

17409 MARQUARDT AVE

17409 Marquardt Ave, cerritos, CA 90703



SO-CAL 
WAREHOUSE
BUY • SELL • LEASE

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2

Property Info & Disclaimer

3

Property Description

5

Property Photos

8

Investment Analysis - 5 Year Before Tax

TABLE OF CONTENTS

**17409
MARQUARDT
AVE**



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PROPERTY INFORMATION

PURCHASE PRICE
\$2,600,000.00

PROPERTY ADDRESS
17409 Marquardt Ave
cerritos, CA 90703

PROPERTY SIZE
5,989 Sq. Ft.

LAND SIZE
22,308.00 Sq. Ft.

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PROPERTY OVERVIEW

FOR SALE | PRIME OFFICE INVESTMENT OPPORTUNITY CERRITOS, CA

Exceptional opportunity to acquire a 5,989 SF office building situated on a spacious 22,000 SF lot in the highly desirable Cerritos market. This well-located asset offers ample on-site parking and a flexible multi-tenant layout, making it ideal for both investors and owner-users.

The property is currently configured with multiple tenants, all on month-to-month leases, providing immediate income with the flexibility to reposition, increase rents, or occupy all or part of the building.

Strategically positioned in a strong commercial corridor, the property benefits from excellent accessibility, surrounding amenities, and continued growth in the Cerritos area.

Property Highlights:



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PROPERTY DETAILS

7 tenants/ Month to month terms

size: 5,989 sqft

Lot : 22,308 sqft.

Rents:

Rents are

1: \$4576

2: \$1425

3: \$440

4: \$440

5: \$1463

6: \$1450

7: \$500

All tenants pay their portion of SCE bill. Owner pays water.

PROPERTY PHOTOS



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5-YEAR CASH FLOW ANALYSIS

INITIAL INVESTMENT

Purchase Price	\$2,600,000
+ Acquisition Costs	\$26,000
- Mortgage(s)	\$1,820,000
+ Loan Fees Points	\$18,200
Initial Investment	\$824,200

MORTGAGE DATA

1ST LIEN

Loan Amount	\$1,820,000
Interest Rate (30/360)	6.250%
Amortization Period	25 Years
Loan Term	10 Years
Loan Fees Points	1.00%
Periodic Payment	\$12,005.98
Annual Debt Service	\$144,072

CASH FLOW

For the Year Ending	Year 1 Apr-2027	Year 2 Apr-2028	Year 3 Apr-2029	Year 4 Apr-2030	Year 5 Apr-2031
POTENTIAL RENTAL INCOME (PRI)	\$180,000	\$185,400	\$190,962	\$196,691	\$202,592
- Vacancy / Credit Loss	\$5,400	\$5,562	\$5,729	\$5,901	\$6,078
EFFECTIVE RENTAL INCOME	\$174,600	\$179,838	\$185,233	\$190,790	\$196,514
+ Other Income	\$47,500	\$48,925	\$50,393	\$51,905	\$53,462
GROSS OPERATING INCOME (GOI)	\$222,100	\$228,763	\$235,626	\$242,695	\$249,976
- Operating Expenses	\$47,500	\$47,975	\$48,455	\$48,939	\$49,429
NET OPERATING INCOME (NOI)	\$174,600	\$180,788	\$187,171	\$193,756	\$200,547
NET OPERATING INCOME (NOI)	\$174,600	\$180,788	\$187,171	\$193,756	\$200,547
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$144,072	\$144,072	\$144,072	\$144,072	\$144,072
CASH FLOW BEFORE TAXES	\$30,528	\$36,716	\$43,099	\$49,684	\$56,475
Loan Balance	\$1,788,794	\$1,755,582	\$1,720,232	\$1,682,609	\$1,642,567
Loan-to-Value (LTV) - 1st Lien	54.42%	51.59%	48.83%	46.15%	43.52%
Debt Service Coverage Ratio	1.21	1.25	1.30	1.34	1.39
Before Tax Cash on Cash	3.70%	4.45%	5.23%	6.03%	6.85%
Return on Equity	2.18%	2.38%	2.54%	2.68%	2.80%
Equity Multiple	1.74	1.96	2.19	2.44	2.71

