

44100
Monterey Ave.
Palm Desert, CA
92260

Offering Memorandum

**Exclusively
Listed By:**

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 **Baxley**
Properties, Inc.



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*Please do not disturb the tenants
Property tours must be arranged with Brandon Bedwell of Baxley Properties, Inc.*

THE OPPORTUNITY

Baxley Properties Inc., is pleased to announce our exclusive right to sell this Trophy Property located at 44-100 Monterey Avenue, Palm Desert, CA 92260. Without a doubt, this opportunity offers Location! Location! Location! Sitting in the very heart of Palm Desert, this +/- 24,561 square foot office complex offers its new owner an ideal opportunity to provide for their business while capitalizing on the already in-place income. This asset has a current occupancy rate of approximately 67%; thus giving the new owner an ability to occupy the perfectly located building while offsetting some, most or all of the expenses that come along with the new ownership. Couple this with the attractive sale price, there may not be another office building in the area with such upside.

Palm Desert, like its neighboring cities, may be considered more popular now than it has ever been. As trade, commerce & real estate prices reach heightened levels throughout the valley, its growth in overall population and tourism has been a factor for the increasing success of Palm Desert as well as our valley as a whole. Unlike the slower progress of the seasons past, the Coachella Valley has increasingly sought to provide more entertainment venues & more places of destination appealing to all ages and demographics. So, allow us to introduce to you this beautiful building at 44-100 Monterey Avenue as it boasts a myriad of office products suitable for all types of configuration. From the well-appointed & recently improved executive suites already occupied, to the larger more diversified office space ideal for the new owner. Another of this building's sought after attributes is covered parking which, of course, is perfect for those warmer days. Just as important may be the ingress and egress offered at both the southern & easterly entrances of the property. This configuration allows all visitors to the property the ability to easily come and go from the building regardless of their destination.

- Current, in-place Lease information provided upon submittal of bonafide offer to purchase.
- Very successful property management already in-place & on-site



PROPERTY SUMMARY



\$3,423,000*
\$139.36 PSF



24,561 SF
Multi-Tenant



46,665 Population
2018/2019



28,680 Traffic Count
Monterey Ave. / Fred Waring Dr.



67% Occupied
Ideal Owner User
Opportunity with Built in
Revenue Stream



4/1,000 Parking
Spaces

ASKING PRICE:\$3,423,000

ADDRESS:44100 MONTEREY AVENUE, PALM DESERT, CA 92260

BUILDING SIZE: +/- 24,561 SF

LOT SIZE: 0.92 AC (40,075 SF)

APNS: 627-021-044

ZONING:Office

YEAR BUILT: 1991

PARKING SPACES:4/1,000

**Rent Roll Upon Request*



POTENTIAL SBA ACQUISITION

44-100 Monterey Avenue and its trophy location accommodates many long term tenants and a fully occupied wing of executive suites. While the ability to purchase and then lease the remaining suites is one way to utilize this value-add investment opportunity, let us not discount the owner-user approach.

With approximately 33% of the building available for its new owner-user, a SBA loan consideration may be a brilliant idea with a few lease considerations. With as little as 10% down for qualified buyers, an owner-user could very much take advantage of this “less money out-of-pocket” loan while also capitalizing on the current income stream. This approach makes a lot of sense when accommodating a current business need to occupy space; while minimizing or paying for the debt service with the already in-place income stream.

Although the SBA approach is up to the Buyer, there are several means to acquire this asset and it is up to the purchaser to find the way that best fits their needs. However, in the event that the SBA idea makes sense in becoming the next owner of 44-100 Monterey Avenue, please see the below table for reference.

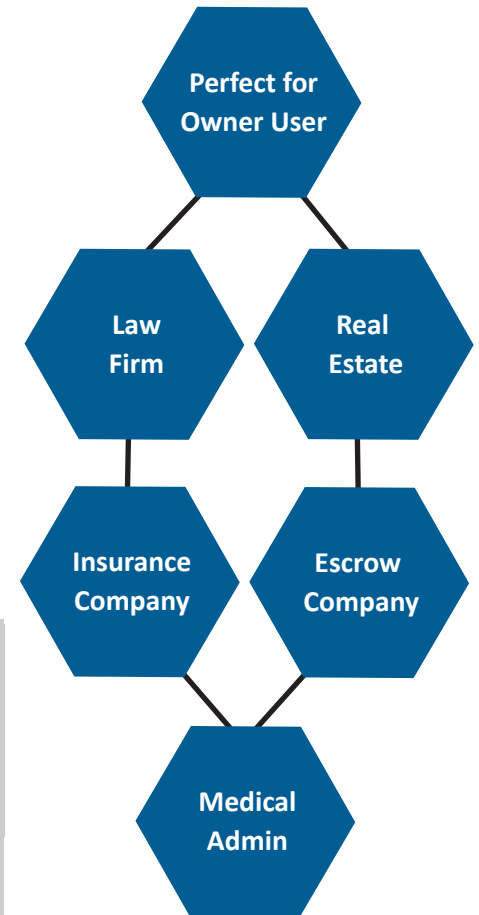
The Different kinds of SBA Loans Offered

The 504 loan & the 7(a) loan (possibly the most popular type of SBA loan).

