



TOP COMMERCIAL REALTY MONTHLY NEWSLETTER

DECEMBER 12, 2011

ENTERPRISE ZONE EXPANSION & SMALL BUSINESS SIZE-STANDARD CHANGES

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Featured Property

1849 Huntington Drive
Duarte, CA 91010

- Fully Permitted & Built-out for Bakery, Catering &/or Café Use
- Has Prep Areas, Oven, Burners, Hoods, Grease Trap, Floor Drains, Walk-in freezer & refrigerator
- Indoor & Patio Seating
- Dry Storage Closet, 2 Restrooms & Office
- Located on Highly Trafficked Huntington Drive near 210 & 605 Freeways

The CA Dept. of Housing & Community Development announced it will begin taking applications for expansion of current enterprise zones throughout CA immediately. This will allow more companies to take advantage of the program which provides incentives to business for hiring, attracting new businesses as well as tax benefits & job retention.

The program was created in 1984 to stimulate business investment in de-

pressed areas of the State & create job opportunities. It is run by The CA Association of Enterprise Zones which is a non-profit organization. There is a concern with delays in issuing applications for new zones & the number of businesses that utilize the program. The hope is that this expansion will encourage more companies to take advantage of the program.

SBA Proposing Size-Standard Changes

The Small Business Admini-

stration wants to increase the maximum revenue allowed to maintain status as a small business and compete for set-aside contracts. They proposed changing the standards for 37 industries that fall within the sectors of administrative and support, waste management and remediation services. They also proposed to increase standards for 15 industries in the information sector which includes telecommunications, data processing, hosting, etc.

Source: www.Bizjournals.com

ASSESSOR EXTENDS DECLINE-IN-VALUE APPLICATION

The LA County Assessor has issued a grace period for 2011 Decline-in-Value Review applications through December 31, 2011. This extends the November 30, 2011 deadline to submit an application. This applies to both Commercial & Residential Properties.

During this time period, the Office of the Assessor will continue to accept and process

completed Decline-in-Value Review applications. The application is for property owners who believe that their property should be reviewed for a temporary adjustment for the 2011 assessed value if the property suffered a "decline-in-value" as allowed by the California Revenue and Taxation Code.

Applications will be processed if they are filed & postmarked by December 31, 2011. The application can be filed either online at <http://assessor.lacounty.gov> or obtained by calling the LA County Property Tax Information Line at 888.807.2111 to reach the Office of the Assessor.

Source:

<http://assessor.lacounty.gov>



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Linda works as a Commercial & Investment Specialist at Top Commercial Realty in Monrovia. She specializes in office and industrial sales and leasing throughout the San Gabriel Valley. She has extensive knowledge in 1031 exchange transactions, investment opportunities and proforma analysis. Feel free to contact Linda with any questions or request for information.

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"INNOVATIVE, RESPONSIVE &
RELIABLE CLIENT SERVICES"

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Retail/Office With Flex Space

166 W. Live Oak Ave. Arcadia, CA

3,500 SF Building on 6,500 SF lot

1,000 SF of Front Retail and/or Office

2,500 SF of Rear Warehouse/Flex space

Fenced Yard w/ Alley Access

***Blocks from Santa
Anita Ave***

***Additional Covered
Storage Area***



The current SBA
504 Effective
Rate for Decem-
ber of 2011
is 4.94%



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