

OFFERING MEMORANDUM


HEAVY INDUSTRIAL

46135 Division Street | Lancaster, California 93535



CONTACT:

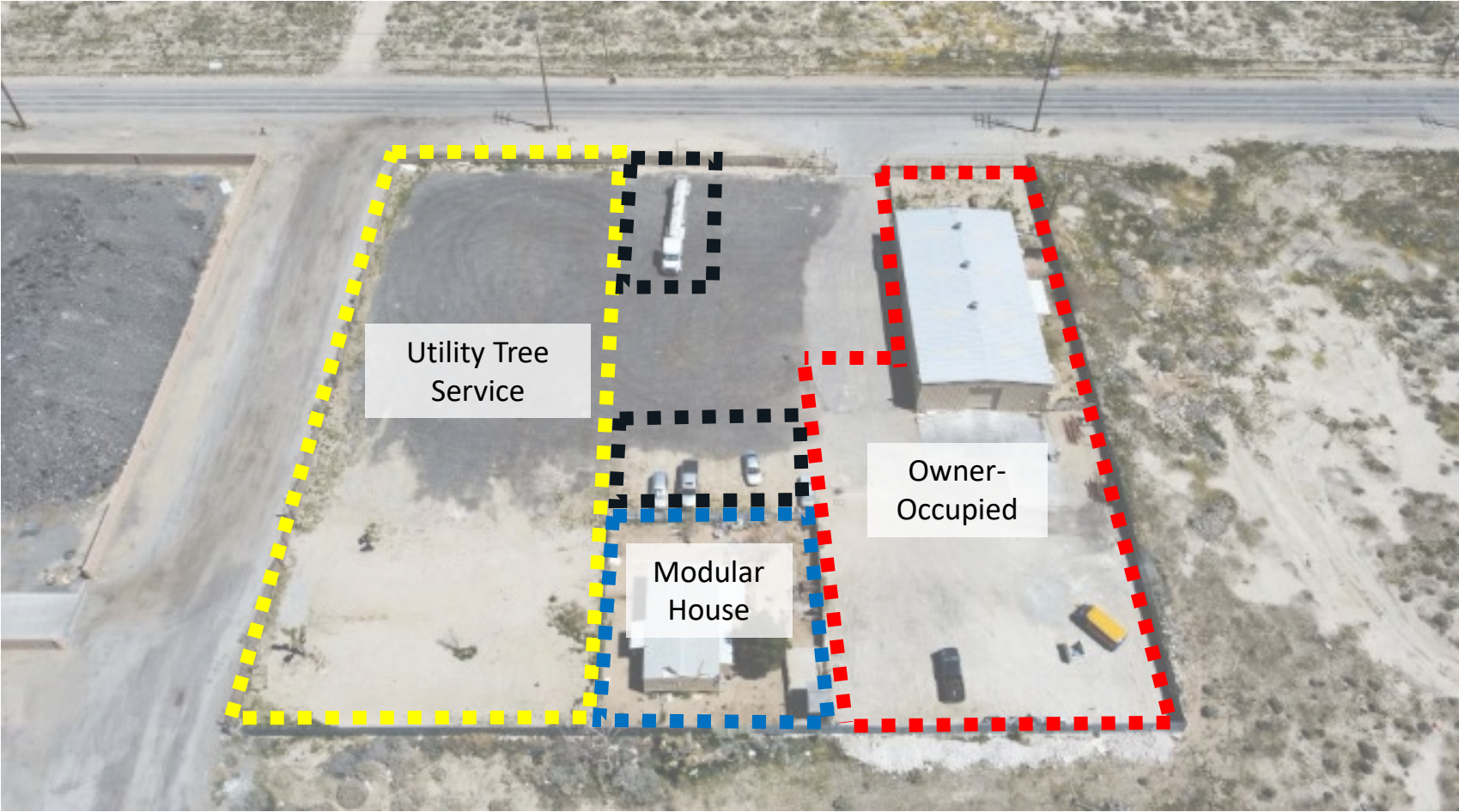
Josh Markowitz | Broker/Owner
DRE 02199357

 markowitzcre.com

 josh@markowitzcre.com

 818.337.9066

SITE MAP



Utility Tree Service

Owner-Occupied

Modular House

Car/Truck Parking

LOCATION



OFFERING DETAILS

Address	46135 Division Street
APN	3137-008-123
Lot Size Acres	2.15 Acres
Lot Size Square Feet	93,828 SF
Zoning	Heavy Industrial
Utilities	Electric, Gas, Well, Septic

Building Size	4,900
Construction Type	Metal
Power	3 Phase
Year Built	1980
Drive-Ins	Two 10'W x 14'H
Ceiling Height	16'



- 4,900 SF shop building plus rented modular home on 2.15 acres zoned HI
- Shop will be delivered vacant allowing for an owner-user to occupy or investor to achieve an estimated 8% CAP Rate
- Tenants include a tree trimming company, rented modular home, and car and truck parking
- Shop building includes office build out with reception, kitchen, two bathrooms, three private offices, plus a clean shop with two grade level rollup doors





FINANCIALS

UNIT/SITE	TENANT	SIZE	RENT	CAM	COMMENCE	EXPIRE
0.75 AC	Utility Tree Service	0.75 AC	\$3,100	\$400	1/1/2024	12/31/2026
Modular House	MTM	-	\$1,000	-	MTM	MTM
Truck	MTM	-	\$150	-	MTM	MTM
5 Cars	MTM	-	\$250	-	MTM	MTM
Warehouse	VACANT	4,900 SF	\$4,410	-	-	-
Occupied			\$4,500	\$400		
Vacant			\$4,410	-		
Total			\$8,910	\$400		

INCOME	Current	Pro Forma
Base Rent	\$54,000	\$103,920
CAMs	\$4,800	\$4,800
TOTAL INCOME	\$58,800	\$108,720
EXPENSES		
Insurance	\$7,000	\$7,000
Property Tax	\$14,170	\$14,170
Repairs & Maintenance	-	\$2,500
Property Management 5%	-	\$5,586
Utilities	-	-
Trash	-	-
TOTAL EXPENSES	\$21,170	\$29,256
NET OPERATING INCOME	\$37,630	\$82,464

PRICING

Asking Price	\$1,037,500
Building Price/Square Foot	\$211.73
Land Price/Square Foot	\$11.06
Current NOI	\$37,630
Current CAP Rate	3.63%
Pro Forma NOI	\$82,464
Pro Forma CAP Rate	7.95%

- Property Tax reassessed at asking price
- Insurance reflects owner's pricing
- Repairs & Maintenance is an assumption
- Property Management assumes 5% of rents



Josh Markowitz | Broker/Owner
DRE 02199357

 markowitzcre.com

 josh@markowitzcre.com

 818.337.9066

This presentation has been prepared to provide summary, unverified information to prospective purchasers. The information in this presentation is not a substitute for a thorough due diligence investigation. No warranty or representation is made with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State and Federal regulations, the physical condition of the improvements, or the financial condition or business prospects of any tenants, including tenants' plans or intentions to continue occupancy at the subject property. The information contained in this presentation has been obtained from sources we believe to be reliable; however, it may not have been verified. No warranty or representation is made whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and sellers must take appropriate measures to verify all of the information contained herein. This presentation is not an offer to purchase or a warranty that Broker will obtain an offer to purchase.