

WALNUT 25 Industrial Condos for Sale/Lease



BREA CANYON BUSINESS PARK

20947 & 20957 Carrier Rd.
Walnut, CA 91789

Peichin Lee | Call: (626) 354-8843
Email: allanh@cgmdev.com

AL Capital, Inc | CalBRE #01930922
17877 Von Karman Ave #388, Irvine CA 92614

Property Description

- Year Built: 1988
- Parking Ratio: 2/1,000 SF (Industrial Zone)
- Exterior: Concrete Tilt-Up
- Roof: laminated (One ply roof)
- Ceiling Clearance: 13'-16'
- Electrical: 100-200 Amp/208 Volt, 3-Phase
- Zoning: Industrial (LCM1.5)
- Located at the boarder of Walnut and Diamond Bar
- Renovation completed by 2023
- Four entrances to the site with security gates
- Corner lot across from Metro Park & Ride
- 7-24 cameras surveillance



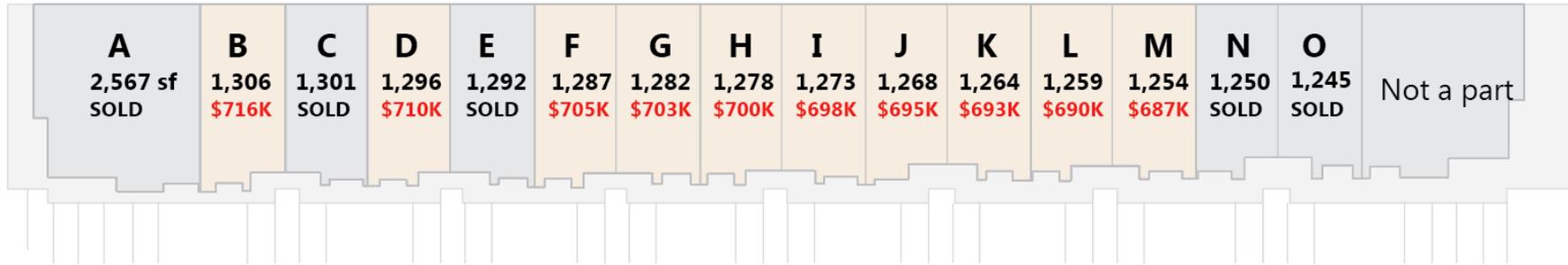
New elevation on Carrier

Aerial Map

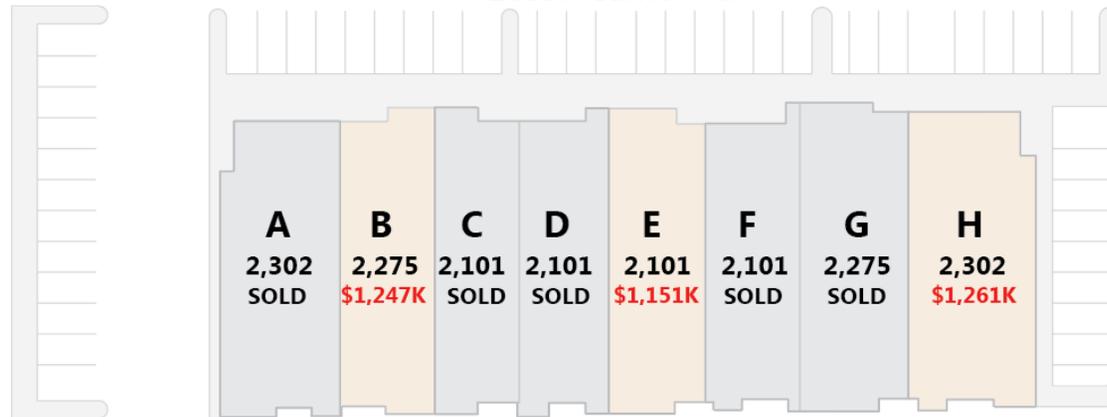


Condo Plan and Pricing

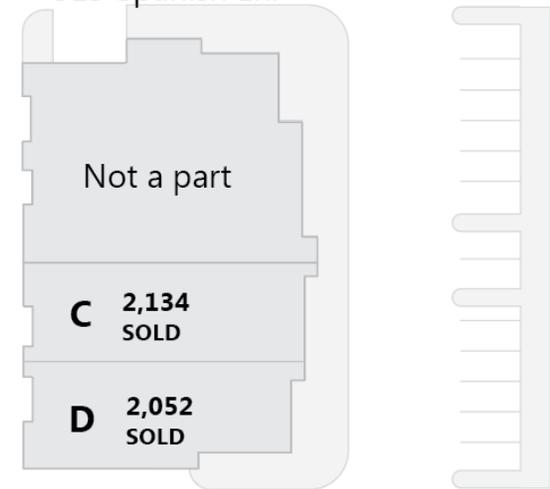
20947 Currier Rd.



20957 Currier Rd.



515 Spanish Ln.



Listing price \$548/sf as shown is for "AS-IS" condition. Units can be combined for larger space.

Monthly Payment Breakdown*

- Build up your own equity through mortgage payments.
- Enjoy the property value appreciation.
- Pride of ownership, with great location & quality.
- Owner occupy or income property with good return rent increases.
- No more tedious landlord relationship and surprise rent increases.
- Flexibility to sell or lease at any time

Unit Size	1,200 SF	2,100 SF	2,300 SF
Purchase Price	\$657,600	\$1,150,800	\$1,260,400
Down Payment (15%)	\$98,640	\$172,620	\$189,060
Mortgage Interest (6%)	\$2,795	\$4,891	\$5,357
Property Tax (1.15%)	\$630	\$1,103	\$1,208
Association Fees (\$0.19/SF)**	\$228	\$399	\$437
Income Tax Benefit (@ 35% tax rate)	- \$1,279	- \$2,237	- \$2,451
Depreciation Tax Benefit (@ 35% tax rate)	- \$344	- \$602	- \$660
Total Monthly Payment	\$2,030	\$3,553	\$3,891

*Above breakdown is based on current interest rates, property tax rate includes special assessment fees and is approximate.

**Monthly Association Fees include insurance (property fire and liability), and Common Area Maintenance charge (CAM); HOA fee is estimated to be approximately \$0.19 per rentable square foot per month.

CGM Development Past Projects

(for full list of past projects, please visit our website at www.cgmdev.com)

Brea Metro Office Condo

330 East Lambert Road, Brea, CA 92821



CURRENTLY ON THE MARKET!

Nogales Plaza

2707 East Valley Blvd, West Covina, CA 91792



Diamond Star Office Condo

2705 Diamond Bar Blvd, Diamond Bar, CA 91765



Laguna Hills Medical Condo

24953 Paseo De Valencia, Bldg B, Laguna Hills, CA 92653



CURRENTLY ON THE MARKET!

Acacia Medical Condo

20280 Acacia St, Newport Beach, CA 92660



CURRENTLY ON THE MARKET!

DB Office Condo

660 N Diamond Bar Blvd, Diamond Bar, CA 91765



University Office Park

2501 E Chapman Ave, Fullerton, CA 92831



Lambert Office Plaza

1800 E Lambert Rd, Brea, CA 92821



All information contained herein has been obtained from sources believed reliable. While we have no reason to doubt its accuracy, we make no guarantee, warranty or representation about it. Any estimates, projections, opinions or assumptions used are for example only. All information may be subject to change.