

FOR SALE

39490 MURRIETA HOT SPRINGS ROAD | MURRIETA, CA 92563

Voit
REAL ESTATE SERVICES



JANET KRAMER
Vice President
951.491.5234
jkramer@voitco.com
Lic. #01351570

BOB BRADY
Vice President
858.458.3368
bbrady@voitco.com
dre lic 00627590

4747 Executive Drive, Suite 800 | San Diego, CA 92121 | T 858.453.0505 / F 858.408.3976 | www.voitco.com

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Purchase Price:	\$2,790,000
Cap Rate:	5.59%
Current NOI:	\$156,000 per year
Location:	39490 Murrieta Hot Springs Road Murrieta, CA 92563
Lease Term:	Twenty (20) years
Commencement:	January 1, 2013
Annual Rent:	Year One - Year Five \$156,000 per year Increases every five years based on CPI, capped at 12%
Building Size:	±1,728 SF
Land Area:	±32,750 SF
Year Built/Store Opening:	2009

Expiration:	December 31, 2033
Taxes:	\$21,405.50
Options:	Five (5) year options Increases every five (5) years based on CPI, capped at 12%
Right of First Refusal:	Tenant has notified Seller that it has no intention of exercising the option to purchase the property.
Property Taxes:	Per existing Lease, Tenant shall not have any obligation to pay any increases in property tax that result from the sale of the Property
Landlord Obligations:	Per existing Lease, Landlord shall maintain the parking areas, canopies, driveways, roof, foundation and structural soundness of the exterior walls of the Premises

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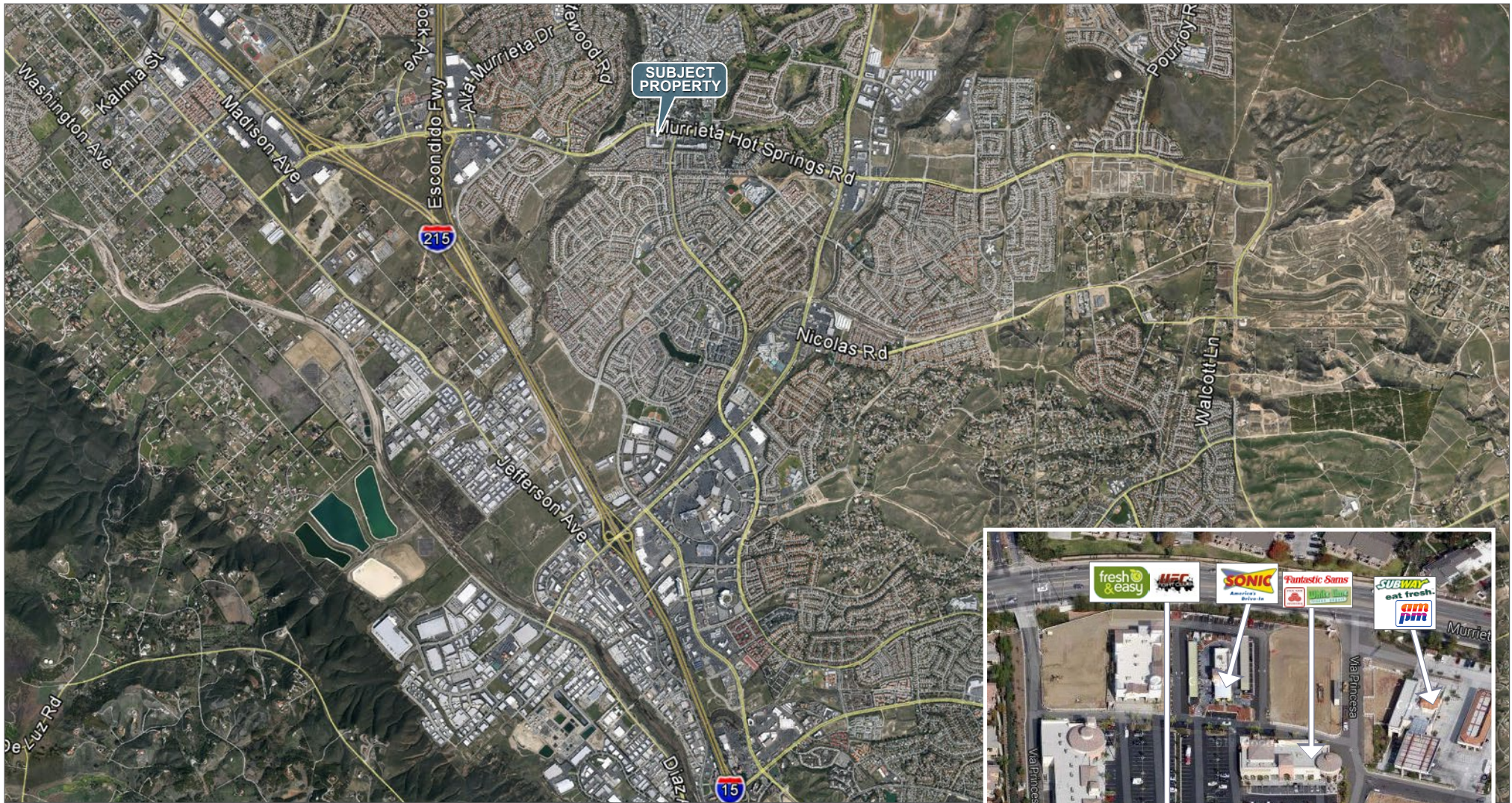
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