

COACHELLA VALLEY COMMUNITY HEALTH CENTER NNN MEDICAL INVESTMENT


Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



49869

CALHOUN STREET

Single Tenant | Net Leased | Medical Building Offered Exclusively by Desert Pacific Properties



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COMMERCIAL REAL ESTATE
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- **Class A Medical Building**
- **41,092 SF**
- **New Construction**
- **Single Tenant Net Lease**
- **Elevator Served**
- **10 Year Lease**
- **2% Annual Increases**
- **First Class Tenant Improvements**
- **Abundant Parking**

**Coachella Valley
Community Health Center**

dap DAP
Health

INVESTMENT

OVERVIEW

1



Investment Summary



Building Size | ±41,092 SF



Land Size | ±109,335 SF/±2.51 ACRES



Price | \$21,707,600



Lease Type | NNN



Cap Rate | 6.63%



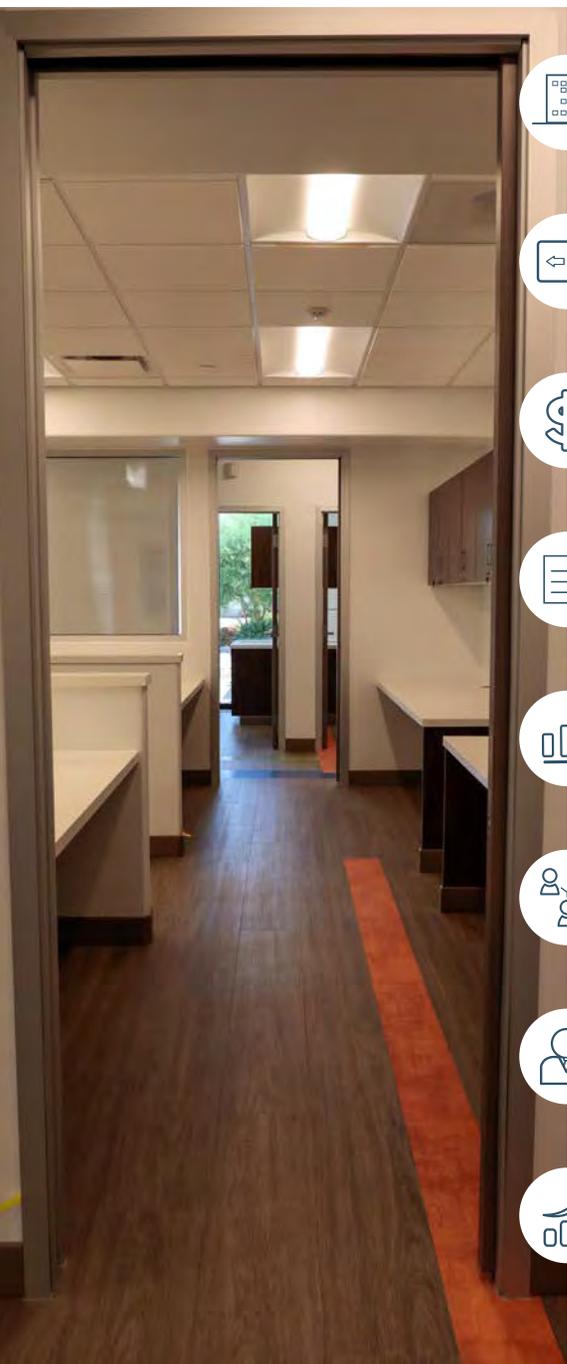
Occupancy | 100%

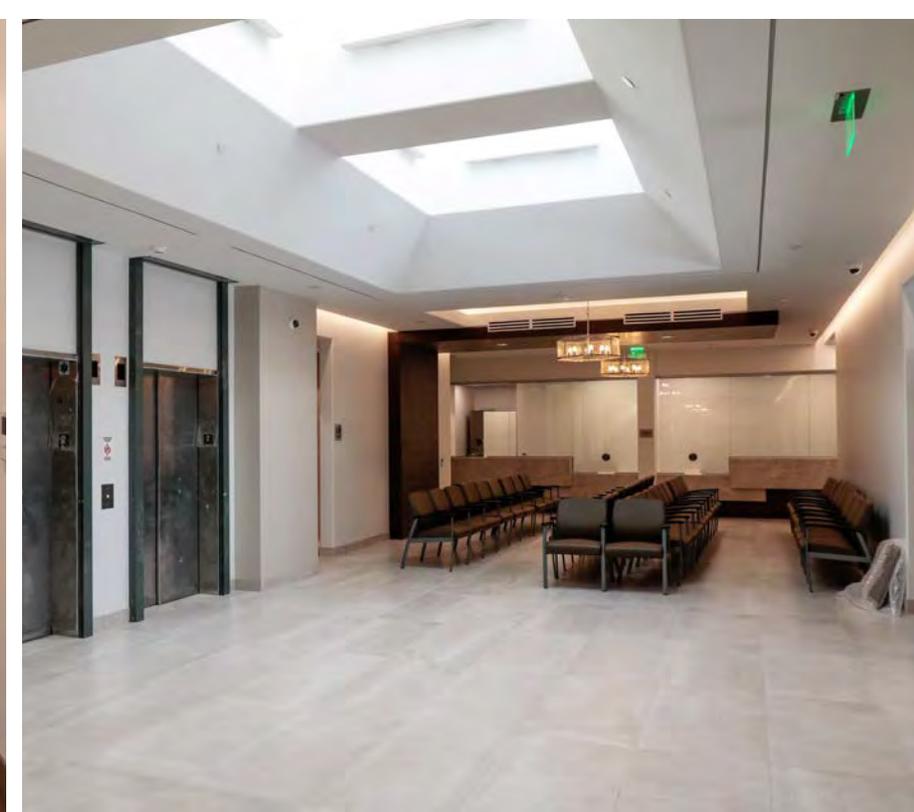


Tenants | Single Tenant



Annual Increases | 2%





PROPERTY 3

OVERVIEW



Property Summary

- **Property Address:**
49869 Calhoun St, Coachella, CA
- **Total Building Size:**
41,092 SF
- **General Plan:**
Neighborhood Center
- **Zoning:**
Commercial
- **Parcel Size:**
2.51 Acres
- **Year Built:**
2022
- **Construction Type:**
Steel and Wood Frame
- **Stories:**
Two (Elevator Served)
- **Assessor Parcel Number:**
612-280-025



Property Overview

BUILDING FEATURES:

