

**PROPERTY INFORMATION:**

Property Address: 6340-6350 San Fernando Rd. Glendale, CA 91201  
 APN: 5623-030-022  
 Number of Units: 5  
 Year Built: 1986  
 Approx. Bldg. Sq. Ft.: 7,152      Approximate Lot Size: 18,430

**INVESTMENT OVERVIEW:**

**Value Estimate: \$4,700,000**

Value Per Unit \$940,000  
 Value per Square Foot \$657.16



**INCOME/EXPENSE ANALYSIS:**

Number of Units	Tenant Business	Ave. Unit Size	SCHEDULED		PROJECTED		Estimated Annual Expenses	
			Ave. Rent/Unit*	Monthly Income	Ave. Mkt. Rent/Unit	Monthly Income		
1	WingStop Franchi	1,250	\$3,750	\$3,750	\$4,000	\$4,000	New Est. R. E. Taxes	\$52,875
1	Nail & Hair Salon	1,250	\$3,139	\$3,139	\$4,375	\$4,375	New Property Insurance Est.	\$8,000
1	Check Cashing	1,250	\$4,167	\$4,167	\$4,375	\$4,375	Water & Sewer	\$6,000
1	Chinese Food	1,075	\$2,000	\$2,000	\$4,000	\$4,000	Trash	\$14,400
1	7-11	2,500	\$8,893	\$8,893	\$10,000	\$10,000	Electricity (House Meter)	\$1,400
5	Monthly Scheduled Rents			\$21,949		\$26,750	Cleaning Service	\$9,000
	Current monthly estimated CAM payments			\$4,418		\$4,639	Landscaping Service	\$4,800
	Total Monthly Income			\$26,367		\$31,389	Pest Control/Exterminator	\$1,200
	<b>Annual Scheduled Gross Income (GSI)</b>			<b>\$316,409</b>		<b>\$376,667</b>	Repairs & Maint. (2% of Inc.)	\$5,268
	Additional Annual CAM Recovery (Total CAM recovery is estimated at 90% of actual exp.)			\$55,833		\$58,624	Prof. Mgmt. (\$1500/mo.)	\$18,000
	Less Vacancy & Concessions (5%)			(\$15,820)		(\$18,833)		
	Effective Gross Income			\$356,422		\$416,458		
	Less Estimated Annual Expenses	33.93%		(\$120,943)	30.20%	(\$125,781)		
	<b>Net Operating Income</b>			<b>\$235,479</b>		<b>\$290,677</b>		
	<b>Gross Rent Multiplier</b>			<b>14.85</b>		<b>12.48</b>		
	<b>CAP Rate</b>			<b>5.01%</b>		<b>6.18%</b>		
							Total Expenses	<b>\$120,943</b>
							Per Net Sq. Ft.	\$16.91
							Per Unit	\$24,189

**PROPERTY FEATURES:** Great 5-unit retail strip center located in primary commercial street, San Fernando Road, in the city of Glendale. For sale AFTER 21 years! Right at the signalized intersection of San Fernando Rd and Sonora Ave. with high traffic counts. Zoning per title is GLC3. Currently, all five units are occupied. Great current income with upside potential, and low expenses. Great upside potential for a long-term investor. Phase I (completed Dec. 2021) and Limited Phase II Subsurface Investigation (completed in Feb. 2022), for refinance purposes. Conclusions were acceptable to the lender and did not require any further investigations or remedial work. However, buyer(s) are advised to conduct their own due diligence. Sold AS IS and WHERE IS.

6340-6350 San Fernando Rd. Glendale, CA 91201 As of January 31, 2023												
Unit	Tenant	Type of Business	Unit SF		CAM Share per Lease	Est. Market Base Rent per mo.	Current Base Rent	Mo. Est. CAM Payment	Total Current Monthly Payment	Lease From	Lease To	Lease Comments
6340	SB Investment Group, Inc. DBA WingStop	WingStop Franchisee	1,250	NNN	17.00%	4,000.00	3,750.00	1,250.00	5,000.00	05/01/2021	10/31/2031	- No CAP on CAM. Tenant is making monthly estimated CAM payments of \$1,250/mo. - New base rent shall be \$3.30 per sq. ft. starting 61st through 120th month from rent commencement - 4 additional 5 year option to extend
6342	New Image Cuts	Nail & Hair Salon	1,250	NNN	17.00%	4,375.00	3,139.00	1,500.00	4,639.00	07/01/2006	06/30/2026	- No CAP on CAM. Tenant is making monthly estimated CAM payments. - Exercised the last option to extend for 5 years commencing 07/01/21 thru 06/30/26. No additional options to extend.
6344	Ace Cash Express, Inc.	Check Cashing	1,250	NNN	17.00%	4,375.00	4,167.45	418.00	4,585.45	07/01/2019	06/30/2025	- No CAP on CAM. Tenant is making monthly estimated CAM payments. - 5% annual increases. - No additional option to extend beyond June 2025.
6348	Chinese Take Out	Chinese Food	1,075	NNN	15.00%	4,000.00	2,000.00	1,250.00	3,250.00	01/13/2012	01/12/2027	- No CAP on CAM. Tenant is making monthly estimated CAM payments.
6350	7- Eleven	7-11	2,500	Modified Gross	34.36%	10,000.00	8,893.00	0.00	8,893.00	03/01/2012	02/28/2027	- Tenant does not pay any estimated CAM, but pays their share annually upon billing; - 7-Eleven does not reimburse LL for property insurance, management fees, or admin expenses; - No additional options to extend beyond Feb. 2027.
<b>5</b>	<b>Units</b>					<b>26,750.00</b>	<b>21,949.45</b>	<b>4,418.00</b>				

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