

# FOR SALE - Investment Opportunity

±6,462 SF INDUSTRIAL CONDOMINIUM

41659 DATE STREET | MURRIETA, CA



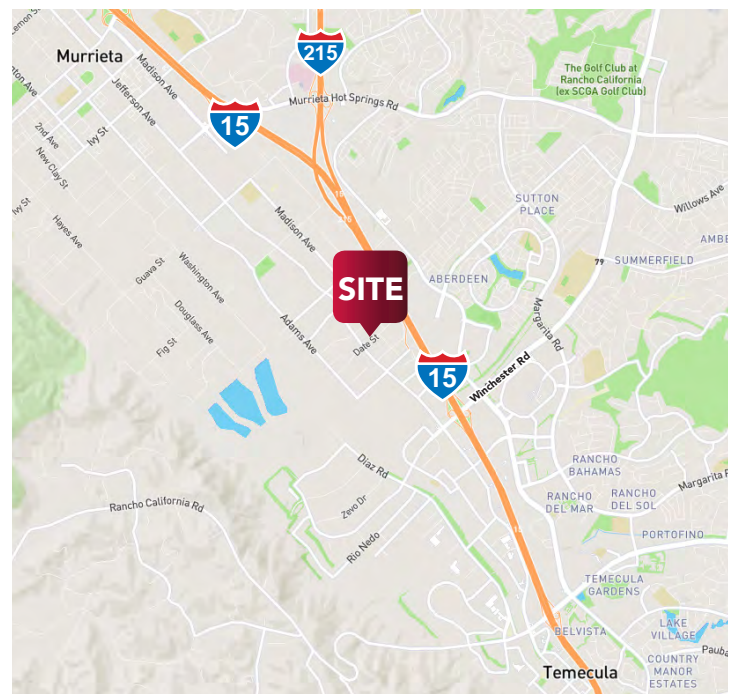
## PROPERTY FEATURES:

- Date Street Business Center - a planned industrial condominium project
- Second floor 100% improved offices  
Ground floor 30% office - 70% warehouse
- Centrally located in the Murrieta Business District - Freeway close
- Fully leased Investment Opportunity
- "Value-Add" potential for increased rents

**SALE PRICE:**  
**\$1,100,000.00**

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Gordon Mize  
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

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## PROPERTY INFORMATION:

<b>PRICE:</b>	\$1,100,000.00
<b>PRICE PER SF:</b>	\$170.22
<b>CONSTRUCTION TYPE:</b>	Concrete tilt-up 2 Story Industrial Condominium, Improved with multiple units.
<b>BUILDING SIZE:</b>	±6,462 Square Feet (Gross)
<b>LOT SIZE:</b>	±4,441 Square Feet (Gross) Part of a larger industrial condominium project; 14 condo units totaling - 61,520 sf, total lot area - 5.65 acres
<b>YEAR BUILT:</b>	2002
<b>APN / PARCEL ID</b>	909-390-006
<b>ZONE:</b>	BP (Business Park)
<b>PARKING RATIO:</b>	(2.2/1,000 sf) - Project total 135 spaces
<b>SPRINKLERS:</b>	Fully Sprinklered

## UTILITY PROVIDERS:

- Rancho California Water Department (RCWD)
- Southern California Edison (SCE)
- CR&R (Trash)
- Phone & Internet (Frontier)

