

FOR SALE
1913

EAST 17TH STREET - SUITES 214 & 214 A

SANTA ANA CA

EXCLUSIVELY LISTED BY:

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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

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PROPERTY OVERVIEW

±1,100 SF / \$389 psf / \$427,900

Reception, kitchen, 5 offices, file storage

1.74:1,000 SF (89 Surface parking)

Association: \$900 per month



Owner/User Office Condo
Move-in Ready
New flooring
New ceiling



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OWNER/USER PERFORMANCE

Acquisition / Financing	Amount
Purchase Price	\$427,900
Approx. Building Size	1,100 SF
Purchase Price / SF	\$389.00
Down Payment - 10%	\$42,790
Amount Financed - 90%	\$385,110
Interest Rate	6.27%
Amortization	25 Years
Monthly Principal & Interest	\$2,545
Annual Debt Service	\$30,543

Premium Improvements Throughout the Property.



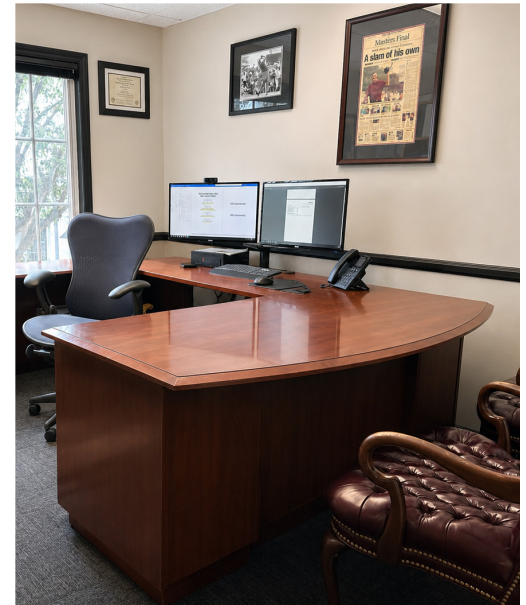
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INTERIOR PHOTOS



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