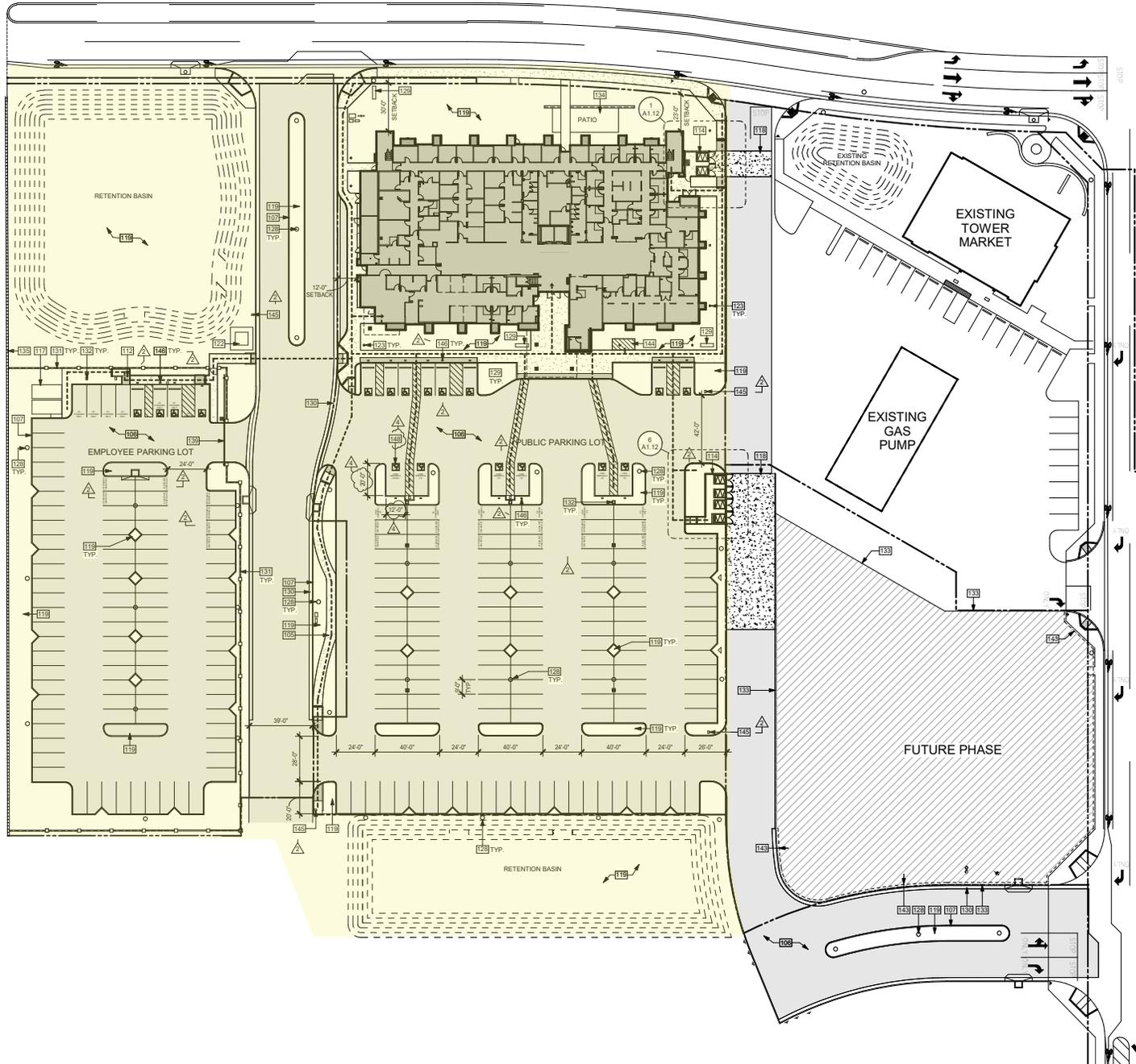
- **Class A Building**
- **New Construction**
- **Steel & Wood Frame**
- **OSHPD 3 Certified Generator**
- **Automated X-Ray Systems**
- **EPDM/TPO Roofing Membrane**
- **Two Elevators**
- **Multiple Data Lines through out the Building**
- **Decorative Glass Throughout**
- **Granite Counter Tops**
- **Parking w/ Seperate Employee Parking**
 - Parking Spaces: 291
 - Parking Ratio: 5.8/1000
- **Drought Tolerant Landscape**



