

The Village At University Park

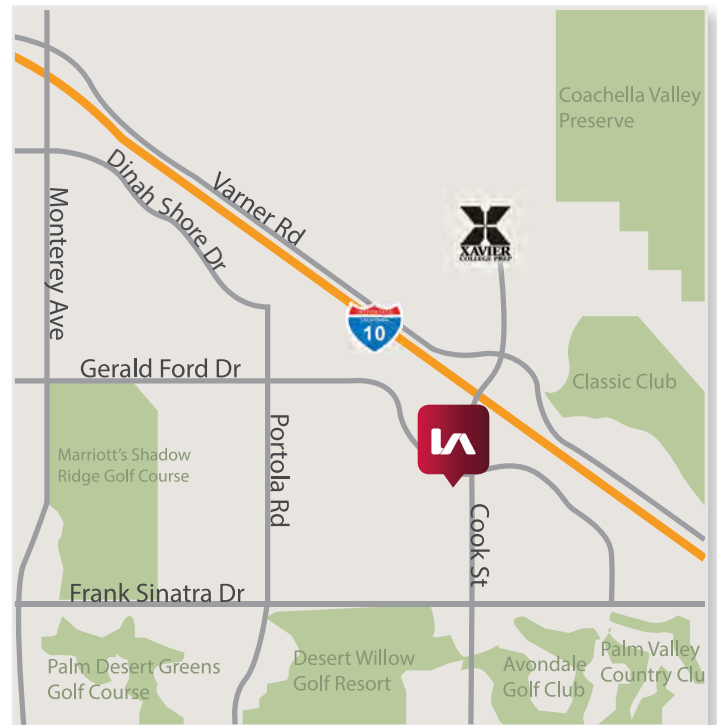
Medical Office Building For Sale

Cook Street & Gerald Ford Drive, Palm Desert, CA



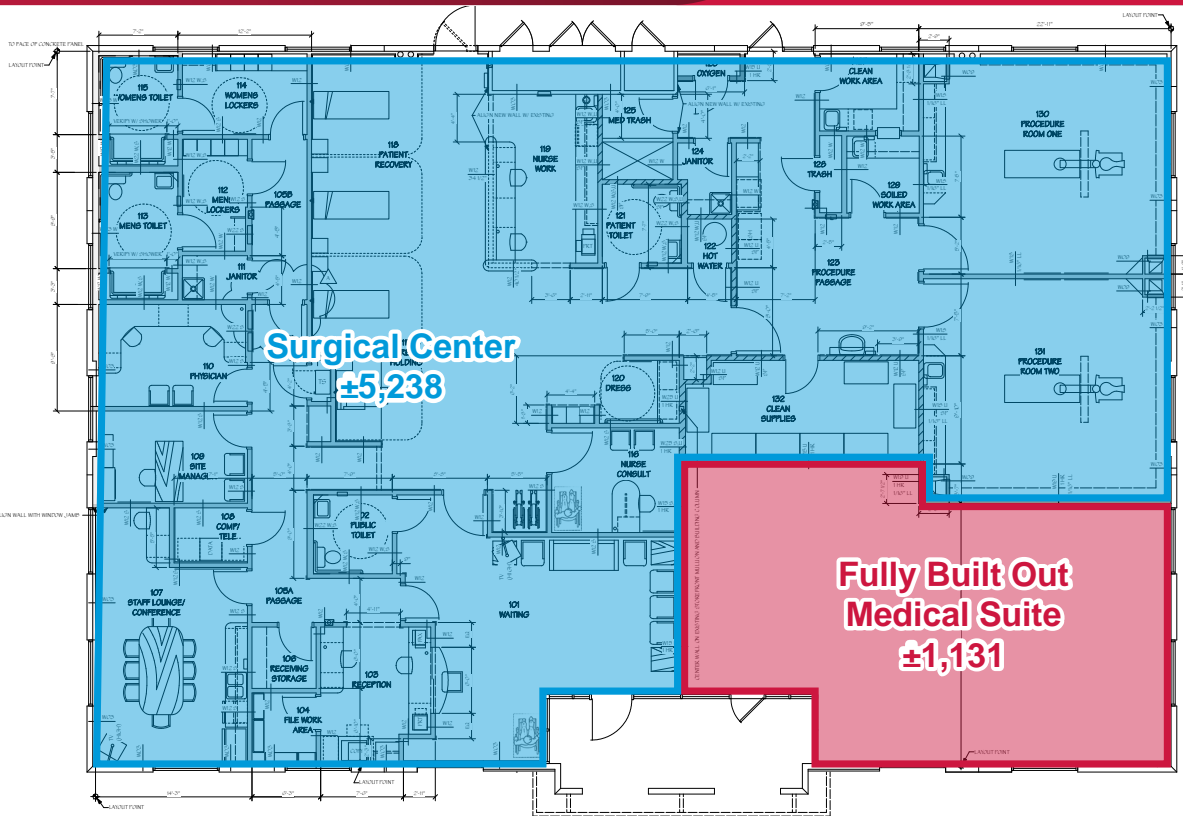
PROPERTY HIGHLIGHTS

- ±5,238 SF Surgical Center
- ±1,131 SF Medical Office Suite
- Possible Expansion of Surgical Center to Provide Two More Surgery Rooms
- Center is Professionally Managed
- Right off of the 10 FWY at Cook Street



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PURCHASE SCENARIO - RENT ROLL ANALYSIS			
SALE PRICE		ANNUAL	
Assuming	\$2,500,000	Income	\$195,144
Down Payment	\$625,000	CAM Income	\$17,084
Loan	\$1,875,000	Total Income	\$212,228
Interest Rate FIXED	6.00%		
25 Year Term Amount Due in 10		EXPENSES	ANNUAL
MORTGAGE PAYMENT		Taxes	\$28,125
25/10	\$144,247	Insurance	\$4,000
Income	\$195,144	HOA	\$17,088
CAM Income	\$17,084	TOTAL EXPENSES	\$49,213
Total Income	\$212,228		
		RENT ROLL	
Expenses	\$49,213	Tenant	SF
NOI	\$163,015	Desert Vascular	5,238
CAP RATE	6.52%	NAMG (or can be vacant)	1,131
		TOTAL	6,369
			Rent
			\$14,000
			\$2,262
			\$1,424
			CAM
			\$1,000
			\$424

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