

1770 TAPO STREET

FOR SALE

SIMI VALLEY, CA. 93063



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MIKE TINGUS
President
818.223.4380
mtingus@lee-re.com
DRE# 01013724

GRANT FULKERSON, SIOR
Principal
818.304.4956
gfulkerson@lee-re.com
DRE# 01483890

ANTHONY PRICE
Associate
818.444.4928
anthony.price@lee-re.com
DRE# 01981763



FENCED
YARD



HEAVY
POWER



TWO (2)
GRADE LEVEL



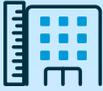
BENEFICIAL COST OF
DOING BUSINESS VS. L.A.



EASILY ACCESSIBLE TO
SAN FERNANDO VALLEY

SALE PRICE: \$5,029,000 (±\$350 PSF)





BUILDING SIZE:
14,370 SF



TOTAL OFFICE:
TBD SF



CLEAR HEIGHT:
±18 FT



LOADING:
2 GL



POWER:
800 AMPS



ZONING:
LI

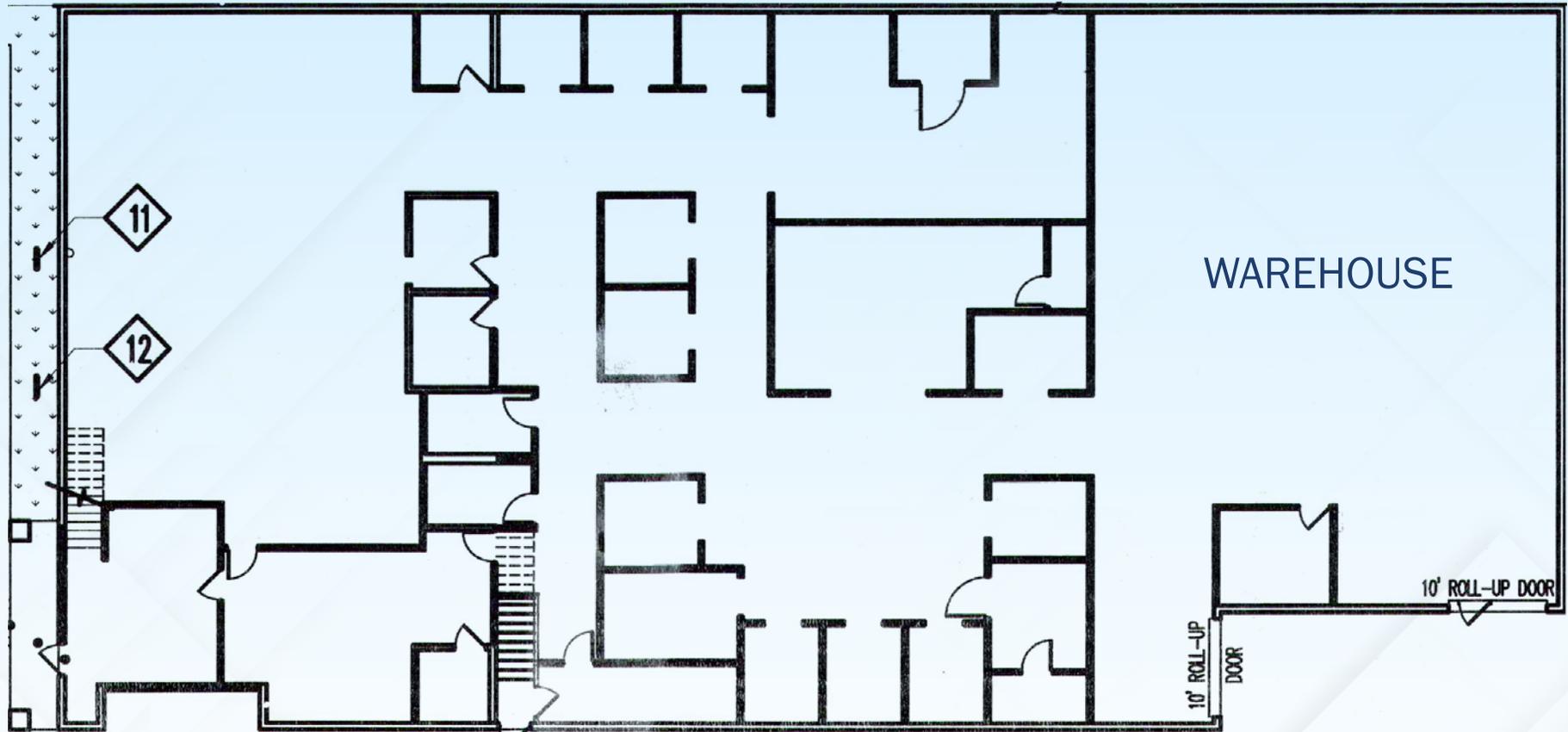


YEAR BUILT:
1987



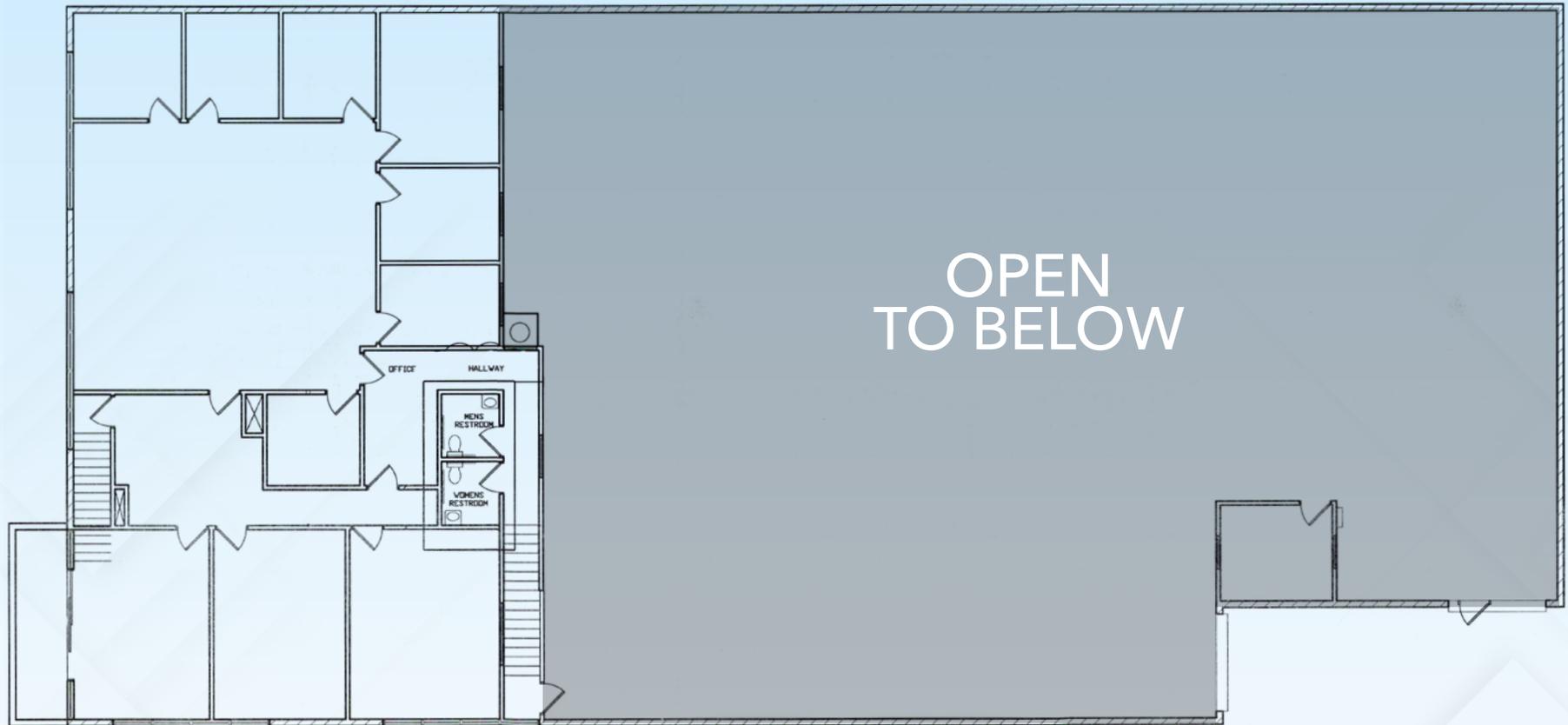
PARKING:
32 SPACES (2.2/1000)

FIRST FLOOR