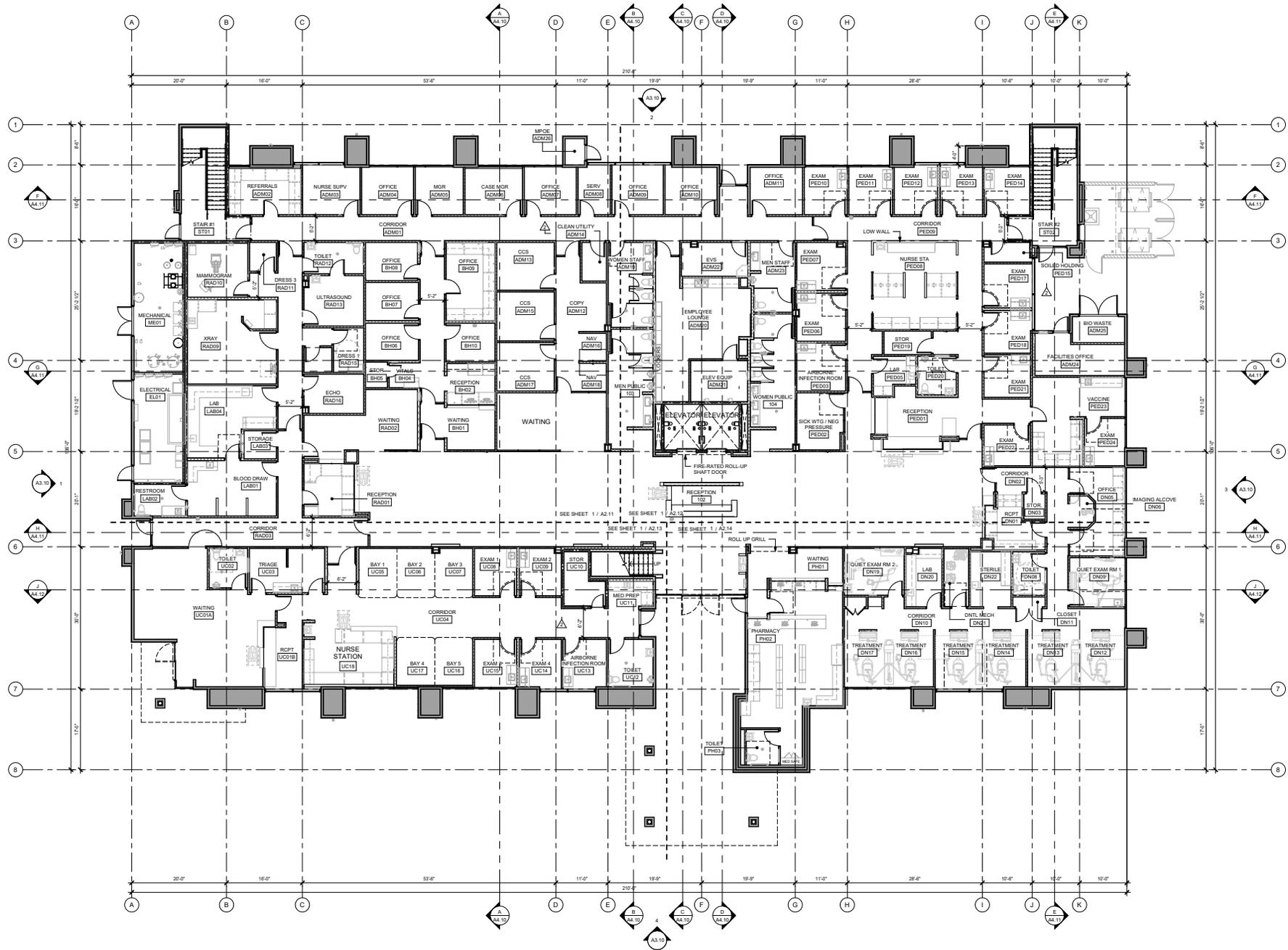
Utility Providers:

- **Electricity**
Imperial Irrigation District
- **Water**
Coachella Valley Water Authority & Sanitation District
- **Sewer**
Coachella Valley Water Authority & Sanitation District
- **Gas**
Southern California Gas Company
- **Internet**
Frontier
- **Waste Services**
Burrtec Waste & Recycling Services

