

FOR SALE: ±29,644 SF MULTI WAREHOUSE BUILDING SHORT TERM EXISTING LEASES

7338 Sycamore Canyon Blvd, Riverside, CA 92508



PROPERTY HIGHLIGHTS

- ±29,644 SF Multi-Tenant Warehouse Building
- Situated on a ±2.08 Acre Lot
- 100% Leased with Potential for Occupancy
- Unit #1 = ±8,142 SF (Brian Sirko dba Live Well Medical Supplies)
- Unit #2 = ±7,995 SF (Brian Sirko dba Live Well Medical Supplies)
- Unit #3 = ±5,360 SF - (Liquid Nitro Beverages Inc.)
- Unit 4 = ±8,170 SF (River City Testing)
- Building Roof Signage
- Below Market Rental Rates - Future Value Added Potential
- Convenient I-215 & I-60 Freeway Access
- Zoning: BMP (Business and Manufacturing Park)
- 18'-22' Ceiling Clearance
- 7 Ground Level Roll-up Doors
- 5 Electrical Meters
- 120/208 Volt, 400 Amp, 3 Phase Power
- Desired Riverside Location
- Asking Sales Price: \$3,000,000.00



**FOR SALE: ±29,644 SF MULTI WAREHOUSE BUILDING
SHORT TERM EXISTING LEASES**

7338 Sycamore Canyon Blvd, Riverside, CA 92508

RENT ROLL								
UNIT	TENANT	LEASE END	SF	RENT PER MONTH	RENTAL PER YEAR	RENT PSF MONTH	RENT INCREASES	OPTION TO REVIEW
1-2	Live Well Medical Supplies	12/30/20	±16,137	\$7,507.50	\$90,090.00	±\$0.465 MG	N/A	N/A
3	Nitro Energy Drink Co.	M-to-M	±5,360	\$1,872.00	\$22,464.00	±\$0.349 MG	N/A	N/A
4	River City Testing	2/28/24	±8,170	\$6,127.00	\$73,530.00	±\$0.75 MG	Fixed for 2 years, \$0.02/SF/Month Increases each year	Two (2), Three (3) year options



**FOR SALE: ±29,644 SF MULTI WAREHOUSE BUILDING
SHORT TERM EXISTING LEASES**

7338 Sycamore Canyon Blvd, Riverside, CA 92508



EXISTING INCOME/EXPENSES

<i>Annualized Income</i>	
Monthly Gross Rent	\$15,507.00
Annual Gross Rent	\$186,084.00
<i>2018 Building Expenses</i>	
Property Taxes	±\$35,400.00
Building Insurance	±\$4,600.00
Association/Lawn Care	±\$5,500.00
Trash	±\$4,800.00
Water	±\$1,800.00
HVAC Service:	±\$500.00
Misc.	±\$500.00
Total Expenses:	±\$53,100.00
Net Operating Income (NOI):	±\$132,984.00

PROJECTED INCOME/EXPENSES

<i>Projected Income</i>	
Estimated Rent/SF	\$0.75 MG
Estimated Monthly Rent	\$22,233.75
Estimated Annual Rent	\$266,796.00
<i>Estimated Building Expenses</i>	
Estimated Property Taxes (\$3,750,000 @ 1.3%)	±\$48,750.00
Building Insurance	±\$4,600.00
Association/Lawn Care	±\$5,500.00
Miscellaneous	±\$500.00
Estimated Total Expenses:	±\$64,350.00
Estimated Expense/SF/Month:	±\$0.17

POTENTIAL FUTURE INVESTMENT

Net Operating Income (NOI):	±\$202,110.00
5% Vacancy Factor:	±(\$10,105.00)
Adjusted Estimated NOI:	±\$192,005.00
Estimated Capitalization Rate:	±5.07%

* Projected Income assumes Landlord in the future is able to lease the units at market rents.

**Projected Expenses assumes the expenses will be similar to 2018