At-A-Glance Comparison

	SBA 504 LOAN (Commercial Real Estate & Equipment) 90% Fixed-Rate	SBA 7(a) LOAN (General Purpose)
LOAN SIZE	Minimum – \$125,000 Maximum – \$20 million +	Minimum – \$50,000 Maximum – \$5 million
INTEREST RATE	• Fixed	• Predominantly variable; some fixed-rate options
TERMS	• 20 years – real estate • 10 years – equipment	• Up to 25 years – real estate • Up to 10 years – business acquisition, equipment • 5 to 7 years – working capital • Weighted average for mixed-use requests
DOWN PAYMENT	• 10% borrower	• Minimum 10% borrower (often more)

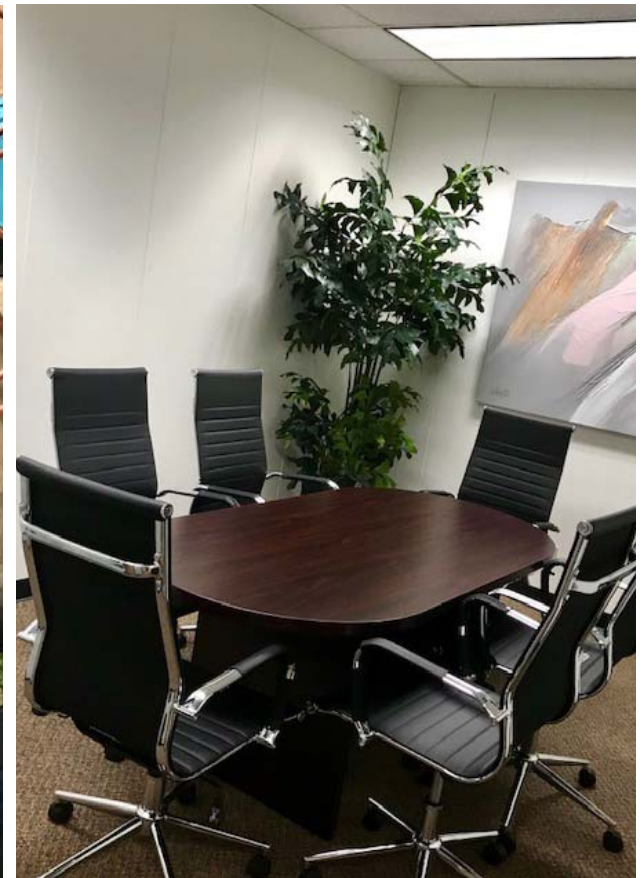
PERFECT FOR A VARIETY OF BUSINESSES



* Chart and verbiage for illustration purposes only, Please consult with your CPA or banking institution for further consideration.

