# The Village At University Park Medical Office Building For Sale Cook Street & Gerald Ford Drive, Palm Desert, CA





### **PROPERTY HIGHLIGHTS**

- ±5,238 SF Surgical Center
- ±1,131 SF Medical Office Suite
- Possible Expansion of Surgical Center to

Provide Two More Surgery Rooms

- Center is Professionally Managed
- Right off of the 10 FWY at Cook Street





Jennifer Kapur

951.276.3633 // DRE#: 01054735 jkapur@leeriverside.com **Maggie Montez** 

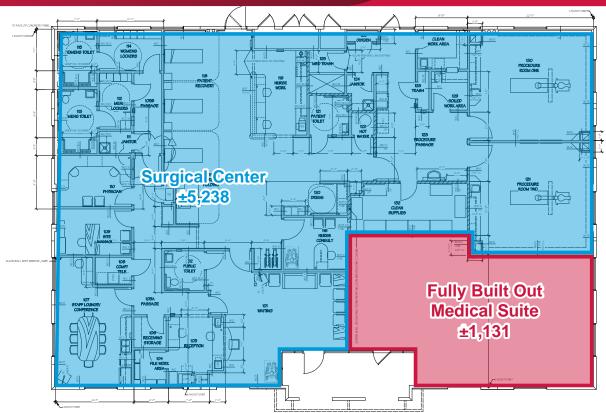
760.346.2520 // DRE#: 01070683 mmontez@leedesert.com

# **The Village At University Park** Medical Office Building For Sale

**ASSOCIATES** 

Cook Street & Gerald Ford Drive, Palm Desert, CA





PURCHASE SCENARIO - RENT ROLL ANALYSIS					
SALE PRICE					
Assuming	\$2,500,000	Income			
Down Payment	\$625,000	CAM Income			
Loan	\$1,875,000	Total Income			
Interest Rate FIXED	6.00%				
25 Year Term Amount Due in 10		EXPENSES			
MORTGAGE PAYMENT		Taxes			

25 Year Term Amount Due in 10				
MORTGAGE PAYMENT				
25/10	\$144,247			
Income	\$195,144			
CAM Income	\$17,084			
Total Income	\$212,228			
Expenses	\$49,213			
NOI	\$163,015			
CAP RATE	6.52%			

	ANNUAL
Income	\$195,144
CAM Income	\$17,084
Total Income	\$212,228

EXPENSES	ANNUAL
Taxes	\$28,125
Insurance	\$4,000
HOA	\$17,088
TOTAL EXPENSES	\$49,213
RENT ROLL	

RENT ROLL			
Tenant	SF	Rent	CAM
Desert Vascular	5,238	\$14,000	\$1,000
NAMG (or can be vacant)	1,131	\$2,262	\$424
TOTAL	6,369	\$16,262	\$1,424



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COMMERCIAL REAL ESTATE SERVICES

## Jennifer Kapur

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