SALE PRICE: \$1,550,000



FREE

6-0-

PARKING

Parts Super Stores

For more information, contact:

LEE SPENCE

Executive Vice President P: 909.652.9044 | C: 909.969.8800 CA License No. 00954487 lee.spence@daumcommerical.com



EXECUTIVE SUMMARY:

The subject property is 2 lots, APN 612-142-003 (1.4 acres) and 612-142-002 (.66 acres) totaling 2.06 acres. 83931 Indio Blvd, APN 612-142-002, is a former car dealership now converted into an Auto Parts store with 2 additional smaller tenants. The structure is approximately 9,400 sq. ft. The Auto Parts store pays \$5,608 per month and the other 2 tenants pay a total of \$1,590 per month.

Parcel 612-142-003 is 1.4 acres. Address 83963. The front 1/2 of the property is a used car lot. The rear 1/2, approximately .7 acres is vacant. It was previously rented to a contractor. This property can be developed.

The property benefits from being on a major thoroughfare in Indio, Indio Blvd. The auto parts store is well established and has sales of roughly \$350,000 per month making it a very stable tenant. The other tenants are a used car sales lot \$2,200, a machine shop \$875 and a 3 bedroom apartment rented for \$775 per month.

The Net income is \pm \$9,458 per month or \$113,496 per year, giving the property a 7.3% return with up-side in developing the \pm ¹/₂ acre of vacant land.

2 BUILDINGS, 2 PARCELS, TOTALING ±2.06 ACRES, 4 TENANTS, 7.3% CAP RATE w/DEVELOPABLE LAND

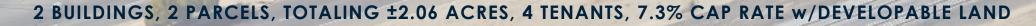
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EVELOPABI



PARTS AUTHORITY AUTO PARTS

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FOR SALE INDIO BOULEVARD INDIO, CALIFORNIA 83931& 83963

BBB. APN: 612-142-003 APN: 612-142-002 ±1.4 ACRES ±0.66 ACRES 1/2 Acre Available For Sale 111 2 1 3 Spruce St 3

MULTI-TENANT LEASED INVESTMENT

1. Parts Authority Auto Parts current rent \$5,608 per month

2. 5 Star Machine Shop current rent \$875

1. Secured Fenced Yard for Auto Parts Delivery **Vehicles**

3. 2nd Story Apartment Unit current rent \$775 (set to increase to \$750 per month)

3. Yard Area used by Apartment Tenant

4. Casino Auto Sales current rent \$2,200

5. Former Contractors Yard Developable .7 Acres

2 BUILDINGS, 2 PARCELS, TOTALING ±2.06 ACRES, 4 TENANTS, 7,3% CAP RATE w/DEVELOPABLE LAND

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ions, changes of price, rental or other conditions, prior sale D/AQ Corp. # 0

FOR SALEMULTI-TENANT83931 & 83963INDIO BOULEVARD
INDIO, CALIFORNIA

MULTI-TENANT LEASED INVESTMENT

RENT ROLL / CURRENT RENT

Rent Roll

Parts Authority Auto Parts\$5,608.00 per month5 Star Machine Shop\$ 875.00 per month3 Bedroom Apartment\$ 775.00 per monthCasino Auto Sales\$2,200.00 per monthVacant .7 Acres\$ 00.00 per month

Total \$9,458.00

Current

STAR AUTO PARTS, INC., LEASE SUMMARY dba PRONTO AUTO PARTS Tenant	Star Auto Parts, Inc. Lease assumed by Parts Authority Metro, LLC, A wholly owned subsidiary of Parts Authority				
Premises	: ±6,498 square feet (a portion of) 83-931 Indio Blvd, Indio, CA				
Current Ren	It: \$5,608 per month				
Term	: Expires February, 2023				
Lessee's share of Parking & Common area Expenses	: 70% Parts Authority/30% Other Tenants				
Repairs	Lessee: Interior including HVAC Lessor: Foundation, Walls & Roof				

2 BUILDINGS, 2 PARCELS, TOTALING ±2.06 ACRES, 4 TENANTS, 7.3% CAP RATE w/DEVELOPABLE LAND

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INCOME & EXPENSES 83-931 INDIO BLVD. (APN: 612-142-002)

		Current Rent	
Income:	Parts Authority Auto Parts	\$5,608	
	5 Star Machine	\$ 875	
	Apartment Unit	\$ 775	
	Total	\$7,258/Mo	_
Expenses:			
	Insurance	\$ 176	
	Taxes grossed up value \$1,100,000 @ 1.4%=	\$1,283/mo	
	Total -	\$1,459	-
Parts Auth	nority Auto 70% Recapture: +	(\$1,021.30)	+
	Other Tenants Re-Capture	\$ 437.70	
	Net Operating Income:	\$7,258/mo \$87,096/yr	

. . .

INCOME & EXPENSES 83-933 INDIO BLVD. (APN: 612-142-003)

			С	urrent Rent			
Income:	Casino Auto	Sales	\$2,200				
	Vacant		\$	0			
		Total	\$2	2,200/Mo			
Expenses:							
	Insurance			176			
	Taxes \$550,0	Taxes \$550,000,000 @ 1.4%=					
		Total	\$	818	_		
		Re-Caption	\$	818	_		
	Net Operating Income:			2,200/mo 26,400/yr			
PROJECT SUMMARY w/Rent Increases (combined)							
Current G	oss Income:	\$9,458					
NNN:		<u>+\$2,277/</u> mo p	<u>±\$2,277/</u> mo paid				
Net Month	ly Income:	<u>\$9,458/mo_or \$113,496/yr</u>					

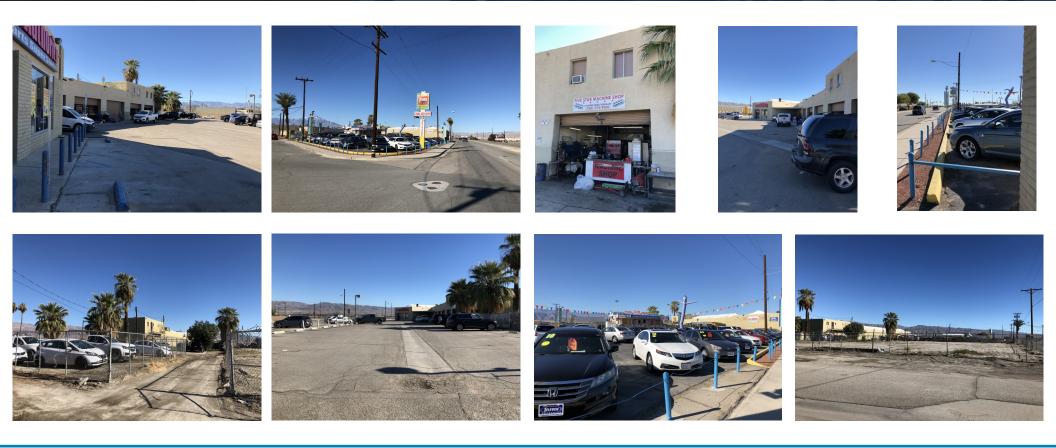
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