

INCOME STATEMENT
Multi-Tenant Industrial Building



For More Information, Please Call
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www.baxleyproperties.com

DRE License # 01322594

Property Information

Address 86695 Avenue 54
City Coachella
Zip Code 92236
Cross St. Enterprise Way
SF 18,960
APN 763-280-011
Zoning M-H (Heavy Industrial)
Year Blt 1991
Parking 30 Spaces
Lot Size 1.29 Ac (56,192 SF)
No. Stories Single



Financial Information

Price	\$4,995,000.00	
Income	Gross Scheduled Income	\$295,212.00
	Gross Operating Income	\$295,212.00
Expenses	RE Taxes (on \$4.995M)	\$62,437.50
	Water	\$7,880.84
	Maintenance & Repair	\$2,764.82
	Electricity	\$1,153.76
	Trash	\$12,818.34
	Landscape	\$5,550.00
	Management Fees	\$12,875.00
	Fire/Security Monitoring	\$2,833.43
	Pest Control	\$720.00
	Total Operating Expenses	\$109,033.69
	Net Operating Income	\$186,178.31
	CAP Rate	3.7%
	PSF	\$263.45

Tenant Information

Suite	Tenant	Space SF	Monthly Total	Lease Exp.
A	Agro Labor Services	1,980	\$2,376.00	9/30/2026
B	Synergy Companies	1,500	\$1,785.00	9/30/2027
C/D	Preside Management LLC	3,000	\$3,720.00	7/31/2029
E	El Super Toro Loco #5	1,500	\$1,545.00	1/31/2029
F/G	Thermiculture Management	3,000	\$3,900.00	11/30/2026
H	California Farmworker Foundation	1,500	\$1,800.00	10/31/2026
I	Best Welding	1,500	\$1,000.00	6/30/2029
J/K	The Coachella ReLeaf	3,000	\$6,000.00	10/31/2026
L	Sato's Snacks LLC	1,980	\$2,475.00	10/31/2027

TOTALS	18,960	\$24,601.00
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DISCLAIMER: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property.