



Rare Mixed-Use Property | Walgreens + Duplex in Glendale | \$2,395,000

1487 E. Chevy Chase & 409 Sinclair Ave. Glendale, CA 91206



Prime Glendale, California



Value-added opportunity w/
possible ADU garage
conversion



NNN Retail + Duplex



Duplex: (1) unit delivered
vacant; (2) 1-bedroom
+ 1-bath units



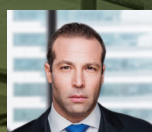
Significant $\pm 28\%$ rental
upside potential



Parking: Walgreens /
open lot. Duplex / Lrg.
private garages & 1 open
space



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1487 E Chevy Chase & 409 Sinclair Ave. Glendale

3 Units

SUMMARY	CURRENT	MARKET
Purchase Price:	\$2,395,000	
Down Payment: 100%	\$2,395,000	
Number of Units:	3	
Cost per Legal Unit:	\$798,333	
Current CAP:	6.03%	6.95%
Year Built:	1955	
Approx. Building SF:	2,848	
Cost per Building SF:	\$840.94	
Approx. Lot SF:	6,146	
Zoning:	GLC3	
Parking:	Open Lot & Private Garages	

ALL CASH
Loan:
Interest:
Interest Type:
Term (Yrs.):
Amortization (Yrs.):
Other Terms:

ANNUAL OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income:	\$190,070	\$212,870
Less Vacancy Reserve:	(\$5,702)	(\$6,386)
Gross Operating Income:	\$184,368	\$206,484
Less Expenses:	(\$40,054)	(\$40,054)
Net Operating Income:	\$144,315	\$166,431
Pre-Tax Cash Flow:	\$144,315	\$166,431
	6.03% **	6.95% **

* As a percentage of Scheduled Gross Income. ** As a percentage of Down Payment.

HIGHLIGHTS
Property
* Prime Glendale location
* NNN retail + duplex
* ±28% rental upside
* Potential ADU garage conversion
Location
* Across from Adventist Health
* Signalized corner, 15.7K+ cars/day
* E of 5, N of 134
* 1-mi HH income: \$71K+

SCHEDULED INCOME	CURRENT	MARKET
No. of Units	Beds / Baths	Approx. Sq.Ft.
1	1+1	
1	1+1	
1	Walgreens	1,800
	Monthly Avg. Rent / Unit	Monthly Income
	\$1,300	\$1,300
	\$1,950	\$1,950
	\$10,500	\$10,500
Monthly Scheduled Rent:	\$13,750	\$15,650
NNN Charges:	\$2,089	\$2,089
Garage Income:		
Other Income:		
Monthly SGI:	\$15,839	\$17,739
Annual SGI:	\$190,070	\$212,870
Utilities Paid by Tenant:	Electricity & Gas	

ESTIMATED ANNUAL EXPENSES
Tax Year 2025
Tax Rate 1.25%
Insurance (New)
Maint. / Repairs
Utilities
Total Expenses:
Per Gross Sq. Ft.:
Expenses Per Unit:

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