

Kathleen Carson
Coldwell Banker Borrego

Presents:
6 Commercial/ Industrial Units
2345 Stirrup Road, Borrego Springs, CA 92004
\$449,000



- Great location, on a 0.89 Acre lot, close to town, right in the middle of Borrego Industrial Park
- Adjoining lot also for sale by same owner
- Two light metal industrial buildings with 10,140 square feet, each building has three units
- Each unit includes attached office space and bathroom, in addition three of the units have showers
- All paved areas are concrete, with parking for 20+ cars
- Mature, low water use landscaping
- Wired for both 220 and 110 V electric
- High Cap Rate; excellent investment property

A MUST SEE PROPERTY!!!

Contact Information:

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www.ColdwellBankerBorrego.com

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PROPERTY SUMMARY

Address: 2345 Stirrup Road Borrego Springs, CA 92004	Cost/ Sq. Ft.: \$44.28
Sales Price: \$449,000	Map Code: 1079A1
No. of units: 6	Parcel No.: 141-191-13-00
Year Built: Unknown	Parcel Size: 38,768 Sq. Ft.
Building Size: 10,140 Sq. Ft.	MLS #: 150002229
	Current CAP Rate: 8.96%
	Projected CAP Rate: 12.13%

Unit Mix & Income

Unit #	Sq. Ft.	Total Rent	
		Current	Market
A	1380	\$600	\$725
B	1380	\$600	\$725
C	1380	\$738	\$725
D	1500	Vacant	\$800
E	3000	\$1500	\$1600
F	1500	\$750	\$800
Total Monthly Rent		\$4,188	\$5,375
Total Annual Income		\$50,256	\$64,500
Net Operating Income		\$40,238	\$54,482

Estimated Expenses

Taxes	\$4,939
Insurance	\$1,767
Electric	\$240
Water/ Sewer	\$900
Trash	\$720
Gardening	\$720
Maintenance	\$366
Pest Control	\$366
Total Expenses	\$10,018

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