity for Investor/Owner

**Price: \$972,000.00**

Total Building Square Feet is Approx. 3,640 on a 7,497 SF Lot

Completely Renovated in 2004 ~ Fully Air Conditioned Units  
New Plumbing, Electrical & HVAC , 200 Amps, 120/240 Volt  
Phase 1 Electric ~ Private Parking Lots with 640 SF Storage

<b>Current Income</b>	<b>\$61,200</b>
<b>Estimated Expense</b>	<b>\$13,505</b>
<b>Net Operating Income</b>	<b>\$47,695</b>
<b>Estimated Expenses: Insurance \$1,500; Bus License \$80; Maint. &amp; Repairs \$1,000; R.E. Taxes \$10,925 (new Prop 13)</b>	

Bob Riegel bob.riegel@sauveriegel.com

DRE # 00961094

Norm Sauvé nsauveriegel.com

DRE # 00937271

**Sauvé Riegel**  
Commercial Real Estate

www.sauveriegel.com 626.585.4321

12 South Raymond Avenue, Suite A ■ Pasadena, California 91105  
626.683.3990 fax ■ www.sauveriegel.com

The information contained herein has been obtained from sources which are deemed reliable.  
While we have no reason to doubt its accuracy, we do not guarantee it and assume no liability for any inaccuracies or omissions.



2610 - 2614 E. Colorado Boulevard, Pasadena, CA 911007

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 2006071800002001-65

TRA 7500

5748 11 SHEET I

SCALE 1" = 100'

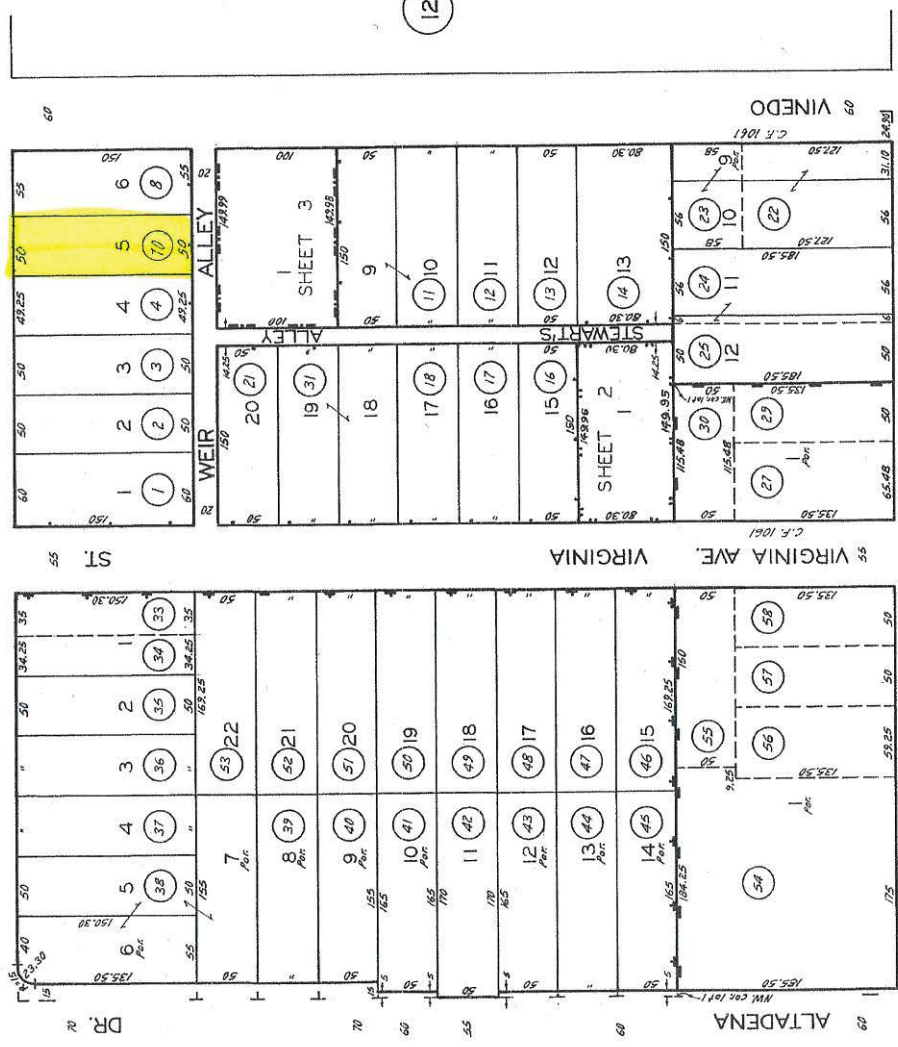
2007

9



COLORADO ST.

ST.



BK. 5747

MOHAWK ST.

WEIR & STEWART SUBDIVISION M. R. 14 - 12  
 NO. 1 MAP SUBDIVISION OF THE SUNNY SLOPE ESTATE M. R. 43 - 91  
 CULVER'S TRACT M. B. 6 - 177  
 LIVE OAKS TRACT M. B. 8 - 163  
 CONDOMINIUM TRACT NO. 40270 M. B. 998 - 49 - 50  
 CONDOMINIUM TRACT NO. 53889 M. B. 1298 - 97 - 98

MORNINGSIDE ST.

ST.

FOR PREV ASSMNT SEE 5748 - 10 & 11

22

24

ASSESSOR'S MAP COUNTY OF LOS ANGELES, CALIF.

