SELLER FINANCING

MONTHLY OUTLAY ANALYSIS

5020 HEINTZ ST. | BLDG. A & B | BALDWIN PARK | CA

Owner-user occupies Bldg A • Bldg B income offsets carrying costs • ±10,376 SF on ±20,410 SF lot

*Terms are negotiable

PURCHASE PRICE	DOWN PAYMENT	SELLER CARRY NOTE	NET MONTHLY OUTLAY
$3,000,000	$1,000,000	$2,000,000	$5,476
±$289/SF	33% of price	7.00% interest-only	after Bldg B rent

*ESTIMATED MONTHLY CARRYING COSTS

	MONTHLY	ANNUAL
Interest – $2M note @ 7% I/O	$11,667	$140,000
Property taxes (1.2027%)	$3,007	$36,081
Insurance (est. $0.35/SF/yr)	$303	$3,632
Gross carrying cost	**$14,976**	**$179,713**
Less: Bldg B rent (gross lease)	($9,500)	($114,000)
NET OUTLAY	**$5,476**	**$65,713**

WHERE THE MONEY GOES

Gross monthly carrying cost: $14,976



Interest $11,667 Taxes $3,007 Ins. $303

Covered by Bldg B rent vs. paid by owner



$9,500 rent $5,476 net outlay

EFFECTIVE OCCUPANCY COST FOR THE OWNER-USER

$1.35 / SF / mo

Occupy Bldg A (±4,070 SF) for about $5,476 per month

while controlling and building equity in a $3M+ Asset!

PROPERTY SNAPSHOT

BLDG A	BLDG B	TOTAL	FEATURES
±4,070 SF	±6,306 SF	±10,376 SF	22' clear
Vacant – owner-user	Leased – $9,500/mo gross	±20,410 SF lot	

ASSUMPTIONS & EXCLUSIONS

Property taxes estimated at 1.2027% of the $3,000,000 purchase price (Prop 13 reassessment on sale; FY 2026-27 Baldwin Park rate); fixed charges and direct assessments not included. Insurance estimated at $0.35/SF/yr; buyer to obtain quote. Bldg B is on a gross lease, so the owner pays taxes and insurance. Excludes repairs and maintenance, utilities, reserves, closing costs, supplemental tax bills, and opportunity cost of the down payment. Note is interest-only; the full $2,000,000 principal is due at maturity. Seller financing terms shown are illustrative and subject to seller approval.

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