



## ***Professional Office Multi Tenant Building with Upside!***

10911 Cherry Street, Los Alamitos, CA. 90720 Orange County  
Across from the LOS ALAMITOS MEDICAL CENTER TG:796-J2  
Multi Tenant 2 story Office Building 3,377 SF. LOT 7500 SF.

Professional Multi-Tenant Office Building , Consists of two stories with seven units ,Six units upstairs and one on lower level .  
Fantastic location , Across from the Los Alamitos Medical Center and surrounded by various Medical ,Doctors and Health Services.  
This Small Professional Multi-tenant Office building ,has Upside ,the current rents are low, ranging from \$426.00 to \$500.00 Month.(300 SF. to 400 SF UNITS) Total Annual Income \$39,624 .

NOTE: *Several Units upstairs have doors that connect the existing office space, ideal if tenant needed larger space and wanted to lease more than one unit.*

Well Maintained building with separate Electric Meters, two bathrooms on upper level , a private bath in the downstairs Unit

Ideal Professional Building for an “Owner User“ needing a smaller office space with potential to expand with time , plus added income , for various types of professional services, (consultant, nursing , accounting ,legal?)

Six tenants are long term tenants , on month to month , and one on lease expiring 3/2013

The downstairs unit ,300 SF. with own private bath will be vacant 5/31/2012 .

A Wonderful opportunity for the “Owner User” for immediate occupancy!

As per Title : Building 3,377 SF. of Gross Building and 3,059 SF. Of Net Rentable )On 7500 SF. Lot AP: 242-173-19

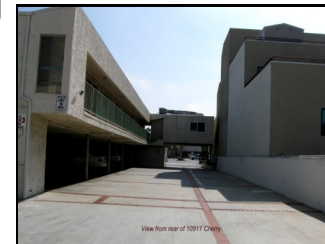
2 Stories with 7 Individual Units Built 1973. (76% improvement) with 10 covered parking spaces under units and 4 open parking spaces. Updated 5/30/12

Zoning: CO Commercial Office

- 8 Separate electric meters. • Owner pays water
- Storage Room Under Stairs
- Flat Roof was replace with a Slanted Roof 10 Years ago.
- Seller is retiring and too busy for Management / and Motivated

**Drive By, Inspection with accepted offer in Escrow...**

**Do Not Disturb Tenants No Sign on Property**

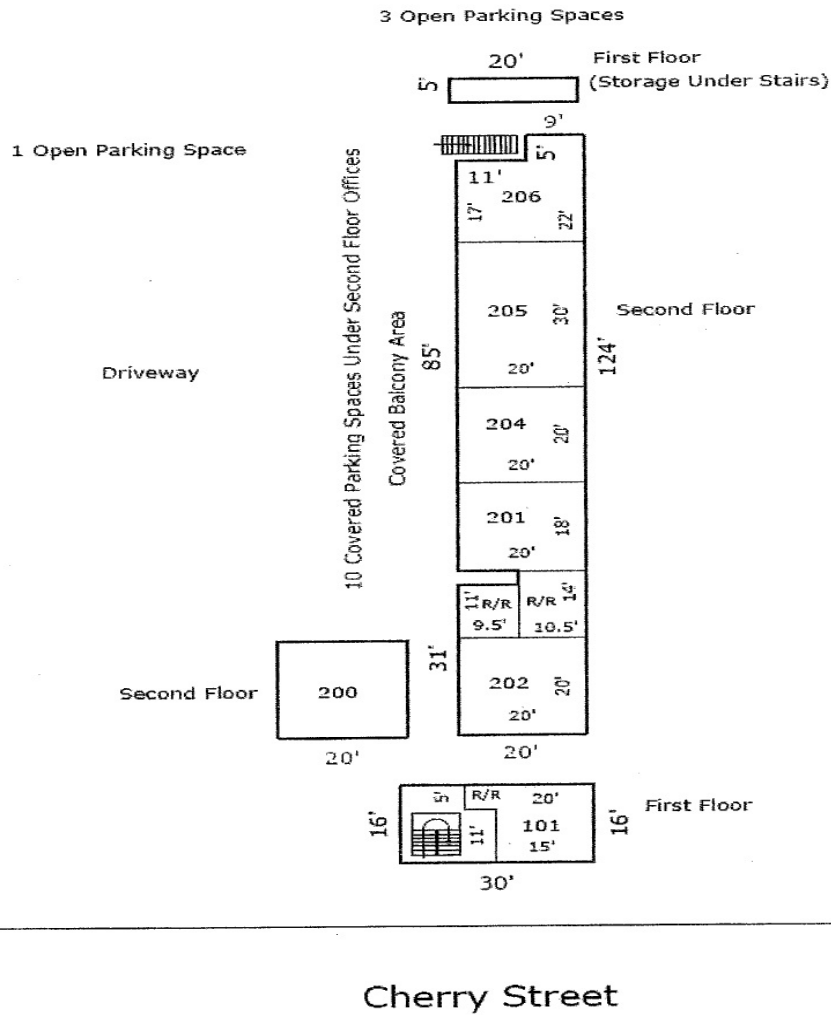


*Contact: A.M. Wyrzatsch Real Estate Broker  
714 557-1270  
COMEXPRO@AOL.COM  
LP: \$1,360,000.*

*Professional Clean well maintained Office Building close to the 605 freeway and many major office and medical buildings .*

*242-173-19 Use Code Commercial Miscellaneous page 1 of 2*

**Subject Site Plan**



7,500 SF as per Plat Map 0.17 acres approximately as per Plat Map  
 Site Dimensions : 50'X 150'  
 Shape: Rectangular  
 Street Frontage: 50' along Cherry Street

**DATE:**APRIL 2012 , at LOS ALAMITOS , California.

**PROPERTY TYPE: MULTI TENANT OFFICE BUILDING (7UNITS)**  
10911 CHERRY STREET ,LOS ALAMITOS ,CA

**INCOME:**

**Scheduled Rental Income** . . . . . \$39,624.00

**Gross Operating Income** . . . . . \$39,624.00

**EXPENSES:**

Utilities Electricity . . Water. . . . . \$3,355.00

Insurance . . . . . \$1,284.00

Taxes. . . . . \$3,447.00

Management Fee . . . . . OWNER Manager 0 . . . . . f

All Supplies . . . . . \$1,467.00

Maintenance / Repairs and Replacements/ Gardner/ Janitorial  
( Includes 2 Large Air conditions Equip on roof last year) \$12,305.00

**Total Operating Expense** **\$21,858.00 2011** **higher due to Replacement part of Air conditioner**

**PROPERTY INFORMATION:**

Price \$ 1,360,000. F&C Owner's equity \$\_100%.

Current vacancy rate or vacant space 0%. 100% Rented

Assessor's allocations for depreciation schedule:

Improvements 76%;

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