

MULTI-TENANT OFFICE BUILDING INVESTMENT FOR SALE

1420

EAST COOLEY DRIVE
COLTON, CA

ASKING PRICE:

~~\$2,160,400 (\$112/SF)~~

NOI: \$103,500

70% Occupied

PRICE REDUCED
\$1,995,000
(\$103.42/SF)



For more information, contact:

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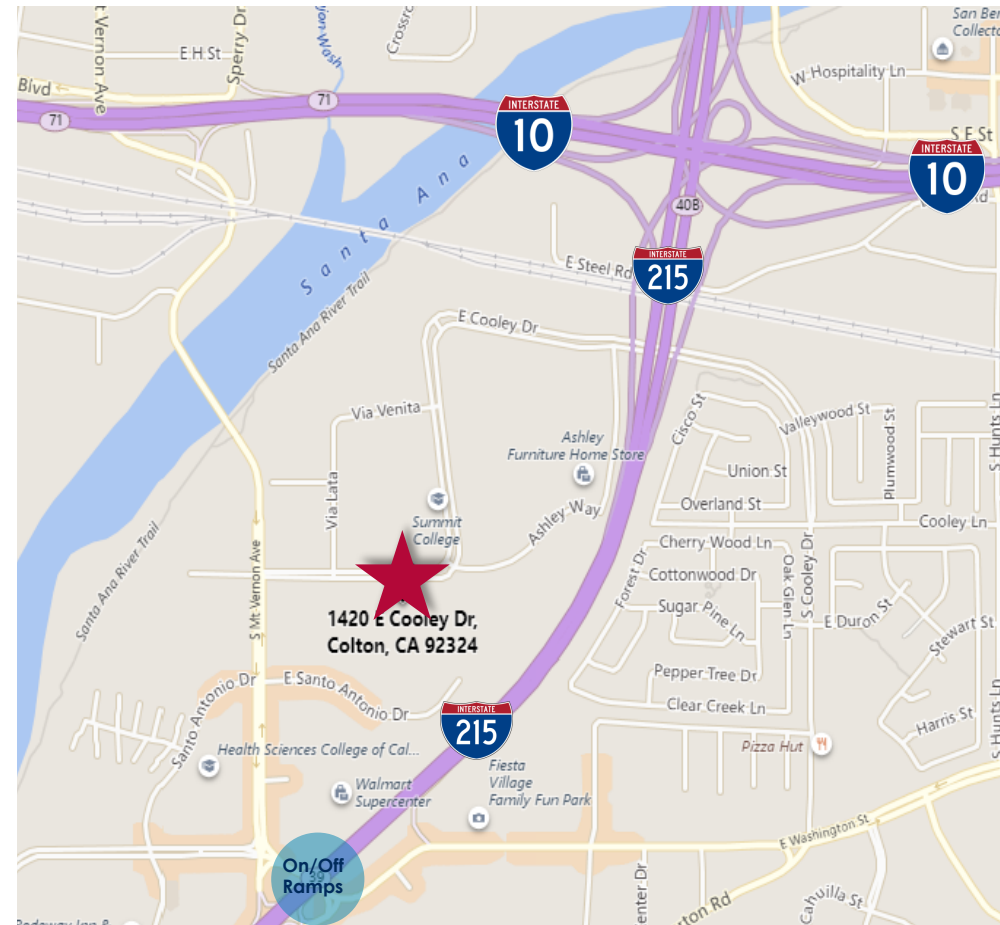
1420

