

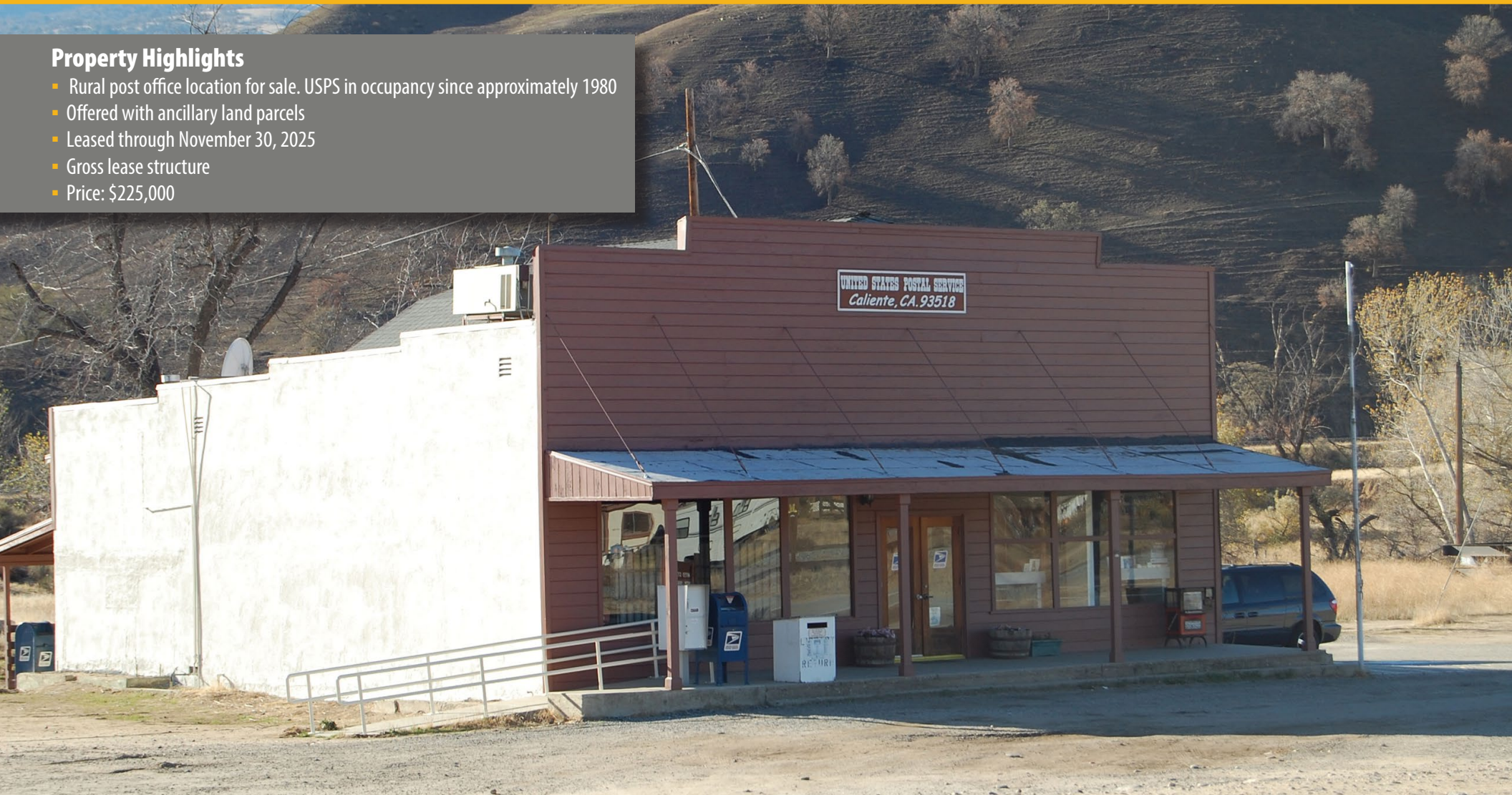


Office Property FOR SALE

27750 Caliente Bodfish Road • Caliente, CA

Property Highlights

- Rural post office location for sale. USPS in occupancy since approximately 1980
- Offered with ancillary land parcels
- Leased through November 30, 2025
- Gross lease structure
- Price: \$225,000



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Office Property For Sale

22750 Caliente Bodfish Road ■ Bakersfield, CA

Income & Expense and Lease Summary



Income & Expense

GROSS INCOME **\$34,000.00**

Less Estimated Expenses

Insurance (See Notes) \$2,863.00

Taxes (See Notes) \$2,430.00

Termite Inspection \$250.00

HVAC Service \$300.00

Weed Control \$200.00

Maintenance (Est) \$2,500.00

Reserves (Est) \$2,500.00

TOTAL EXPENSES **\$11,043.00**

NET OPERATING INCOME **\$22,957.00**

SALES PRICE **\$225,000.00**

CAP RATE **10.20%**

Notes

- In addition to the insurance expense listed, seller carries a flood insurance policy which is not a requirement of the lease
- Taxes are estimated based upon 1.08% of Sales Price