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$3,774,000
Cost of Sale	\$113,220
Mortgage Balance 1st Lien	\$1,642,567
Sales Proceeds Before Tax	\$2,018,213

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	23.21%
Acquisition CAP Rate	6.72%
Year 1 Cash-on-Cash	3.70%
Gross Rent Multiplier	14.44
Price Per Square Foot	\$434.13
Loan to Value	70.00%
Debt Service Coverage Ratio	1.21

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CASH FLOW DETAILS

INCOME

For the Year Ending	Year 1 Apr-2027	Year 2 Apr-2028	Year 3 Apr-2029	Year 4 Apr-2030	Year 5 Apr-2031
POTENTIAL RENTAL INCOME (PRI)	\$180,000	\$185,400	\$190,962	\$196,691	\$202,592
- Vacancy / Credit Loss	\$5,400	\$5,562	\$5,729	\$5,901	\$6,078
EFFECTIVE RENTAL INCOME (ERI)	\$174,600	\$179,838	\$185,233	\$190,790	\$196,514
+ Taxes N	\$32,500	\$33,475	\$34,479	\$35,514	\$36,579
+ Insurance N	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883
TOTAL OTHER INCOME	\$47,500	\$48,925	\$50,393	\$51,905	\$53,462
GROSS OPERATING INCOME (GOI)	\$222,100	\$228,763	\$235,626	\$242,695	\$249,976

EXPENSE DETAIL

Real Estate Taxes	\$32,500	\$32,825	\$33,153	\$33,485	\$33,820
Property Insurance	\$15,000	\$15,150	\$15,302	\$15,455	\$15,609
TOTAL OPERATING EXPENSES	\$47,500	\$47,975	\$48,455	\$48,939	\$49,429
NET OPERATING INCOME (NOI)	\$174,600	\$180,788	\$187,171	\$193,756	\$200,547

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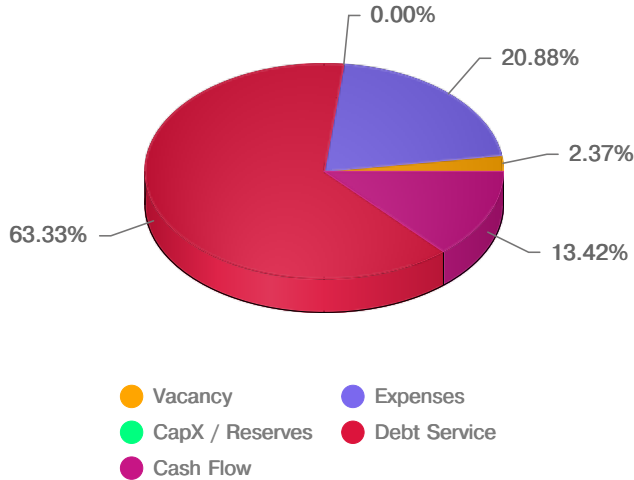


5-YEAR CASH FLOW ANALYSIS

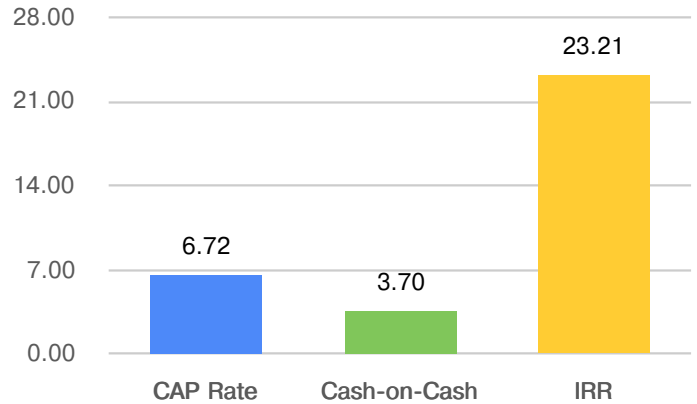
ASSUMPTION / INPUTS

Purchase Price	\$2,600,000
Year 1 Potential Income	\$180,000
Vacancy & Credit Loss	3.00%
Year 1 Expenses	\$47,500
Acquisition CAP Rate	6.72%
Sale Price - CAP Rate	5.50%

