

**1770 TAPO STREET
FOR SALE**

SIMI VALLEY, CA. 93063



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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



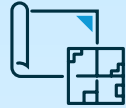
CLEAR HEIGHT:
±18 FT



LOADING:
2 GL



POWER:
800 AMPS



ZONING:
LI

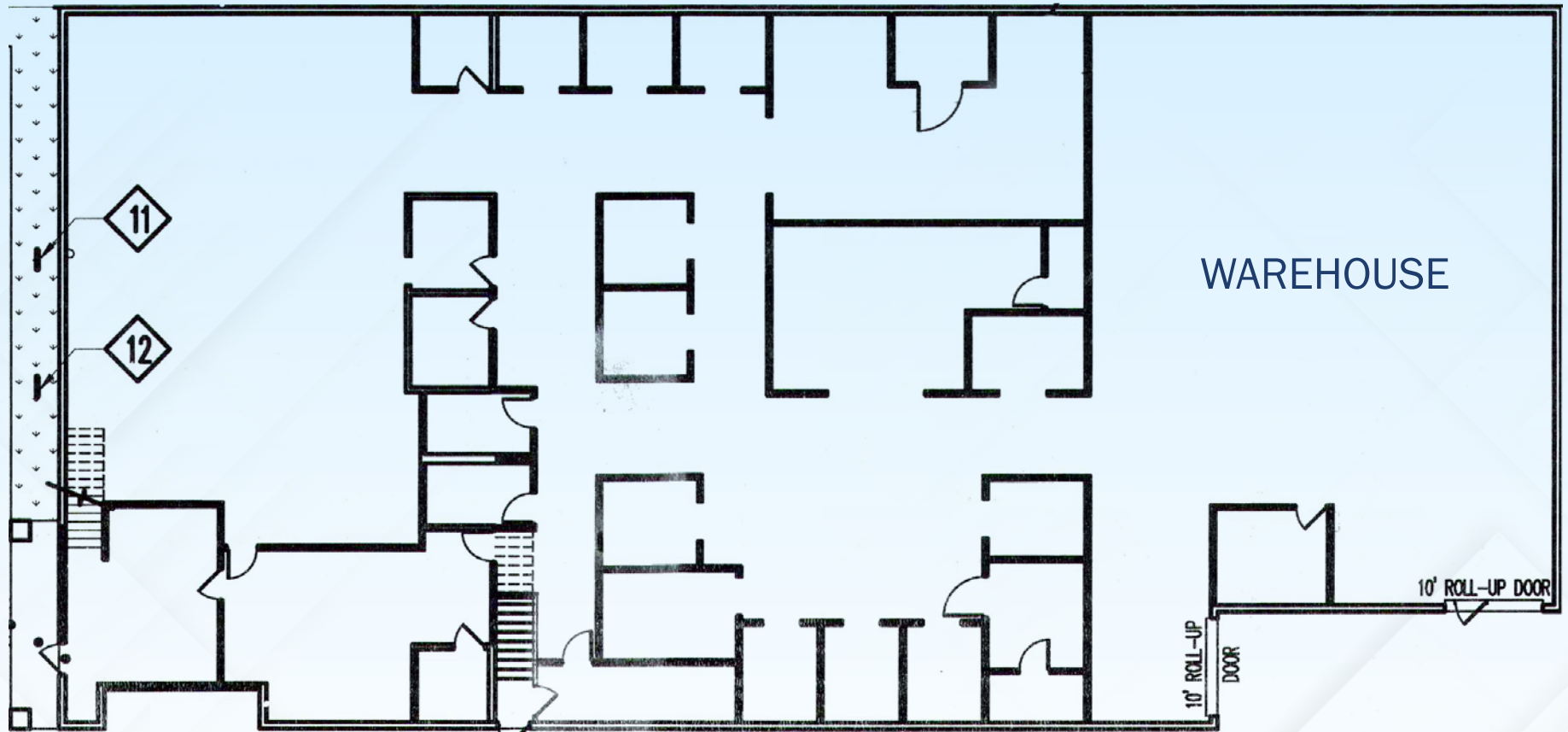


YEAR BUILT:
1987



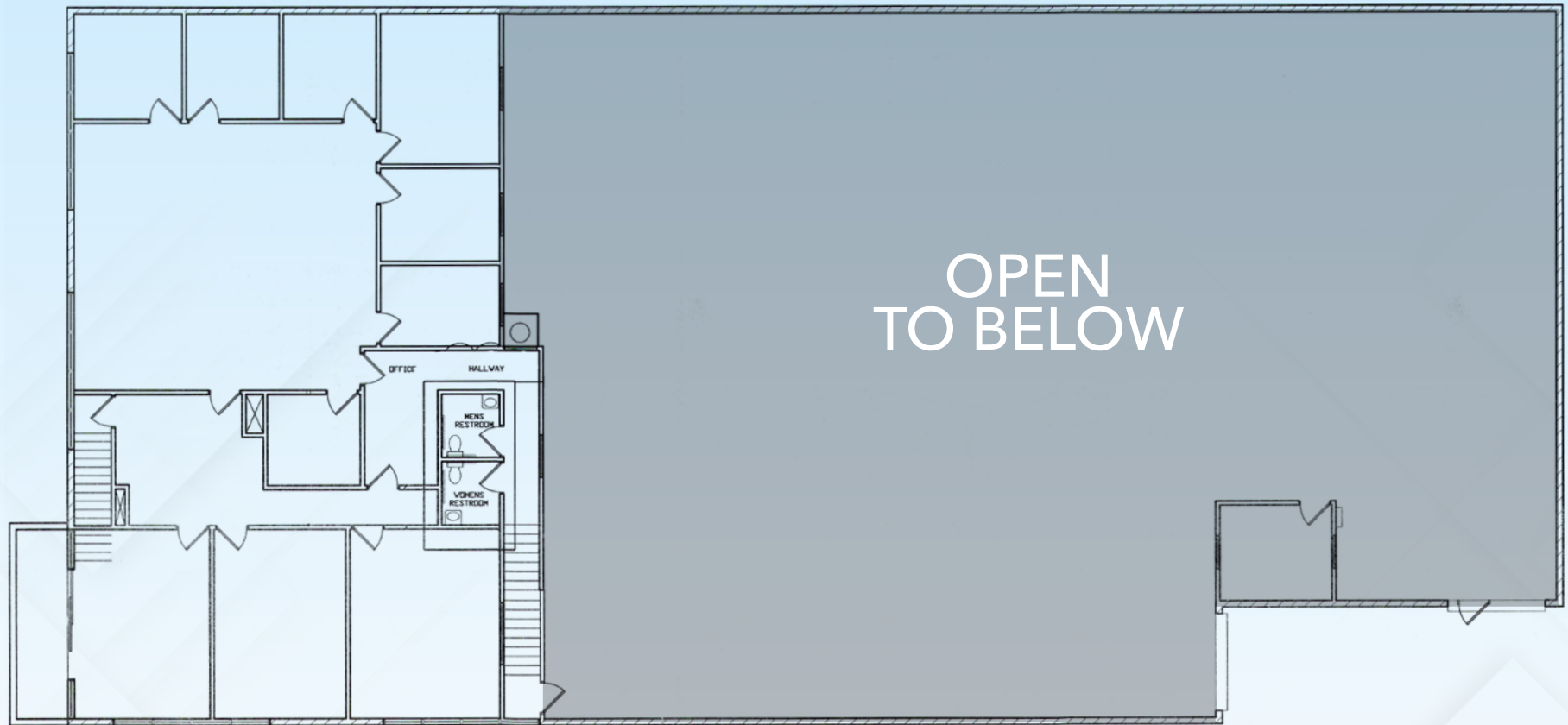
PARKING:
32 SPACES (2.2/1000)

