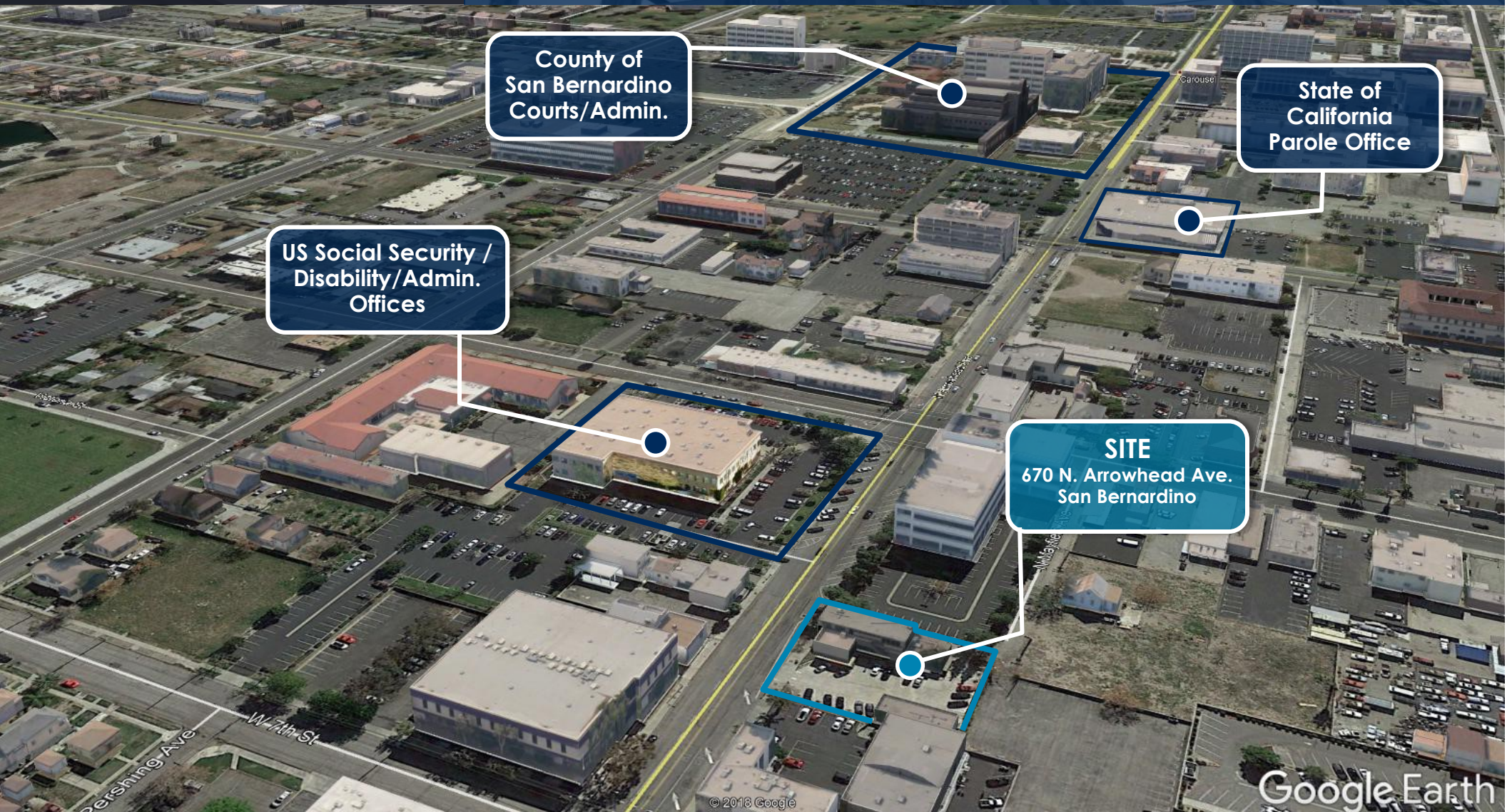


FOR SALE

±6,010 SQUARE FOOT OFFICE BUILDING

670

N. ARROWHEAD AVENUE | SAN BERNARDINO, CA



For more information, contact:



LEE SPENCE

Executive Vice President

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DAUM

COMMERCIAL REAL ESTATE SERVICES

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FOR SALE

±6,010 SQUARE FOOT OFFICE BUILDING

670

N. ARROWHEAD AVE SAN BERNARDINO, CA

EXECUTIVE SUMMARY

Fully leased office building for sale.

670 N Arrowhead is 100% occupied by 3 tenants. The main tenant is Foothill Aids project. The group helps those in the community who live with or at risk for HIV or aids. They pay \$5,875 per month and have a lease through Oct of 2020. This tenant has been in the building for 10 plus years and receives funding in 2 year increments. 2 other smaller tenants pay \$600 and \$300 / mo.

The building benefits from its location just up the street from the county super blocks, housing courts and the main County admin offices. Also just across the street and south 1 door is the US Social security office of disability adjudication and review office. Attorneys doing business with this office or any of the County courts down the street will find this location very efficient.