Acquisition Costs	1.00%
Annual Income Increase	3.00%
Other Income Increase	3.00%
Annual Expense Increase	N/A
Loan Fees Points	1.00%
Cost of Sale upon Disposition	3.00%



Investment Performance (%)



5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment			Financing Cash Flow			Equity Investment	
Cash Flow & 5-year Yield		+	& Effective Rate		=	Cash Flow & 5-year Yield	
N	\$		N	\$		N	\$
0	(\$2,626,000)		0	\$1,801,800		0	(\$824,200)
1	\$174,600		1	(\$144,072)		1	\$30,528
2	\$180,788		2	(\$144,072)		2	\$36,716
3	\$187,171		3	(\$144,072)		3	\$43,099
4	\$193,756		4	(\$144,072)		4	\$49,684
5	\$3,861,327		5	(\$1,786,638)		5	\$2,074,689
Property IRR/Yield = 13.14%			Effective Loan Rate = 6.44%			Equity IRR / Yield = 23.21%	

Positive Leverage! Leverage INCREASED the Yield by 10.07%

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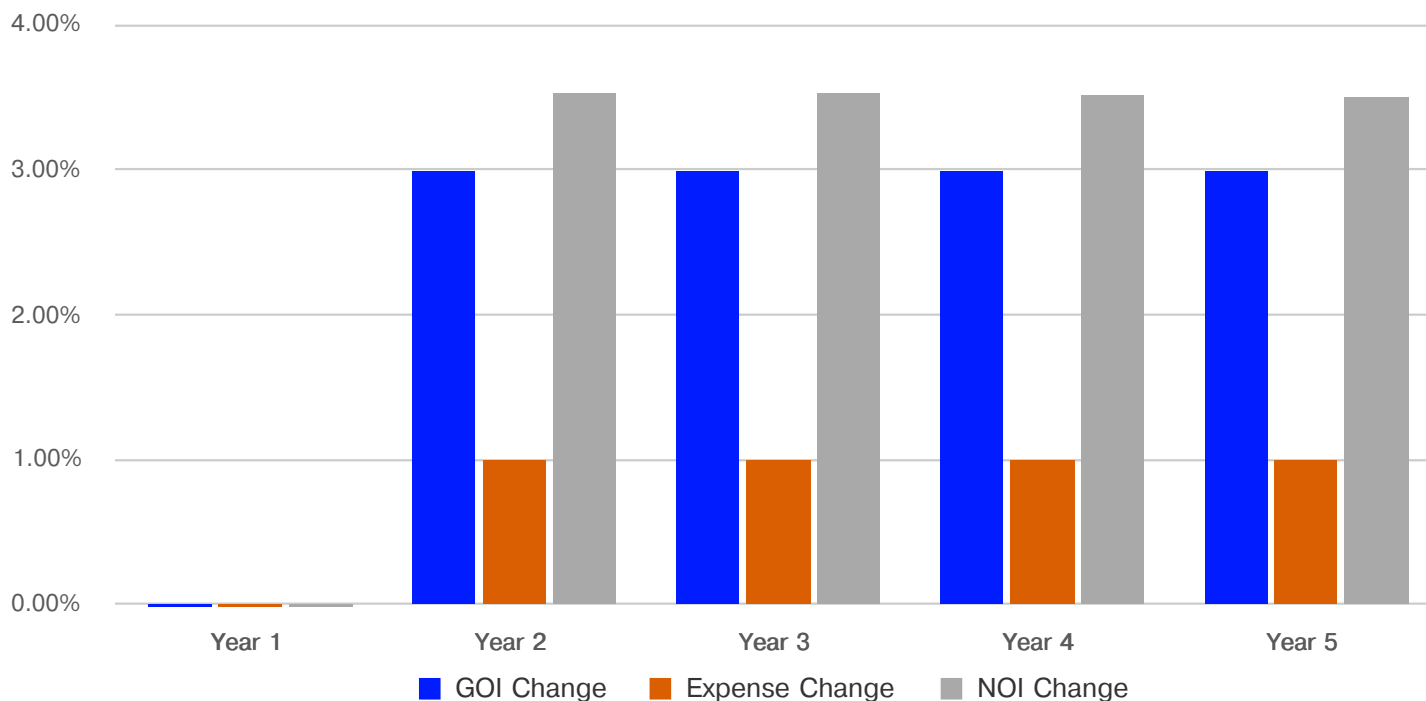
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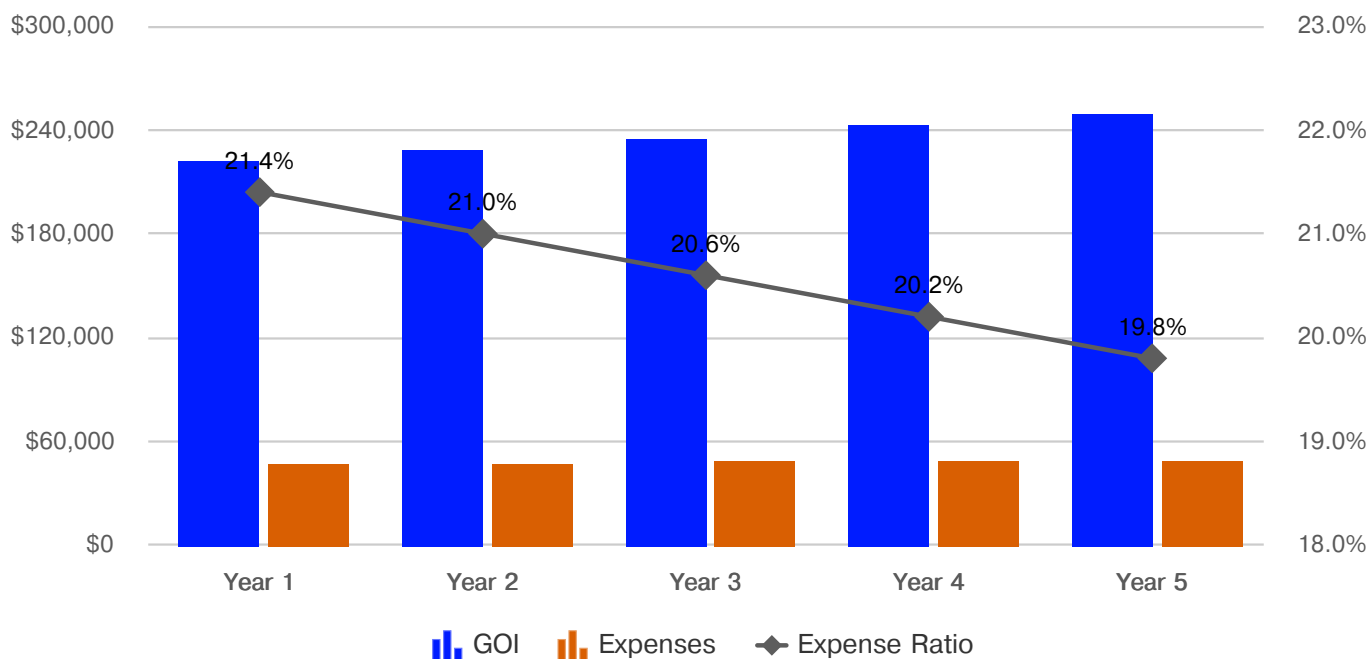
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ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE, EXPENSE RATIO % OF GOI