**2610-2614 E.Colorado Blvd., Pasadena, CA 91107**



**PRICE & LOAN INFORMATION**

Listing Price	\$972,000
Down Payment	\$97,200
Propoosed Loan	\$874,800
Estimated payment	\$4,618
Interest Rate	4.00%
Term	25 Years
Type	SBA

**INCOME & EXPENSE INFORMATION**

INCOME	Est Income	
SCHEDULED GROSS RENTAL INCOME	\$69,420	
Less: Vacancy	\$0	
<b>GROSS OPERATING INCOME</b>	<b>\$69,420</b>	
LESS OPERATING EXPENSE	Estimated Expense	
Property Insurance	(\$2,000)	
Maintenance & Repairs	(\$1,000)	
Business License	(\$80)	
Real Estate Taxes	(\$10,925)	
<b>TOTAL OPERATING EXPENSES</b>	<b>(\$14,005)</b>	
NET INCOME	Projected Income	Percent
NET OPERATING INCOME & CAP RATE	\$55,415	5.7%
Debt Service	\$55,410	
Cash Flow Before Taxes (2)	\$5	
Tax Savings From Depreciation (1)	\$5,234	
Loan Principal Reduction	\$21,644	
<b>Total Return After Tax</b>	<b>\$26,882</b>	<b>27.7%</b>

- (1) Tax savings from depreciation assumes a 50% land to building ratio, 39 year straight line depreciation, 42 % combined state and federal income tax bracket.
- (2) Effective rent to an owner-user is approximately \$3,435.00 per month, or \$1.61 per SF for 2,140 SF, including 1,500 SF retail plus 640 SF storage.

Commercial Building with Two Retail Stores & One Flex-Warehouse-Storage Unit

**3,640 SF on a 7,497 SF lot**

200 Amps, 120/240 Volt  
1 Phase Electric

**Private Parking**

Completely Renovated in 2004 with New Plumbing, Electrical, & Air Conditioning Units.

**Ideal Property for Investor or Owner/User**

This is an Ideal Property for an Owner/User or Investor to Acquire a Commercial Building and Lock in Today's Low Interest Rate.

For an owner/user monthly payments on a SBA loan can be lower than rent payments on an after tax basis. In addition, the return on a down payment investment can be greater than the interest you would earn from your bank.

**Call Now For More Info!**



**Contact: Bob Riegel or Norm Sauvé**

www.SauveRiegel.com  
Tel: (626) 585-4321 Fax: (626) 683-3990  
12 South Raymond Avenue, Suite A  
Pasadena, CA 91105  
DRE: # 00961094 / 00937271



SBA DIVISION  
500 North Brand Boulevard  
Suite 1960  
Glendale, CA 91203  
800.300.2632  
818.547.0545 Fax

### SBA "7A" FINANCING SCENARIO

<b>Project Cost:</b>	\$972,000	
<b>DOWN PAYMENT:</b>	\$97,200	10.0%
<b>LOAN AMOUNT:</b>	874,800	
<b>MONTHLY PAYMENT:</b>	\$4,617.52	
<b>RATE:</b>	4.00%	New York Prime OR LIBOR Margin <b>Rate - Adjust 12 Months</b>
<b>TERM:</b>	25 Years	
<b>COLLATERAL</b>	Commercial property being purchased	
<b>PREPAYMENT PENALTY:</b>	3 years only: 5% year one, 3% year two, 1% year three	
<b>LENDER POINTS:</b>	None. No up front fees.	
<b>SBA LOAN FEE:</b>	\$22,964	
<b>PACKAGING FEE:</b>	\$1,500	(Due upon loan commitment)
<b>LOAN COMMITMENT:</b>	Within 7 business days from submission of a complete package*	
<b>PROCESSING TIME:</b>	30-45 Days from submission of a complete package*	
<b>* For Qualified Buyers:</b>	51% Owner Occupied Business	

**Prepared for:** Bob Riegel  
Sauve' Riegel

<b>Estimate Closing Costs</b>	
\$22,964	SBA Guarantee Fee
3,500	Appraisal
1,500	Packaging Fee
2,500	Environmental (if req'd)
250	Misc
<hr/>	
\$30,714	Total
	plus Title & Escrow

**U.S. Bank**  
Craig Cornwell, Vice President  
Phone 800.300.2632 ext. 219  
Direct Fax 818.548.7400  
Main Fax 818.547.0545

## 2610 E. Colorado Blvd. - Comparable Sales Analysis



Comparable Sales Data							
	Address	City	Property Description	Sold Date	SF	Price	\$ Per SF
<b>Subject:</b>	Subject - 2610 Colorado Blvd	Pasadena	3,364 SF	For Sale	3,640	\$ 972,000	\$ 267.03
<b>Comparables:</b>	2675 E Colorado Blvd	Pasadena	Retail/Restaurant	9/28/2010	4,000	\$ 1,550,000	\$ 387.50
	2220 E Foothill Blvd	Pasadena	Retail/Auto Repair	12/29/2010	2,635	\$ 615,000	\$ 233.40
	35 Glenarm St	Pasadena	Flex/Light Manufacturing	3/21/2011	4,730	\$ 1,800,000	\$ 380.55
	731-735 N Lake Ave	Pasadena	Retail/General Freestanding	11/20/2009	2,804	\$ 870,000	\$ 310.27
	1328-1332 N Lake Ave	Pasadena	Retail/Storefront	4/28/2010	3,272	\$ 800,000	\$ 244.50
	1641-1643 E Walnut St	Pasadena	Retail/Auto Repair	2/11/2010	3,241	\$ 850,000	\$ 262.26
	1845 E Walnut St	Pasadena	Retail/Auto Repair	11/6/2009	2,000	\$ 725,000	\$ 362.50
	778 E Washington Blvd	Pasadena	Retail/Storefront	5/17/2010	1,856	\$ 535,000	\$ 288.25