FLOOR PLAN NOT TO SCALE

SECOND FLOOR





COST OF DOING BUSINESS

	CITY OF LOS ANGELES	CITY OF SIMI VALLEY
ELECTRICAL TAX	12.5%	0%
COMMUNICATIONS TAX	9%	0%
NATURAL GAS TAX	10%	0%
SECURED PROPERTY TAX RATE	1.39040%	1.1960%
UNSECURED PROPERTY TAX RATE	1.33349%	1.07540%
TRANSIENT OCCUPANCY TAX	14%	10%
SALES TAX RATE	9%	7.5%
ELECTRICAL RATE (AVG.)	\$0.1371/kWh (0.1542 w/ utility tax)	\$0.1340/kWh
BUSINESS TAX, MANUFACTURING	\$10,5000	\$3,750
BUSINESS TAX, PROFESSIONAL/ GENERAL OFFICE	\$50,193	\$3,750
PACE PROGRAM ELIGIBLE	No	Yes
SCE SAVINGS BY DESIGN ELIGIBLE	No	Yes





Lee & Associates®
 LA North/Ventura, Inc.
 Corporate ID #01191898
 A Member of the Lee & Associates
 Group of Companies
 5707 Corsa Avenue, Suite 200
 Westlake Village, CA 91362
 P 818.223.4388 F 818.591.1450
 www.lee-associates.com

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