Annual GOI, Expense and NOI Percent Change



Expense Ratio % of GOI



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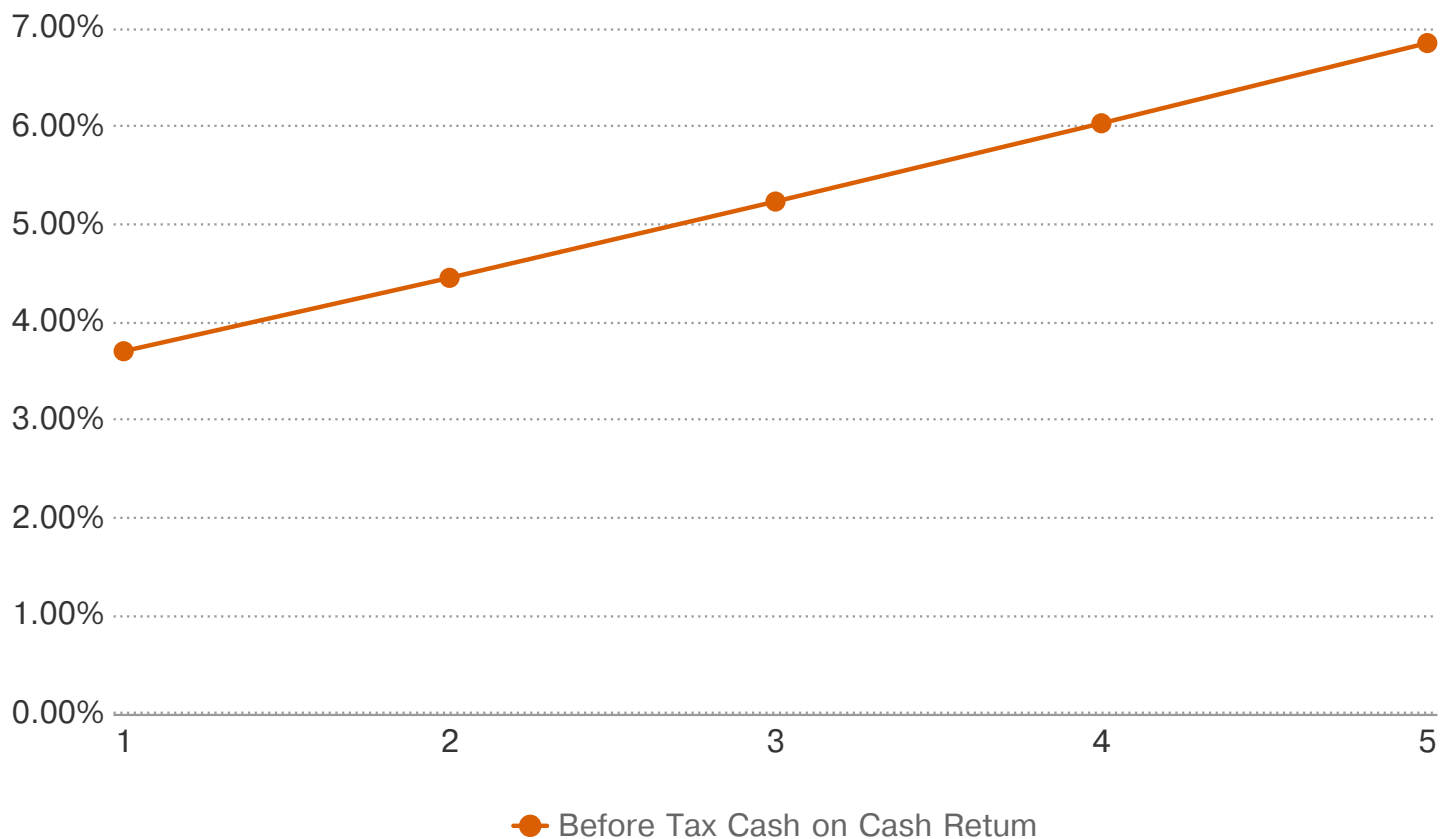
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CASH-ON-CASH ANALYSIS

Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	3.70%	4.45%	5.23%	6.03%	6.85%

