



28365 | 28369

CONSTELLATION ROAD  
VALENCIA | CALIFORNIA

**±34,115 TOTAL SF FOR SALE**

2 INDUSTRIAL CONDOS 19,687 SF & 14,428 SF

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100% LEASED INVESTMENT | LOW MANAGEMENT | PURCHASE PRICE \$5,500,000 | CAP RATE 4.14%

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COMMERCIAL REAL ESTATE SERVICES

**FOR SALE**

2 INDUSTRIAL CONDOS 19,687 SF & 14,428 SF

Location Map

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Google Earth

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



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### BUILDING FEATURES

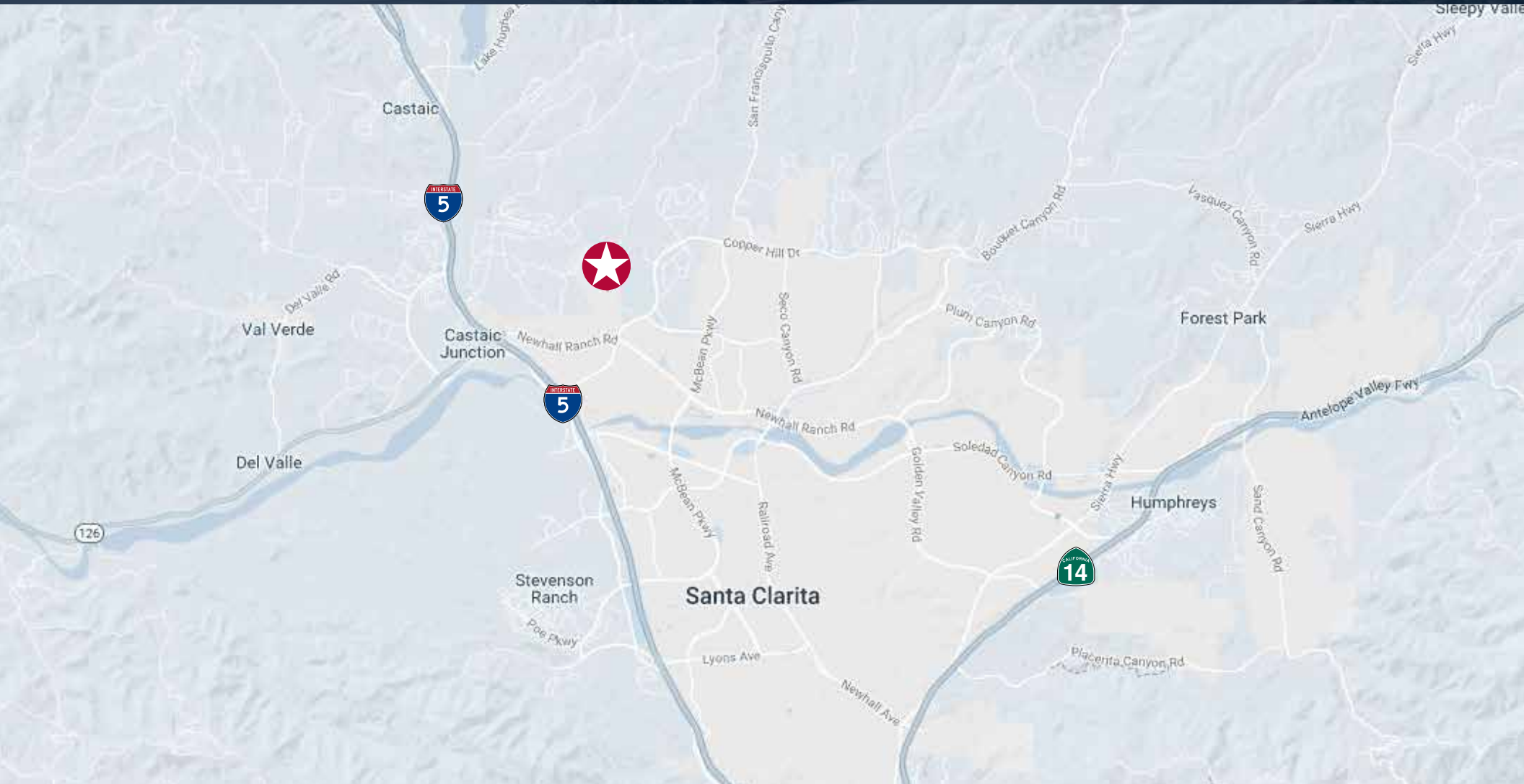
- 2 Industrial Condominiums
- 34,115 SF Total (19,687 & 14,428 SF)
- Stabilized NNN Investment
- 100% Leased
- Low Management
- Annual Rental Adjustment
- Huge Upside Rent Potential
- Purchase Price \$5,500,000
- Cap Rate 4.14%
- Year Built: 2003

