

# **1201 BAKER STREET** BAKERSFIELD, CA 93305

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Sale Price: \$2,315,000





## INVESTMENT SUMMARY

NOI:	\$133,303.50
Cap Rate:	6.2%
Lease Type:	NNN

Guaranty: Corporate Guarantee





**ADDRESS** 1201 Baker Street, Bakersfield, CA 93305



APN 014-100-16



YEAR BUILD 1972



**BUILDING SIZE** ±13,465 SF











Commercial





# SUMMARY

Tenant Name:	Bank of America	
Leased SF:	±13,465 SF	
Lease Commencement:	June 1, 2018	
Renewal Expiration:	May 31, 2028	
Renewal Lease Term:	4 years	
<b>Renewal Options Remaining:</b>	5, 5-Year Options	
Use:	Bank	

### RENT SCHEDULE



OPTIONS		
	Annual Rent	
June 1, 2028 - May 31, 2033	\$10.40	
June 1, 2033 - May 31, 2038	\$10.92	
June 1, 2038 - May 31, 2043	\$11.46	
June 1, 2043 - May 31, 2049	\$12.04	
June 1, 2049 - May 31, 2054	\$12.64	





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