FIRST FLOOR



FLOOR PLAN NOT TO SCALE

SECOND FLOOR

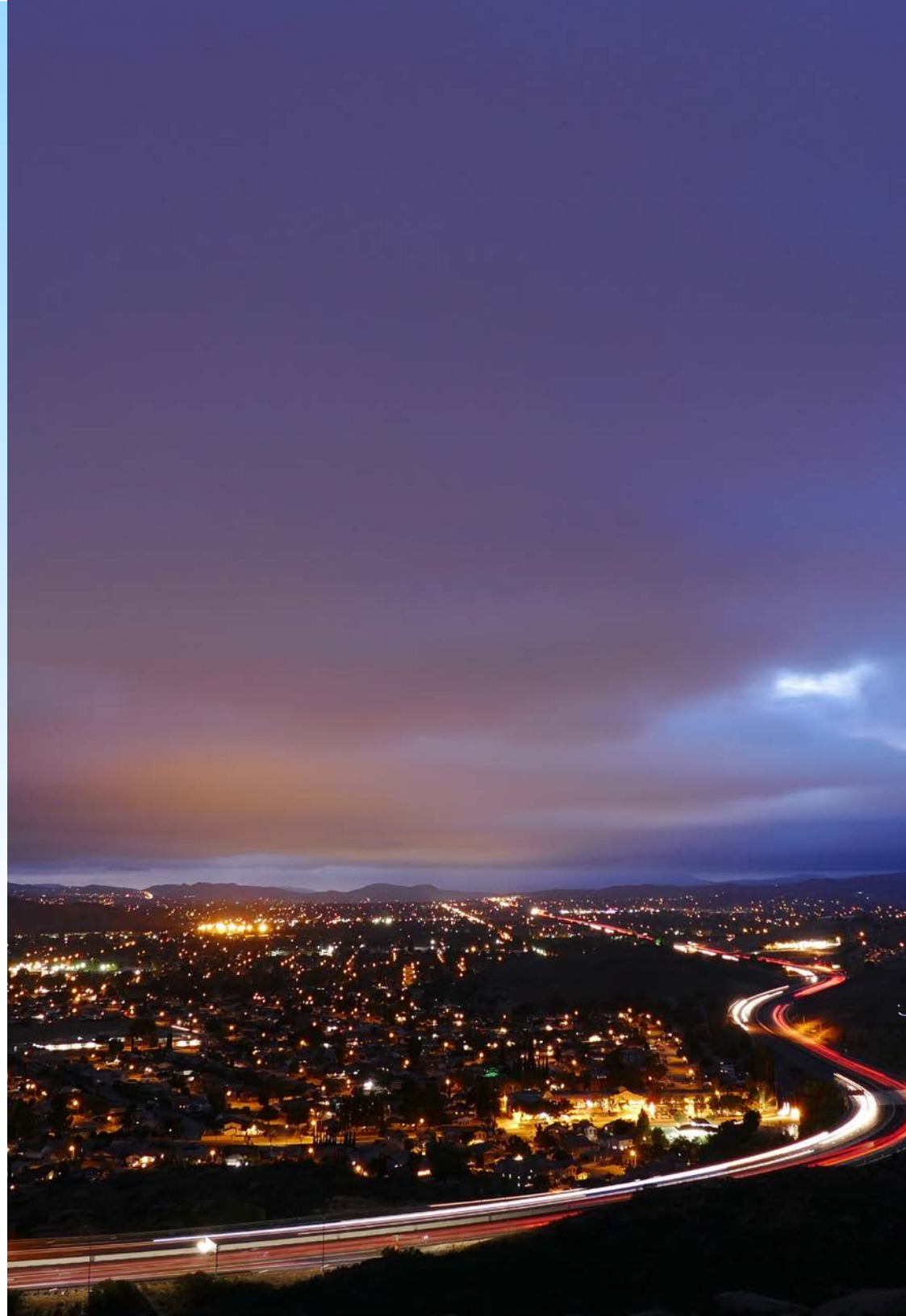






COST OF DOING BUSINESS

	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





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