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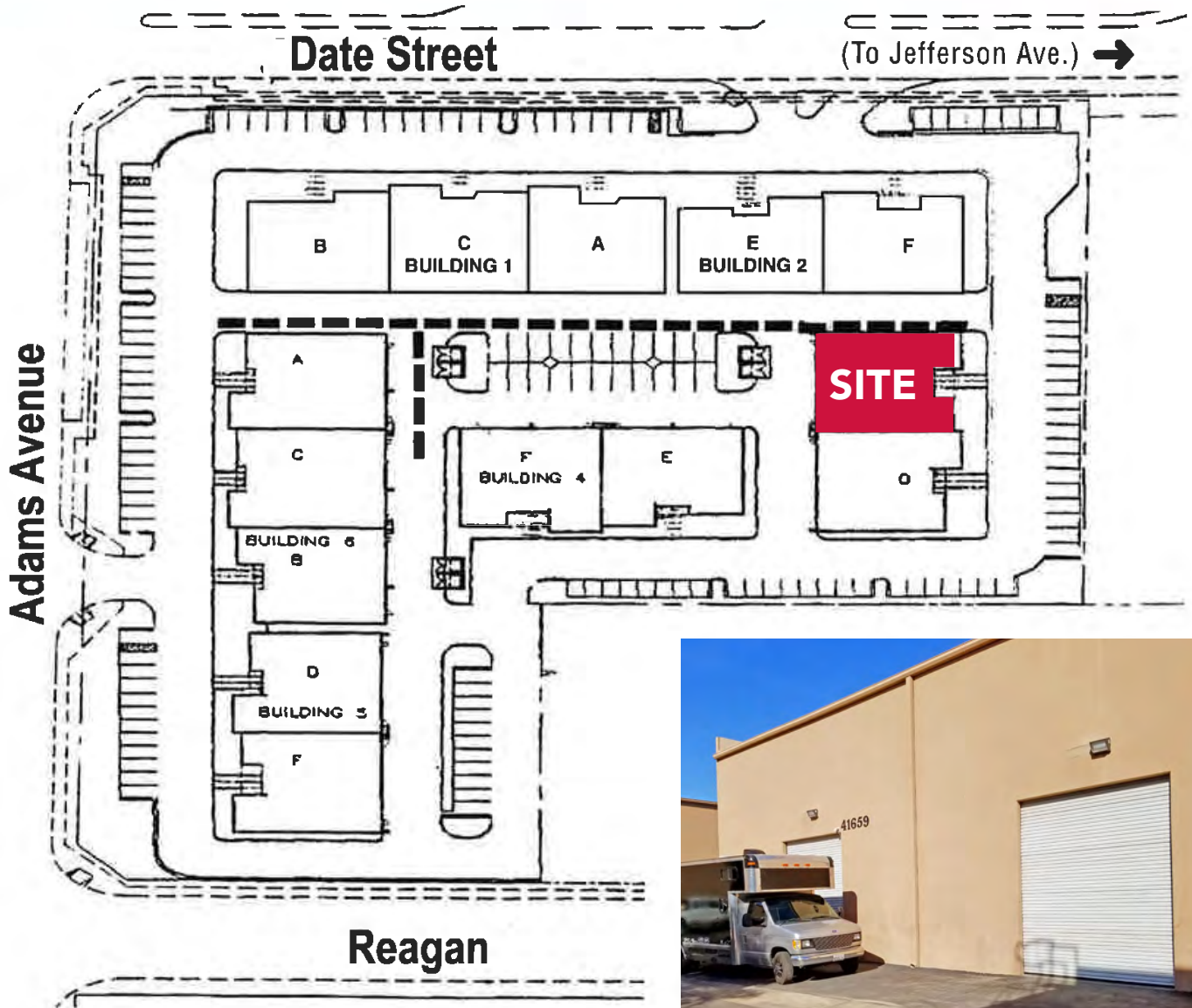
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## SITE PLAN:



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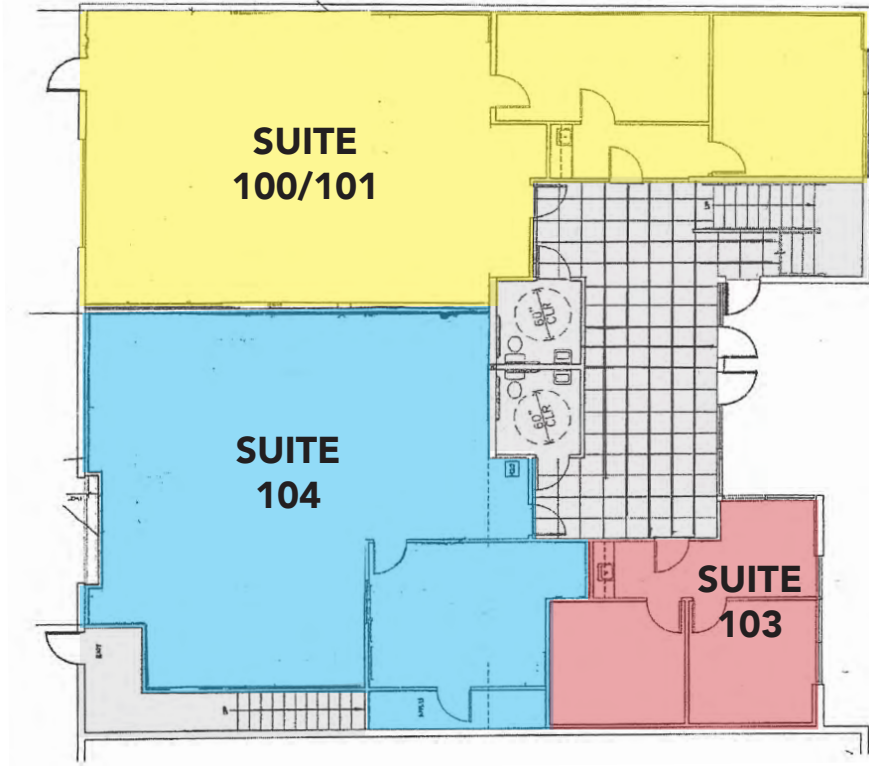


