

FOR SALE: OFFICE/RETAIL SPACE

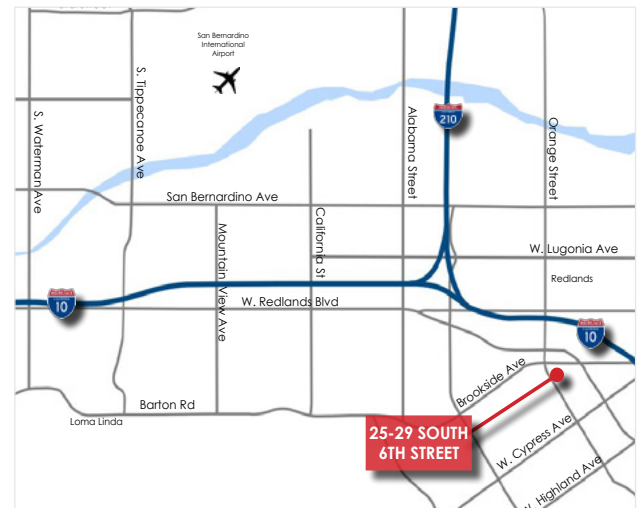
23,25,29 6th Street, Redlands, CA 92374

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

- 100% Leased Investment
- ±3,500 Square Foot Retail Building
- Suite A = ±1,550 SF (Beauty Salon)
- Suite B = ±1,950 SF (Law Firm)
- Building Roof Signage
- Below Market Rates - Future Value Added Potential
- Convenient I-10 & I-210 Freeway Access
- Zoning: C-3 General Commercial District
- Desired Downtown Redlands Location
- Asking Sales Price: **\$949,000.00**



DEMOGRAPHICS

3 MILE RADIUS

Population	74,121
Households	27,232
Average HH Income	\$101,277

*2019 Demos - Source: RegisOnline

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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. 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055

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SUITE	TENANT	LEASE END	SQUARE FEET	RENT PER MONTH	RENTAL RATE/YEAR	RENT PSF MONTH	RENT INCREASES	OPTIONS TO RENEW
23-25	Joseph Fernandez	Month to Month	±1,550	\$1,961.00	\$23,532.00	\$1.27 MG	N/A	N/A
29	Homan & Stone	04/30/21	±1,950	\$2,650.00	\$31,800.00	\$1.36 MG	N/A	N/A

TOTAL OCCUPIED ±3,500 SF (100%)

Total Vacant ±0 SF (0%)

Existing Monthly Rent \$4,611.00

Annualized Rent \$55,332.00



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Annualized Income

Monthly Gross Rent	\$4,611.00
Yearly Gross Rent	\$55,332.00
2017 CAM Recovery	\$0.00

Projected Gross Income: \$55,332.00

2017 Building Expenses

Current Property Taxes	\$1,554.00
Natural Gas	\$588.44
Water/Trash	\$1,440.00
Building Insurance	\$936.00
Pest Control	\$275.00
HVAC Maintenance	\$736.00
Parking Rent	\$420.00

Total Expenses: \$5,949.44

Net Operating Income (NOI): \$49,382.56

Projected Income

Estimated Rent / Sq.Ft.	\$1.70 NNN
Estimated Monthly Rent	\$5,950.00
Estimated Annual Rent	\$71,400.00

Estimated Building Expenses

Estimated Property Taxes (\$962,500.00 @ 1.3%)	\$12,512.50
Natural Gas	\$588.44
Water/Trash	\$1,440.00
Building Insurance	\$936.00
Pest Control	\$275.00
HVAC Maintenance	\$736.00
Parking Rent	\$420.00
Miscellaneous	\$1,000.00

Estimated Total Expenses : \$17,907.94

Estimated NNN/SF: ± \$0.43

Potential Future Investment

Net Operating Income (NOI):	\$71,400.00
5% Vacancy Factor:	(\$3,570.00)
Adjusted Estimated NOI:	\$67,830.00

Estimated Capitalization Rate: ± 7.05%

Assumptions:

1. Obtain fair market rent at \$1.70/SF NNN
2. 5% vacancy factor
3. Operating expenses are passed to the tenants in the form of a NNN expense



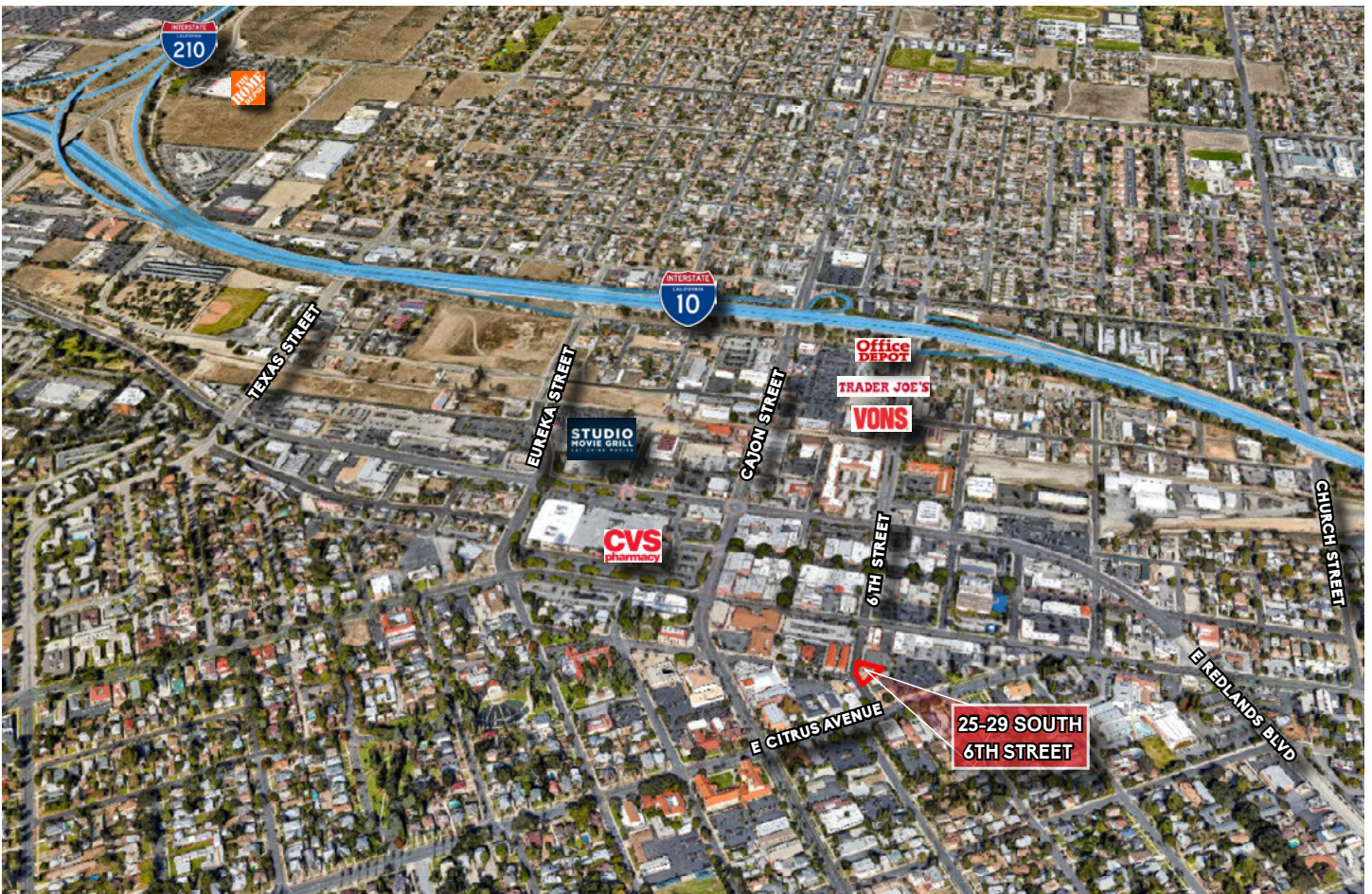
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