## New Horizons Famly Center

736-746 S. Glendale Ave., Glendale, CA 91205





- OFFERED: \$1,999,000 **EXCELLENT CONDITION.** New Horizons Family Center Care Facility. Professionally renovated
- 8,651+/- sq. ft. bldg. corner site 24,707 sq. ft. w/180' Frontage on Glendale Ave.
- Signalized Intersection Excellent Visibility and Signage
- · Large Kitchen and Cafeteria **Cushioned Playground**
- Multi-Purpose Room w/Half-Court Basketball

J.P. John Perron, MCRE, CDPE Roobik Ovanesian, CCIM, GC

626-625-7123

jp.perron@hotmail.com

CA DRE# 01821399

Presid. CRANBROOK REALTY CORP

818-550-0760

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CA DRE# 00997117

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## Day Care / Pre-School site Formwerly New Horizons Family Center







Site



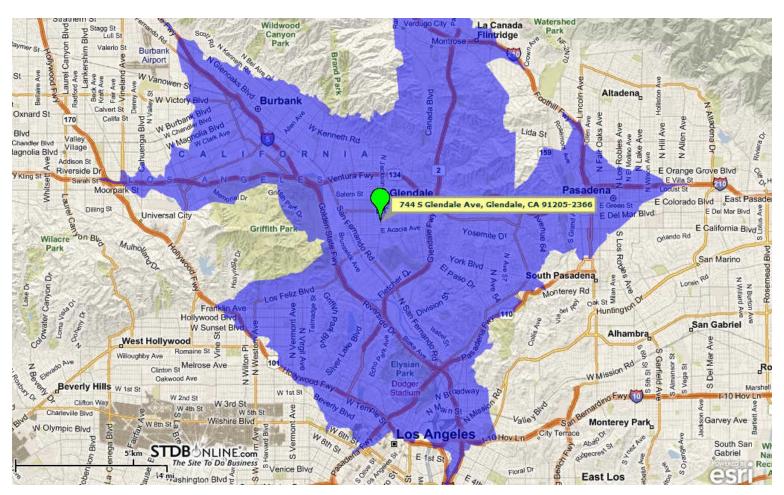
Half-court Basketball



A.D.A. Men/Ladies Restrroms

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## **10 Min. Drive-Time Map** Glendale, CA



Subject Area Map

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| Description             | Year 1        | Year 2        | Year 3        | Year 4        | Year 5        | Year 6        | Year 7        | Year 8        | Year 9        | Year 10       |
|-------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
|                         |               |               |               |               |               |               |               |               |               |               |
| Equity (appreciation)   | \$38,000      | \$76,760      | \$116,295     | \$156,621     | \$197,754     | \$239,709     | \$282,503     | \$326,153     | \$370,676     | \$416,089     |
| Equity (loan reduction) | \$0           | \$0           | \$0           | \$0           | \$0           | \$0           | \$0           | \$0           | \$0           | \$0           |
| Equity (loan reduction) | Ψ             | Ψ             | Ψ             | Ψ             | Ψ             | Ψ             | Ψ             | Ψ             | Ψ             | Ψ             |
| CASH FLOW (a/t)         | \$10,900      | \$192,571     | \$374,242     | \$555,913     | \$737,584     | \$926,825     | \$1,117,579   | \$1,308,334   | \$1,499,089   | \$1,689,843   |
|                         |               |               |               |               |               |               |               |               |               |               |
| Totals - To Date        | \$48,900      | \$269,331     | \$490,537     | \$712,534     | \$935,338     | \$1,166,533   | \$1,400,082   | \$1,634,487   | \$1,869,764   | \$2,105,932   |
| Invested Capital        | (\$1,905,000) | (\$1,905,000) | (\$1,905,000) | (\$1,905,000) | (\$1,905,000) | (\$1,905,000) | (\$1,905,000) | (\$1,905,000) | (\$1,905,000) | (\$1,905,000) |
| ROIC - To Date          | 2.57%         |               |               |               |               |               |               |               |               |               |
|                         |               |               |               |               |               |               |               |               |               |               |
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|                         |               |               |               |               |               |               |               |               |               |               |

Footnotes: a/t = after taxes; ROIC = Return On Invested Capital