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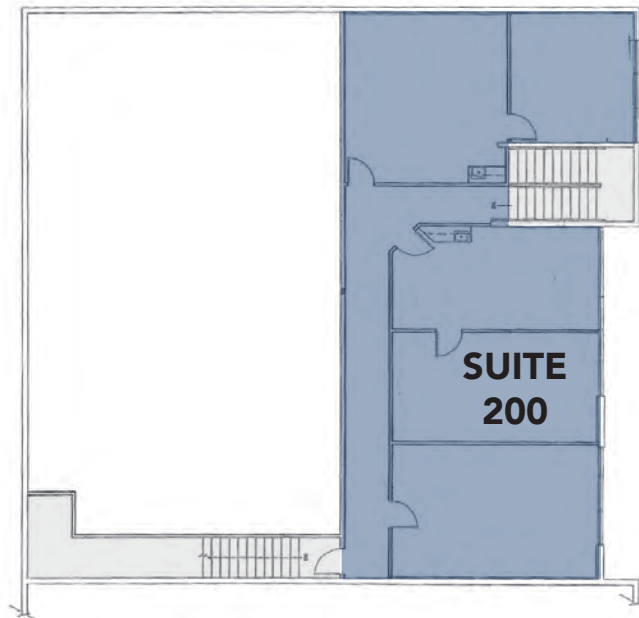
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## 1ST FLOOR:



## 2ND FLOOR:



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### RENT ROLL 100% Occupancy

Unit Number	Tenant	Size/ net	Size/ Gross	Monthly Rent	Lease Type	Rent/ PSF	Annualized	Term	Deposit	Escalations
#101 & #102	Motor Medic Racing	1,550	1,986	\$2,497.30	MG	\$0.85	\$29,967.60	2/28/2021	\$800	None
#104	Motor Medic Racing	1,388	1,762	Included above		Included above	Included above	Included above	Included above	Included above
#103	Alpha Air	450	548	\$545.00	FS	\$1.21	\$6,540.00	MTM	\$475	4% Annual
#200	E-Driven Concepts	1,763	2,166	\$1,550.00	MG	\$0.88	\$18,600.00	3/31/2020	\$1,700	\$1650 on 2/28/19
<b>TOTAL</b>		<b>5,151</b>	<b>6,462</b>	<b>\$4,592.30</b>			<b>\$55,107.60</b>			

<b>INCOME</b>	<b>2018</b>	
BASE RENTAL REVENUE	\$55,107.60	
HOUSE ELECTRIC - Tenant Reimbursement	\$2,788.00	
COMMON AREA JANITORIAL - Tenant Reimbursement	\$2,400.00	
EFFECTIVE GROSS REVENUE	\$60,295.60	
*ANNUAL EXPENSES	Per Month	
BUILDING MISC. MAINTENANCE - INCLUDING ITEMS SUCH AS:	\$1,200	\$100
HVAC Maintenance Misc. other (roof maintenance, doors, locks, skylights, windows, etc.)		
PROPERTY TAXES* (ACTUAL)	\$14,480	\$1,207
CFD 89-5		
PROPERTY ASSOCIATION - INCLUDING ITEMS SUCH AS:	\$5,844	\$487
Fire Monitoring Phone		
Sprinkler Testing 1yr and 5 yr		
Backflow Meter Testing		
Trash		
Landscaping		
Roof Replacement		
Parking lot Striping/Slurry coat		
Exterior Building Painting		
Water		
Exterior Parking Lot Lighting		
UTILITIES	\$2,744	\$229
House Electrical Meter (All Other Utilities Paid Through Association Fees)		
JANITORIAL	\$2,439	\$203
PROPERTY INSURANCE	\$3,239	\$270
<b>TOTAL EXPENSES</b>	<b>\$27,307</b>	
Net Operating Income	\$32,788.60	
Actual Cap Rate	2.98%	

\* The information has been secured by sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or expenses are approximate. Buyer must verify the information and bears all risk for inaccuracies.



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