



**LAURIE INADOMI - HALVORSEN**  
YOUR INVESTMENT PROPERTY PARTNER



**FORSALE**

# INVESTMENT OFFICE

4001 Miraleste Drive Ranchos Palos Verdes

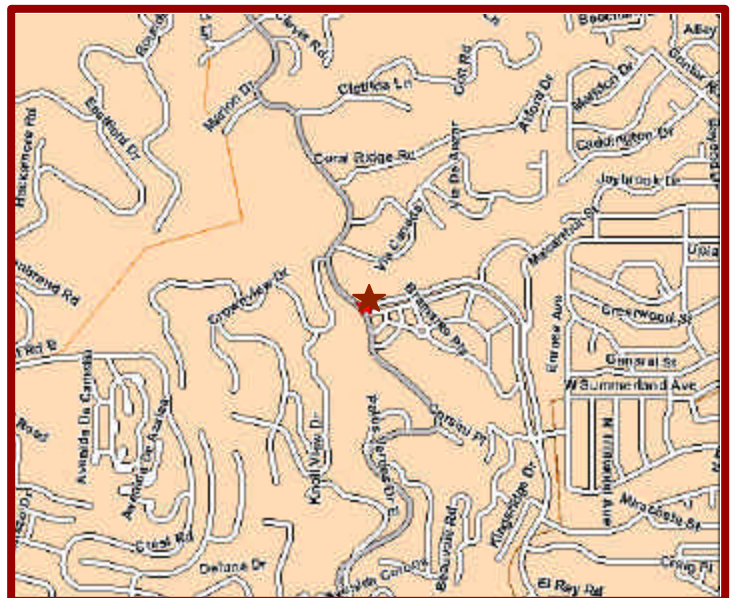


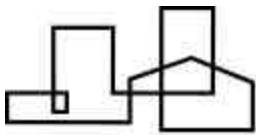
## Property Description

Rare "Pride of Ownership" investment opportunity in the prestigious community of Rancho Palos Verdes. Fully leased building with a history of long-term tenants and no vacancy. Tenants include ReMax Palos Verdes Realty (one of the largest residential real estate companies in L.A. County in sales volume,) Maria's Drapes and Miraleste Cleaners. New red tile roof in 2001.

## Location

The subject property is located in the only commercial section on the east side of the beautiful Palos Verdes Peninsula. Nestled in the foothills of the affluent Miraleste Hills neighborhood off of Palos Verdes Dr. East, the property is situated within a commercial district across the street from the Fire Station and surrounded by \$1,000,000+ homes with harbor views.





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FINANCIALS

## FINANCIAL SUMMARY

SCHEDULED GROSS INCOME	\$141,216.00
VACANCY	\$2,953.00
OTHER INCOME	\$6,420.00
EFFECTIVE GROSS INCOME	\$144,683.00
OPERATING EXPENSE	\$0
MAINTENANCE	\$2,024.00
TAXES	\$14,000.00
INSURANCE	\$2,064.00
OTHER EXPENSES	\$13,500.00
TOTAL EXPENSES	\$32,588.00
NET OPERATING INCOME	\$112,095.00
DEBT SERVICE	\$90,766.00
OTHER CAPITAL COSTS	\$0.00
PRE TAX CASH FLOW	\$21,329.00

## HIGHLIGHTS

- Rare "Pride of Ownership" investment opportunity in Palos Verdes.
- 100% Leased
- Historic long term tenants and zero vacancy
- 8.0% Cap rate
- New red tile roof installed in 2001
- 5.08% Cash on Cash Return with 30% Down Payment
- Located within the affluent and very prestigious community of Rancho Palos Verdes

## FINANCING

TYPE	AMOUNT	RATE	TERM	DUE	ANNUAL DEBT SERVICE
PROPOSED	\$980,000	8.00%	25 yr	10 yr	\$90,766

### For More Information:

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