The property bring in \$6,775 / mo and operating expenses are reported at \$2,880 / mo or \$.48 / sq. ft. per month. This produces a monthly net income of \$3,895 and a year net operating income of \$46,740. With a list price of \$675,000 this property will produce a return of 6.9%.

At \$675,000 the property is priced at \$112.31 per sq. ft., well below replacement costs.



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FOR SALE

±6,010 SQUARE FOOT OFFICE BUILDING

670

N. ARROWHEAD AVE SAN BERNARDINO, CA

LUXOR PROPERTIES INC.

670 North Arrowhead Avenue, San Bernardino, CA

APN: 0135-021-14

Unit	Square Feet	November Rent	Yearly	Start	End
A	2,000	\$6,075.00	\$72,900.00	11/14/14	10/31/2020
B	950				
C	1,130				
D	730				
E	800	\$600.00	\$7,200.00	3/1/11 M/M	
F	300	\$300.00	\$3,600.00	7/1/11 M/M	
TOTAL	5,910	\$6,975.00	\$83,700.00		

OPERATING EXPENS-	YEARLY
Property Tax	\$9,500.00
Insurance	\$2,500.00
Gas/Water/Trash	\$2,400.00
Maintenance	\$1,200.00
Cleaning	\$6,000.00
Gardening	\$1,200.00
Electric	\$11,750.00
TOTAL	\$34,550.00

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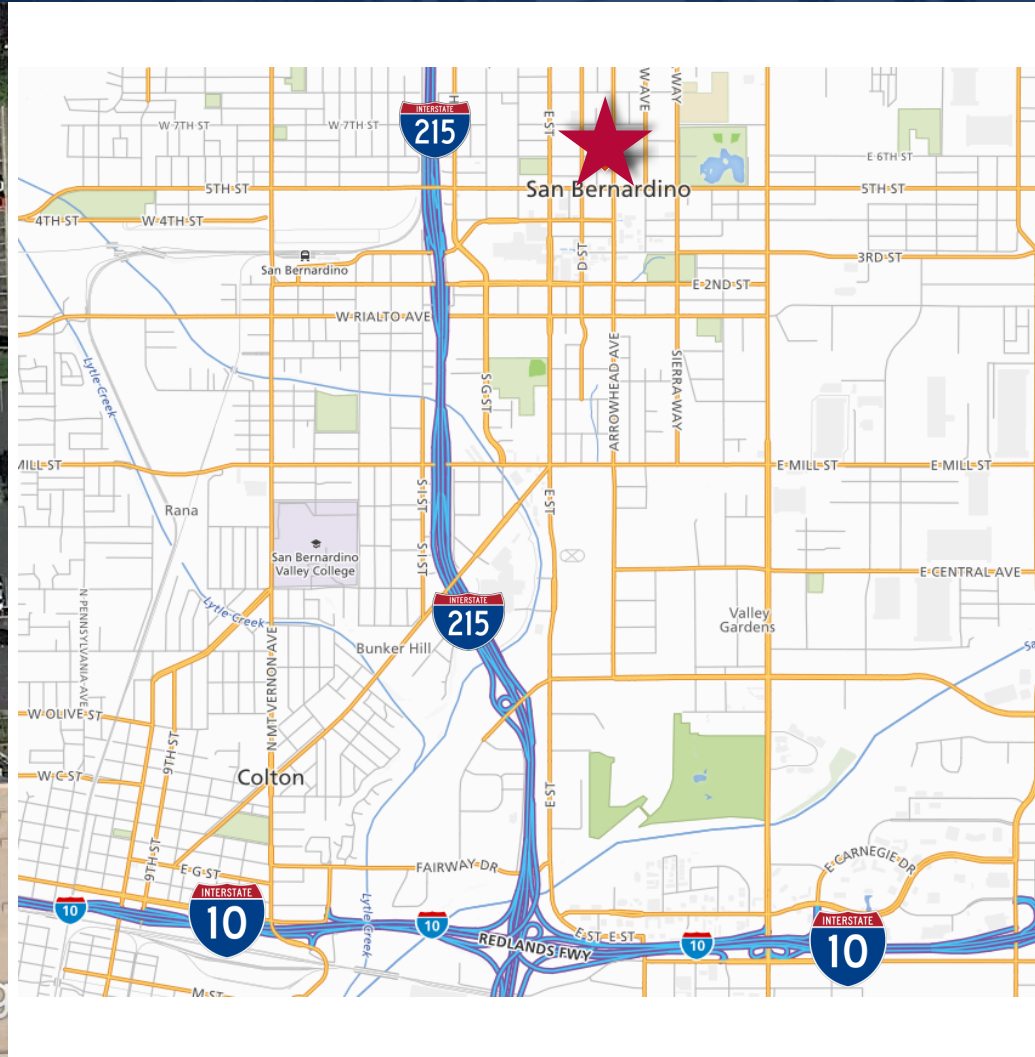
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