EAST COOLEY DRIVE COLTON, CA

E COOLEY DR

SITE

APN: 0276-144-109
±19,290 SF
Lot Size: ±43,580 SF
64 On-Site Parking
3.57:1,000



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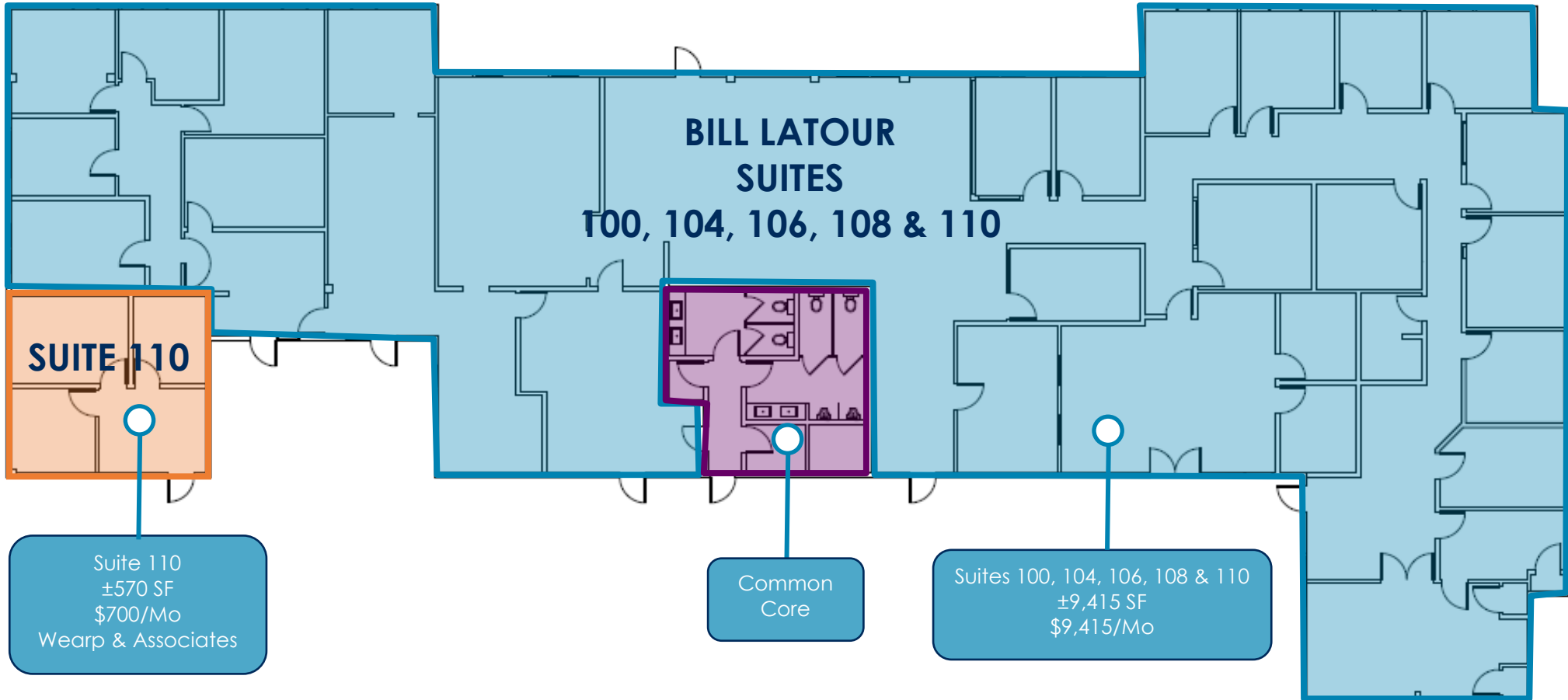
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FIRST FLOOR PLAN



