



## 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 investment opportunity



NNN Retail + Duplex



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



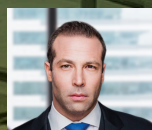
Significant  $\pm 26\%$  rental upside potential



Parking: Walgreens / open lot. Duplex & 1 open space



**RAY RODRIGUEZ**  
Founding Partner  
Multifamily Investment Sales  
CA License #01402283  
T. 866-582-7865  
E. ray@lucrumre.com



**MATT FREEDMAN**  
Partner  
Commercial Real Estate Sales  
CA License #01487954  
T. 310-275-3800  
E. matt@lucrumre.com



**LUCRUM**







Raymond A. Rodriguez  
Founding Partner  
Tel. 866.582.7865  
ray@lucrumre.com

Mathew Freedman  
Partner  
Tel. 310.275.3800  
matt@lucrumre.com



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:		6.00%	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:		\$189,470		\$212,870	
Less Vacancy Reserve:		(\$5,684)	3.00% *	(\$6,386)	3.00% *
Gross Operating Income:		\$183,786		\$206,484	
Less Expenses:		(\$40,054)	21.14% *	(\$40,054)	18.82% *
Net Operating Income:		\$143,733		\$166,431	
Pre-Tax Cash Flow:		\$143,733	6.00% **	\$166,431	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
- \*Value-added investment

##### Location

- \*Across from Adventist Health
- \*Signalized corner, 15.7K+ cars/day
- \*E of 5, N of 134
- \*1-mi HH income: \$71K+

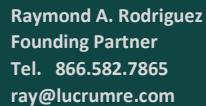
SCHEDULED INCOME			CURRENT		MARKET	
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly Income
1	1+1		\$1,300	\$1,300	\$2,150	\$2,150
1	1+1		\$1,950	\$1,950	\$1,950	\$1,950
1	Walgreens	1,800	\$10,450	\$10,450	\$11,550	\$11,550
Monthly Scheduled Rent:				\$13,700		\$15,650
NNN Charges:				\$2,089		\$2,089
Garage Income:						
Other Income:						
Monthly SGI:				\$15,789		\$17,739
Annual SGI:				\$189,470		\$212,870
Utilities Paid by Tenant:			Electricity & Gas			

#### ESTIMATED ANNUAL EXPENSES

Tax Year	2025	
Tax Rate	1.25%	\$29,938
Insurance (New)		\$6,396
Maint. / Repairs		\$1,500
Utilities		\$2,220

Total Expenses:	\$40,054
Per Gross Sq. Ft.:	\$14.06
Expenses Per Unit:	\$13,351.17

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**Mathew Freedman**  
Partner  
Tel. 818.657.6522  
matt@lucrumre.com



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