

INVESTMENT OPPORTUNITY BEACON HILL OFFICE PLAZA

**Excellent Upside
Below Market Rents**



2191 Fifth Street | Norco, CA 92860

±31,172 SF

The Beacon Hill Office Plaza property is uniquely designed and well located within the 91/60/15 corridor in the beautiful City of Norco, California. Beacon Hill Office Plaza offers tenants a great work environment near city offices and many Fortune 500 companies. The area is well known for its idyllic lifestyle and “Horsetown U.S.A” designation with an abundance of outdoor activities. Beacon Hill Office Plaza truly offers the right investor an exceptional opportunity with tremendous upside.



HIGHLIGHTS

DAUM

COMMERCIAL REAL ESTATE SERVICES
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INVESTMENT OPPORTUNITY

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BUILDING FEATURES

- Exceptional Access and Beautiful Views of the Valley
- Single Story Development
- Parking Ratio: 4.5/1000
- Spacious Grounds, Quiet Location
- Modified Full Service Leases
- Listed Sale Price: \$4,885,000



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ACTUAL INCOME

In Place Rent:	\$457,612
Vacancy:	<6.71%>
Effective Gross Income:	\$457,612
Operating Expense - (Including New Tax):	\$212,144
Net Operating Expenses:	\$245,468
CAP Rate:	5%

LEVELLED INCOME

In Place Rent:	\$531,171
Vacancy:	\$35,695
Effective Gross Income:	\$479,476
Operating Expense - (Including New Tax):	\$207,298
New Operating Expenses:	\$288,178
CAP Rate:	5.9%

CURRENT OPERATING EXPENSES

EXPENSE	ANNUAL
Landscape (Ground Care)	\$15,739
Water & Sewer	\$17,256
Phone/Electric/Gas	\$43,934
Insurance	\$11,817
New Property Tax (1.1% Verify)	\$53,735
Commissions/Professional	\$20,036
General Repair	\$21,326
Administrative/Management	\$23,400
Misc.	\$4,901
Total	\$212,144



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