

EXCLUSIVE SINGLE-TENANT OFFERING

Paul Kott Realtors, Inc.
RETAIL · OFFICE · INDUSTRIAL · INVESTMENT



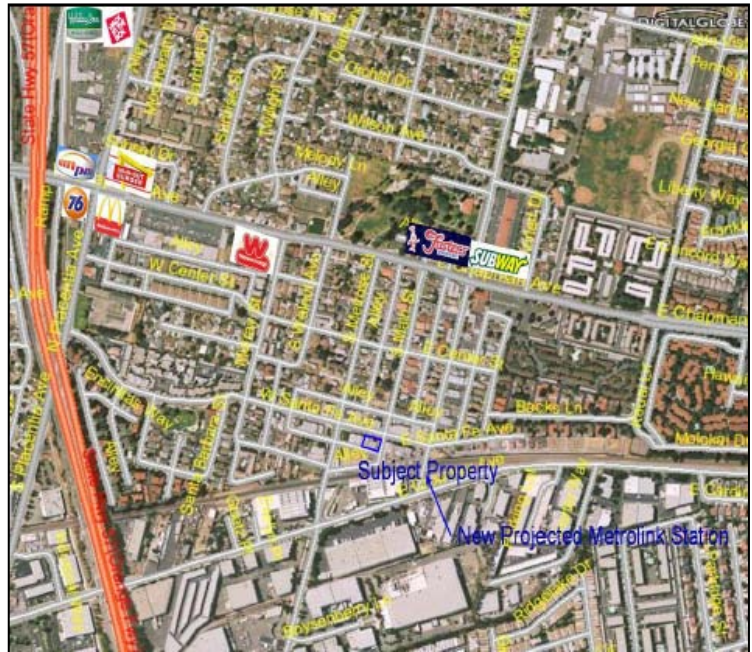
DOWNTOWN LAUNDROMAT WITH STUDIOS
216 West Santa Fe Avenue
Placentia, CA

INVESTMENT OPPORTUNITY

- ◆ PRICE: \$732,000
- ◆ RENTABLE SQUARE FEET: 3,570
- ◆ PRICE PER SQUARE FOOT: \$205.04
- ◆ YEAR BUILT: 1916
- ◆ CAP RATE: 7.54% (WITH LAUNDROMAT INCOME)

INVESTMENT HIGHLIGHTS

- ◆ Rare Opportunity to Acquire a Mixed-Use Income Producing Property in North Orange County
- ◆ Low Rents on 2nd Level Studios
- ◆ Laundromat Business Included in Sale
- ◆ Major Downtown Revitalization Project with New Metrolink Station Behind Subject Property
- ◆ Located in the Heart of Old Town Placentia
- ◆ Metrolink Station Expected to be Complete by Early 2011
- ◆ Value Added Opportunity Through Management
- ◆ Building is Retrofit for Seismic



Closed By:

BRETT CERVANTES

Senior Investment Associate

National Retail, Office, & Industrial Properties Group

Tel: (714) 707-4959

Cell: (714) 345-5848

Fax: (714) 772-3372

License: CA 01499474

bcervantes@pk-cre.com

www.pk-cre.com

Listing Office: 1225 West Lincoln Avenue, Anaheim, CA 92805 • Tel: (714) 707-4959 Fax: (714) 772-3372

Anaheim Office
www.pk-cre.com

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