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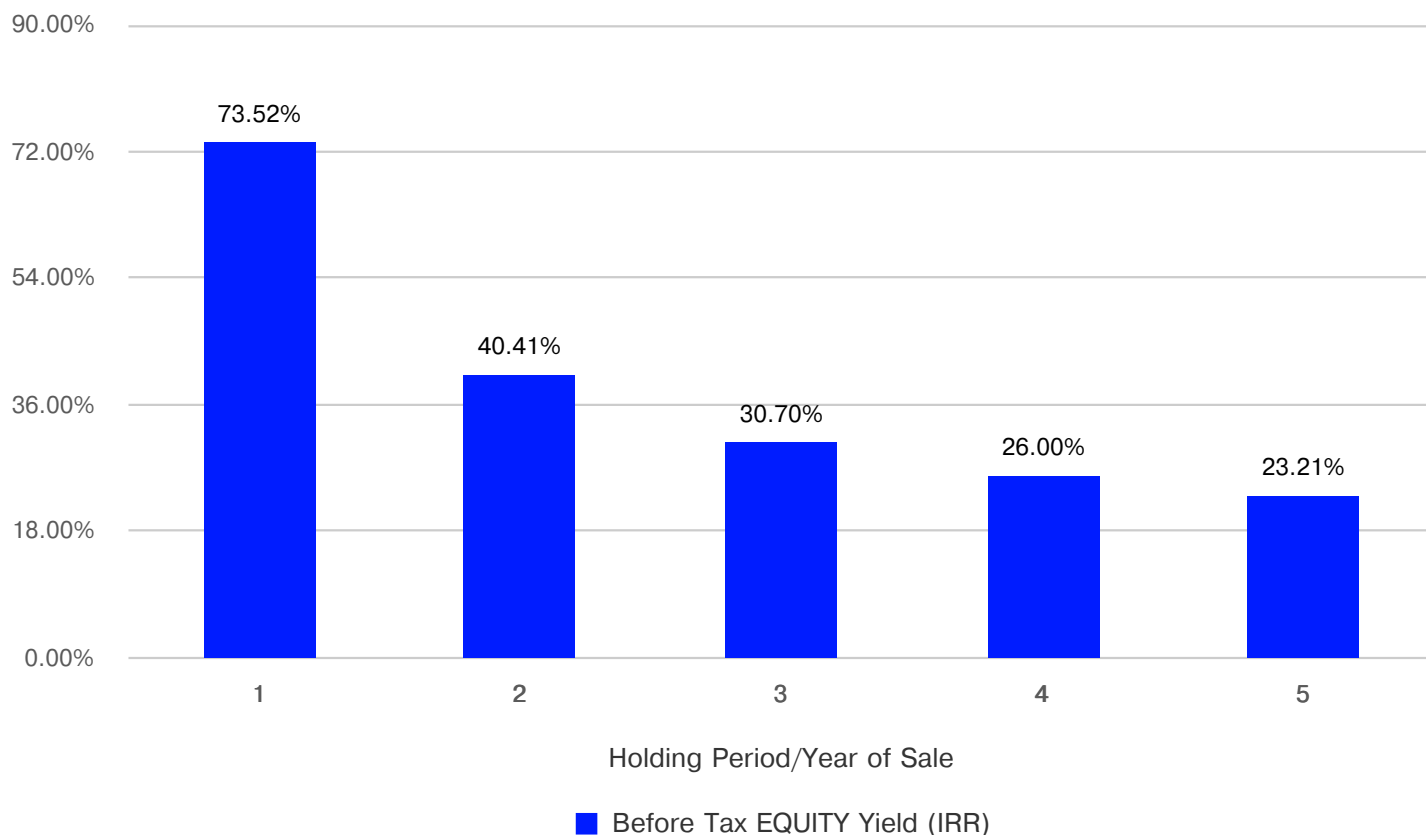
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OPTIMAL HOLDING PERIOD ANALYSIS

Before Tax Optimal Holding Period	1 Year
Before Tax Optimal Hold Annual Yield	73.52%

Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	73.52%	40.41%	30.70%	26.00%	23.21%

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