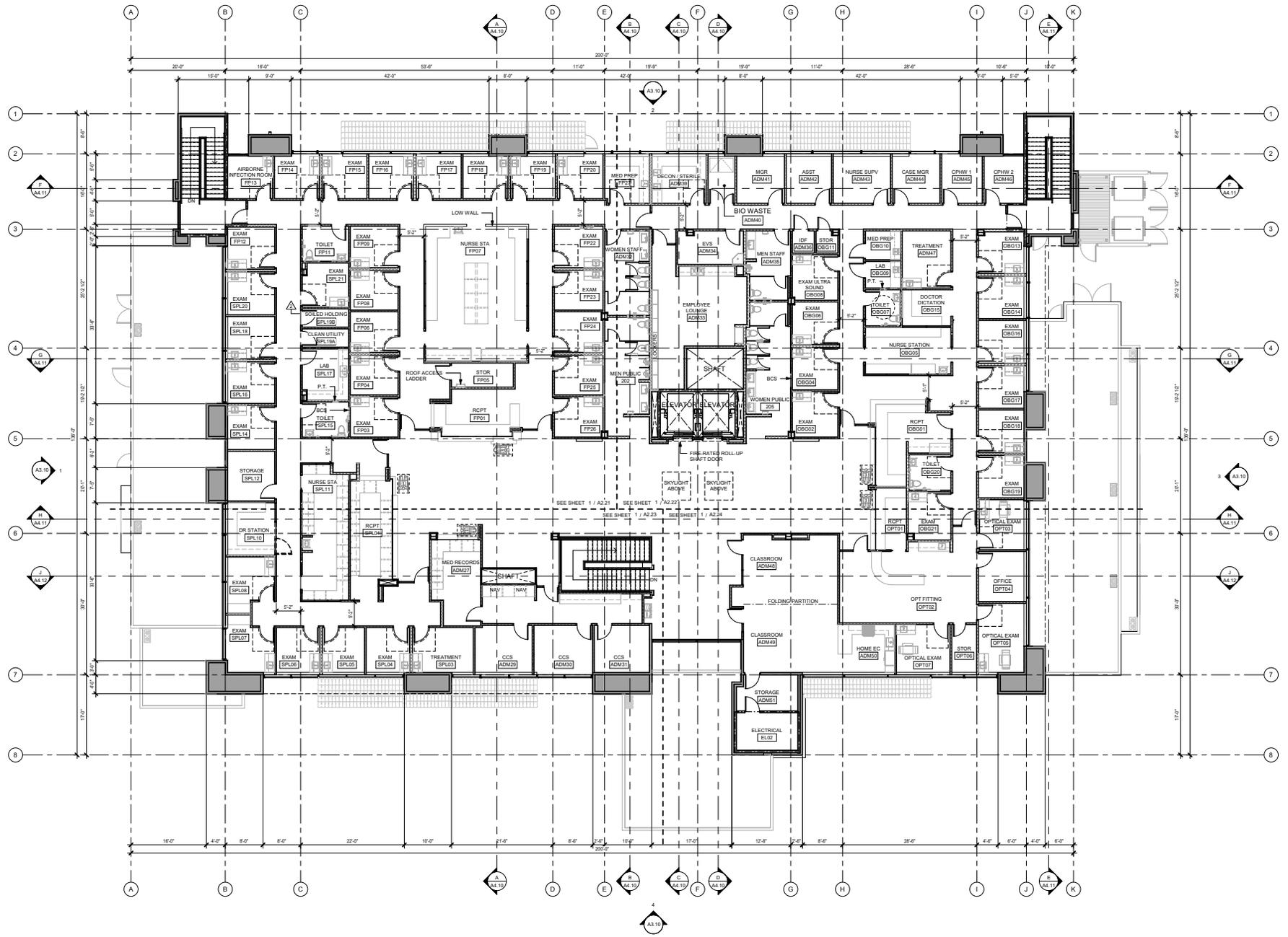
Overall Site Plan



First Floor Plan



Second Floor Plan



TENANT 4

OVERVIEW



Tenant Overview

DAP Health provides comprehensive, culturally competent, quality healthcare services including primary medical care, HIV and Hepatitis specialty care, dentistry, behavioral health, and social services in the Coachella Valley. Their mission is to enhance and promote the well-being of the community and to provide a foundation for patients to achieve positive health outcomes and fulfill goals that they have for their lives. DAP Health is a Federally Qualified Health Center, which is a reimbursement designation from the Bureau of Primary Health Care and the Centers for Medicare and Medicaid Services of the United States Department of Health and Human Services.

DAP Health was founded in 1984 as Desert AIDS Project. Over the past 39 years, DAP Health has expanded its operations to meet the needs of the community by moving to a larger medical campus, adding a Food Depot, an affordable housing apartment complex, a dental clinic, a cancer care center, an HIV and STI testing walk-in clinic, and a hepatitis clinic.