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## 28365 & 28369 CONSTELLATION ROAD VALENCIA, CALIFORNIA

**Building Size: 34,115 SF**

<b>PURCHASE PRICE</b>	<b>\$5,500,000.00</b>	\$161.22
Down Payment	\$2,750,000.00	50%
Mortgage Amount	\$2,750,000.00	

<b>INTEREST RATE</b>	Monthly Mortgage	Ann. Mortgage
5.25%	\$16,479.31	\$197,751.72

	<b>Purchase Price \$ 5,500,000.00</b>
<b>CASH ON CASH RETURN</b>	<b>1.10%</b>
<b>CAPITALIZATION RATE</b>	<b>4.14%</b>

<b>ANNUAL INCOME</b>	<b>Monthly</b>	<b>Annual</b>	
Legacy Volleyball	\$8,489.67	\$156,578.40	\$0.43 SF
Kalas Wire Mfg.	\$10,503.58	\$126,042.96	\$0.73 SF
	\$18,993.25	\$282,621.36	
Total Rental Grs. Inc		\$282,621.36	
Reimbursements		\$182,550.00	
Total Gross Income		<b>\$465,171.00</b>	

<b>EST. ANNUAL EXPENSES</b>			
	<b>Legacy</b>	<b>Kalas</b>	<b>Total</b>
Management Fee (3%)	\$4,697.35	\$3,781.00	\$9,981.43
Reserves (0%)	--	--	--
Property Taxes (2017)	\$36,390.91	\$27,335.00	\$63,725.91
Property Insurance	\$1,056.00	\$1,056.00	\$2,112.00
Maintenance	--	--	--
Legal Expenses	--	--	--
Accounting Expenses	\$1,000.00	\$1,000.00	\$2,000.00
Common Area Utilities	--	--	--
Association Dues	\$60,031.00	\$44,200.00	\$104,731.00
<b>TOTAL EXPENSES</b>	<b>\$103,175.26</b>	<b>\$77,372.00</b>	<b>\$182,550.34</b>
<b>NET OPERATING INCOME</b>			<b>\$227,919.00</b>
Est. Annual Mortgage Pymts.			<b>\$197,751.72</b>
Net Cash Inflow			<b>\$30,167.28</b>

- The Information provided has not been Verified by DAUM Commercial. Buyer to conduct it own investigations as the accuracy of the document.
- Expenses are estimated. Actual expenses will be different.
- Legacy as the First Right of Refusal to Purchase.
- Mortgage Est. at 5.25%, 25 year amortization

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#	TENANT NAME	ADDRESS	UNIT SIZE	START DATE	EXP. DATE	RENT ADJ	SEC. DEP	MTHLY RENT	RENT/SF.	CAM	CAM/SF	OPT/EXT
1	Legacy Volleyball Club	28369 Constellation Rd	19,687	1/11/2011	3/31/2026	Ann 2%	\$10,000.00	\$8,489.67	\$0.43	\$5,002.58	\$0.25	None.
2	Kalas Wire Manufacturing, Inc.	28365 Constellation Rd	14,428	2/1/2017	3/31/2020	Ann 4%	\$20,199.20	\$10,503.58	\$0.73	\$3,724.92	\$0.26	1-3 Yr.
<b>TOTAL</b>			<b>34,115</b>					<b>\$18,993.25</b>				

- 1/2 Half of Security Deposit to be returned July 2019 for Kalas

