

Offer Memorandum

81939 CA-111
Indio, CA 92201
United States



Investment Opportunity	
Property Type	Restaurant / Retail Investment
Building Size	3,450 Square Feet
Lease Structure	Triple Net (NNN)
Lease Term	5 Years + Two 5-Year Options

Property Overview

This offering presents the opportunity to acquire a single-tenant restaurant investment property located along CA-111 in Indio, California. The property benefits from strong visibility along one of the primary commercial corridors in the Coachella Valley. The building totals approximately 3,450 square feet and is leased under a Triple Net (NNN) lease structure. Under this structure the tenant is responsible for property taxes, insurance, and maintenance expenses, providing predictable income to the owner. The lease includes a five-year primary term with two additional five-year option periods and annual rental increases of 3%, providing long-term income growth potential.



Property Summary

Property Address	81939 CA-111, Indio, CA 92201
Total Building Size	3,450 Square Feet
Lease Structure	Triple Net (NNN)
Base Rent	\$1.80 per Square Foot
CAM	\$0.50 per Square Foot
Base Monthly Rent	\$6,210
CAM Monthly	\$1,725
Total Monthly Income	\$7,935
Total Annual Income	\$95,220



Financial Analysis

Gross Annual Income	\$95,220
Operating Expenses	Reimbursed through NNN Lease
Net Operating Income	\$95,220

5 Year Proforma (3% Annual Rent Growth)

Year	Projected Income	Projected NOI
1	\$95,220	\$95,220
2	\$98,077	\$98,077
3	\$101,019	\$101,019
4	\$104,049	\$104,049
5	\$107,171	\$107,171