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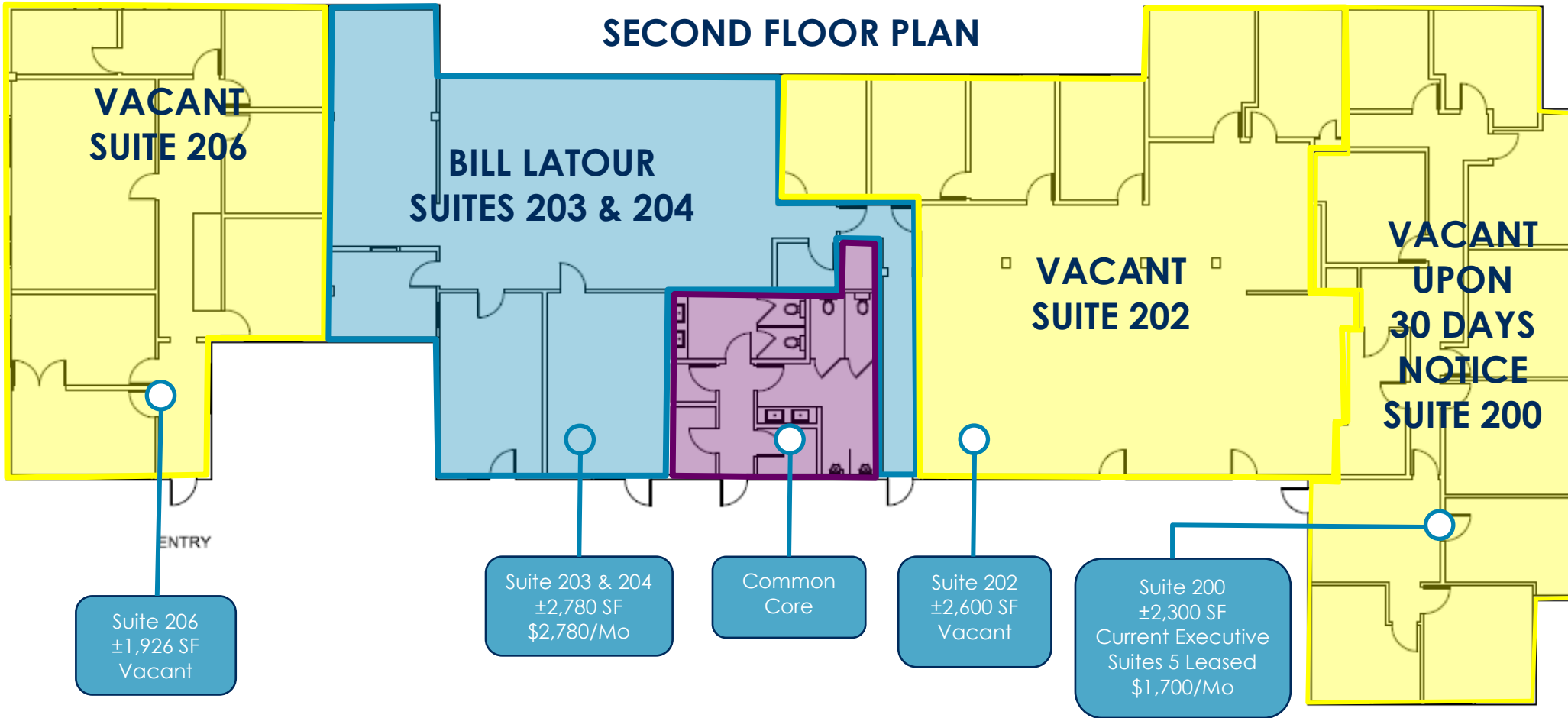
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SECOND FLOOR PLAN



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INCOME & EXPENSE

Purchase Price	\$1,995,000	\$112.00 Current Cap Rate	5.19%
Building SF	19,290	Proforma Cap Rate	9.23%

INCOME:			
		Current	Proforma
Monthly Rent		\$14,550	\$21,264
Annual Rent		\$174,599	\$255,164
Total Annual Income		\$174,599	\$255,164
OPERATING EXPENSES:			
Taxes	1.17%	\$25,219	\$25,219
Insurance		\$3,111	\$3,111
Utilities (Water, Gas, Trash, Electric)		\$16,463	\$16,463
Elevator		\$1,800	\$1,800
Phone		\$732	\$732
Maintenance Expense			
Landscape Maintenance		\$3,792	\$3,792
Janitorial		\$12,000	\$12,000
Supplies		\$3,045	\$3,045
General Repairs & Maintenance		\$4,860	\$4,860
Total Maintenance Expense		\$23,697	\$23,697
Total Operating Expenses		\$71,022	\$71,022
NET OPERATING INCOME		\$103,577	\$184,142
Current Cap Rate	5.19%		
PROFORMA Cap Rate	9.23%		

*Note: Income based off 2018 Rent Roll. Expenses based of 2017 actual expenditure figures.

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RENT ROLL

Unit	Tenant	Sq. Ft.	%	Rent/SF/Mo.	Monthly Rent	Annual Rent
100, 104, 106, 108, 203, 204	Frank William Latour	12,195	62.25%	\$1.02	\$12,499.88	\$149,998.56
110	Wearp & Associates	570	3.0%	\$1.23	\$700.00	\$8,400.00
200 A, B, F, G	Vacant	1,181	6.0%	-	-	-
200C	New York Life Agent	299	1.5%	\$1.00	\$300.00	\$3,600.00
200D	Bill Latour	389	2.0%	\$1.03	\$400.00	\$4,800.00
200E	Dr. David Anderson	184	1.0%	\$1.63	\$300.00	\$3,600.00
200H	Workplace Consultants	247	1.25%	\$1.42	\$350.00	\$4,200.00
202	Vacant	2,600	13.20%	-	\$0.00	\$0.00
206	Vacant	1,926	9.8%	-	\$0.00	\$0.00
TOTAL		19,591 SF	100%	\$0.75	\$14,550	\$174,599

Occupied **13,884 SF** **70.87%**

Vacant **5,707 SF** **29.13%**

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