Desert Aids Project changed its name in 2021 to the name DAP Health to more clearly convey its commitment to its diverse group of patients.





Services at this facility consist of:

- **FQHC Provider**
- **Urgent Care**
- **Primary Care**
- **Dentistry**
- **Dental Lab**
- **OBGYN**
- **Radiology**
- **Pediatric Center**
- **Behavioral Health**
- **Pharmacy**

AREA 5

OVERVIEW



Area Overview

COACHELLA VALLEY

Located in the County of Riverside in Southern California, the Coachella Valley is a place of natural beauty and peaceful wonder. The Coachella Valley is a year round playground for those seeking healthy recreation, as well as an affordable place to live and work. The Coachella Valley is home to nine unique cities: Palm Springs, Palm Desert, Cathedral City, La Quinta, Rancho Mirage, Indian Wells, Indio, Coachella, and Desert Hot Springs. Each offers their own personality and environment to those that call the Valley home. The 360 days of sun and easy accessibility to Los Angeles, San Diego, Orange County, and Riverside, make this area attractive to both tourists and permanent residents alike. The Area is attracting entrepreneurial businesses in clean energy, technology, healthcare, sports, the arts, and media along with an innovative agriculture industry.

Because it is a major winter destination, the valley's population fluctuates from just under 500,000 in April through July to around 800,000 in January. It is estimated that 3.5 million conventioners and tourists visit the valley each year. The Coachella Valley connects with the core of Greater Los Angeles area to the west via Interstate 10, 15, 66 and the Union Pacific Railroad.



Location Overview

CITY OF COACHELLA

Coachella is the easternmost city in the Coachella Valley, and is one of the fastest growing cities in both Riverside County and the state of California. Coachella, known as "The City of Eternal Sunshine" was largely seen as an agricultural community, however, its affordability and increasing popularity in the arts have added to its growth in both tourism and residential living. Driving the streets of Coachella one can witness both its strong historical roots, and a proud connection to its current culture. The city was incorporated in 1946, and has a current population of around 46,000. Coachella is located 28 miles east of Palm Springs, 72 miles east of Riverside, and 130 miles east of Los Angeles.