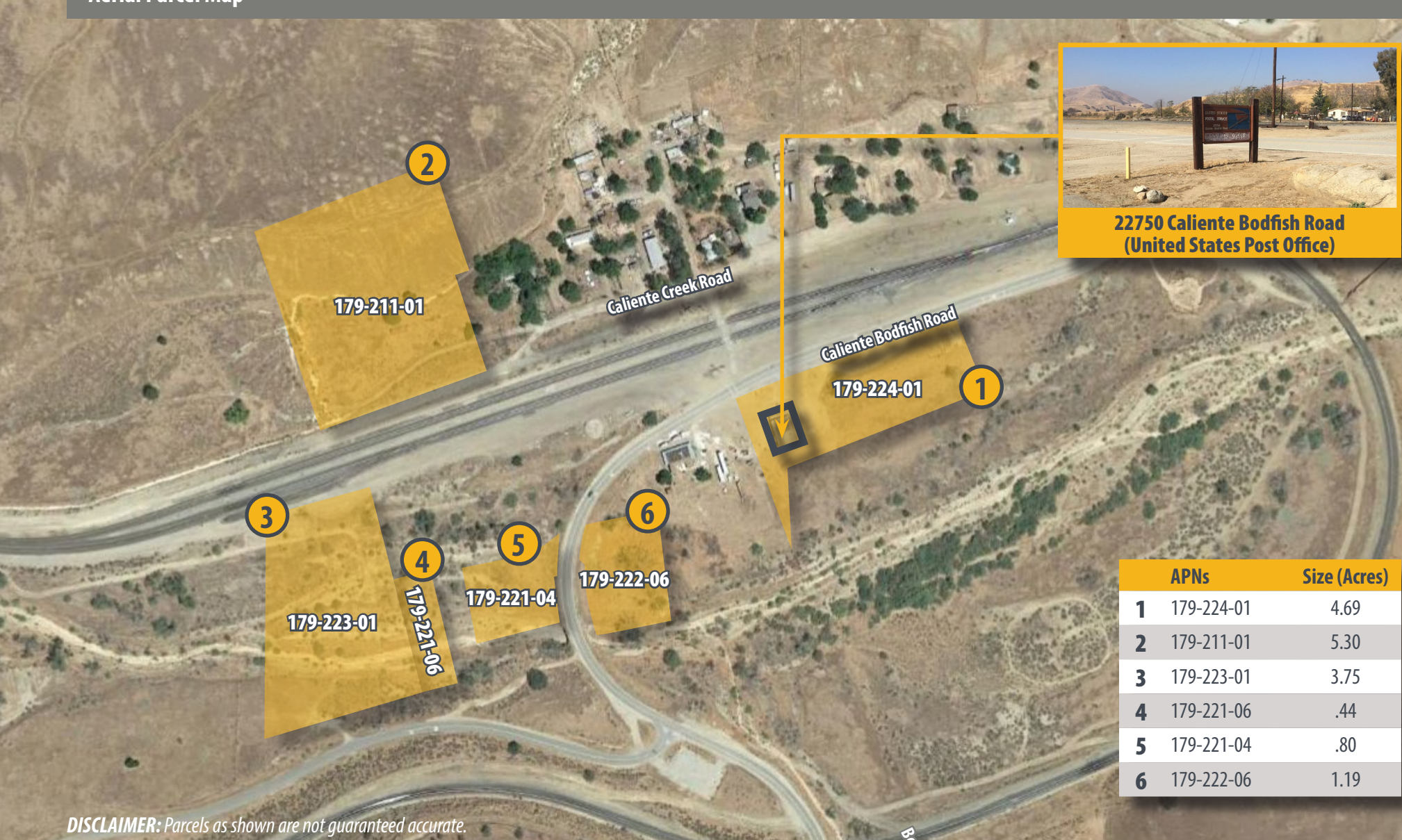
Lease Summary

- USPS has been an occupant of 27750 Caliente Bodfish Road since 1980
- USPS responsible for utility costs
- USPS responsible for maintenance of asphalt and graveled driveways
- Landlord responsible for interior and exterior building painting on or before 11/01/27 (if applicable)
- Landlord responsible for HVAC maintenance and replacement, if necessary
- Landlord currently conducts an annual termite inspection
- Landlord responsible for roof maintenance and replacement, if necessary
- Please refer to the lease for all other maintenance and replacement obligations

Office Property For Sale

22750 Caliente Bodfish Road ■ Bakersfield, CA

Aerial Parcel Map



22750 Caliente Bodfish Road
(United States Post Office)

	APNs	Size (Acres)
1	179-224-01	4.69
2	179-211-01	5.30
3	179-223-01	3.75
4	179-221-06	.44
5	179-221-04	.80
6	179-222-06	1.19

DISCLAIMER: Parcels as shown are not guaranteed accurate.

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