44100 MONTEREY AVENUE

PHOTOS



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44100 MONTEREY AVENUE

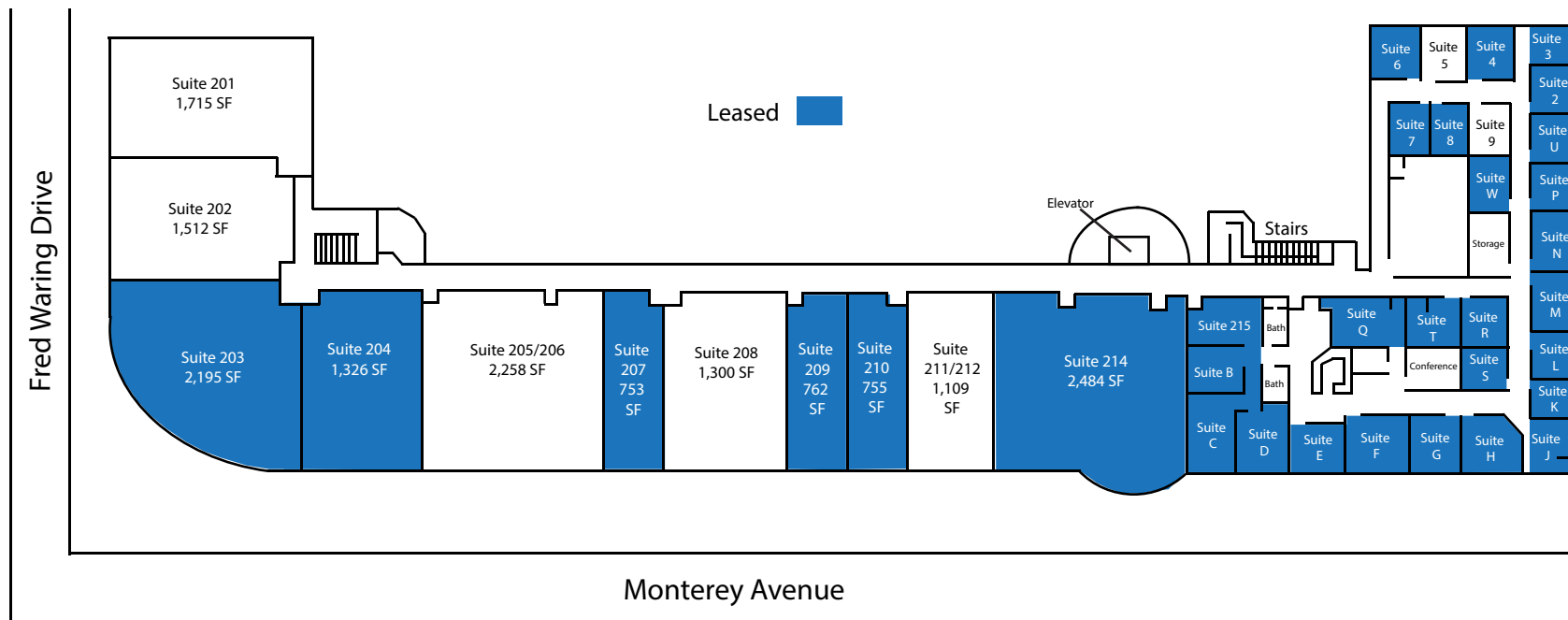
PHOTOS



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SITE PLAN

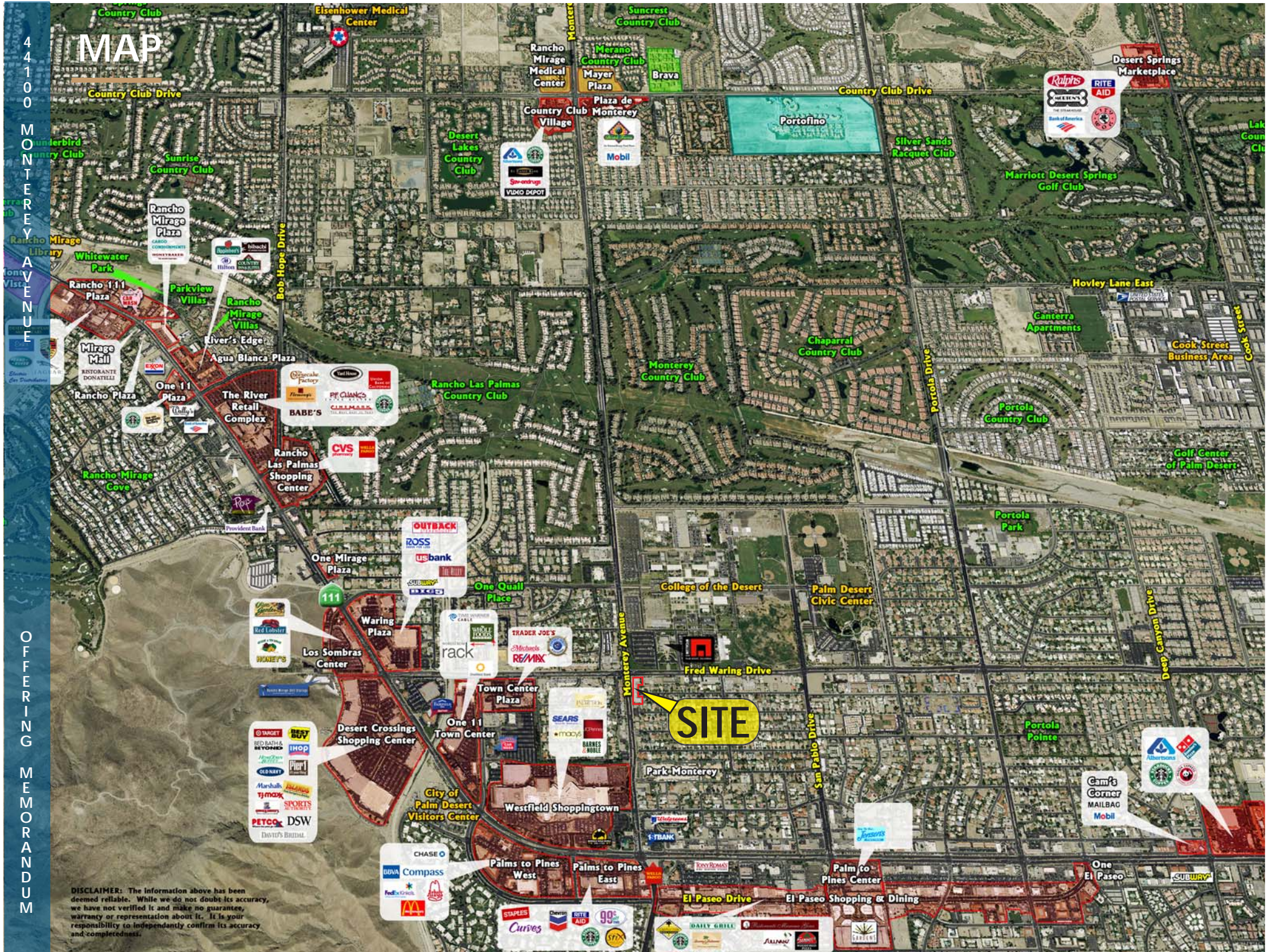


* Site plan updated 3/4/2020

DISCLAIMER:

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property.

MAP



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