45,658
POPULATION

36.4
MEDIAN AGE



\$238,500
MEDIAN HOME VALUE

\$46,944
AVERAGE HOMEHOLD INCOME

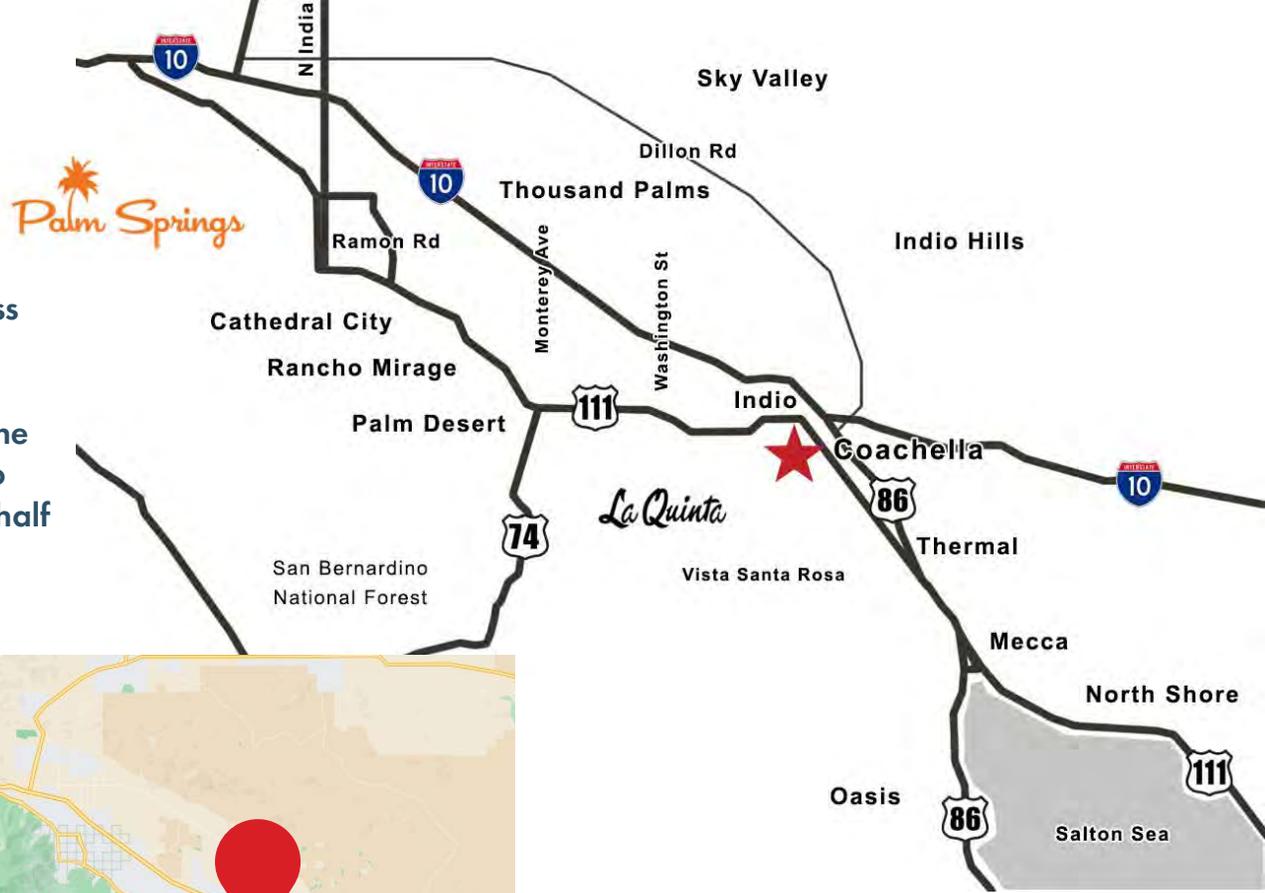


21,149
LABOR FORCE



Vicinity Map

Coachella's ideal location puts it front and center. Situated in a regional marketplace of more than 21 million customers, with rail service, airports, and access to commercial shipping and cargo. Easy access to the nationwide east-west Interstate 10 corridor, 86 Expressway, and three airports; Palm Springs International Airport, Bermuda Dunes Airport, and the nearby Jacqueline Cochran Airport. Coachella is two hours from Los Angeles and San Diego, three and a half hours from Phoenix, and four hours from Las Vegas.



FINANCIAL **6**

OVERVIEW



Financial Overview

Purchase Price:	\$21,707,600
Net Operating Income:	\$1,439,219.12 - Year Five
Lease:	NNN
Lease Term:	10 Years
Options:	Two(2), Five(5) year options to extend
Escalation:	2% Annual Increases
Lease Deposit	\$158,337
Lease Commencement:	May 1, 2022
Cap Rate:	6.63%
Tenant:	DAP Health



Net Income

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
\$1,329,616	\$1,356,208.32	\$1,383,332.49	\$1,410,999.14	\$1,439,219.12	\$1,468,003.50	\$1,497,363.57	\$1,527,310.84	\$1,557,857.06	\$1,589,014.20

Cap Rate

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
6.13%	6.25%	6.37%	6.5%	6.63%	6.76%	6.90%	7.04%	7.18%	7.32%

Current
Cap



COMMERCIAL REAL ESTATE PROFESSIONALS



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Susan Harvey has been a licensed Commercial Realtor in the valley for over 30 years. Susan was recently recognized as the top producing agent for all of Riverside County.



EMILY HARVEY

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DRE #02229612

Emily Harvey began working for Desert Pacific Properties in 2012. After two years in commercial real estate, she relocated to Los Angeles where she resided for ten years. Emily recently moved back to the Coachella Valley to continue her career in real estate representing primarily commercial buyers and sellers throughout the valley.

Disclosure

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