

**THE FIRM**  
BROKERAGE

**81715 DR. CARREON, INDIO CA 92201**

FULLY LEASED MULTI-SUITE MEDICAL OFFICE BUILDING

OFFERED AT \$3,100,000 | 8,235 SF | 5 % CAP RATE



**Adam Gilbert**

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THE FIRM BROKERAGE | 2024



INTERIOR





EXTERIOR



# RENT ROLL

81715 DR. CARREON, INDIO CA 92201

	Suite 1 & 3 Sevilla	Suite 2 JFK Hospital	Suite 4 Quest	Monthly Total:	Yearly Total:
	3,347 SF	2,650 SF	1,124 SF	<b>Sq Ft:</b>	<b>8063 SF</b>
<b>RENT</b>	4,500.00	\$4,493.14	\$1,719.72	<b>\$10,712.86</b>	<b>\$128,554.32</b>
<b>CAM Charges</b>	\$750.00	\$750.00	\$750.00	<b>\$2,250.00</b>	<b>\$27,000.00</b>
				<b>\$12,966.86</b>	<b>\$155,602.32</b>

2023 Expenses	Total
AC/ Maintenance	\$2,520.00
Accounting	\$150.00
Alarm	\$910.00
Business License	\$124.00
Electrical	\$256.96
Fire Protection	\$2,932.50
Gardening	\$1,200.00
IID	\$1,297.28
Indio Water	\$972.81
Insurance	\$2,653.00
Maitenece	\$2,400.00
Paving	\$6,237.50
Plumbing	\$300.00
Property Management	\$4,200.00
Window Cleaning	\$2,400.00
Roofing	\$1,250.00
Tree Care	\$782.50
Waste Disposal	\$3,708.01
	<b>\$34,294.56</b>

# TOTAL 2023 EXPENSES

JACQUELINE SEVILLA, M.D. KIDNEY INSTITUTE  
81715 DR. CARREON, INDIO CA 92201  
Quest Diagnostics

## EXECUTIVE SUMMARY:

New to the market and rarely available, fully leased multi-suite Medical office building located in direct proximity to John F. Kennedy Memorial Hospital. Featuring strong, long-term tenants with high quality buildout, this desirable asset will continue to be in demand, ensure stable cash-flow, and increase appreciation for years to come.

With an NOI surpassing 110k, this property is a great addition to any investor portfolio. Listed for \$3,100,000 (\$376 PSF) at a 5% cap rate.



## **ADAM GILBERT, ESQ.**

**DRE #01914157 | CA BAR #278715**

**Adam Gilbert is an entrepreneur who began his career as a civil litigation attorney but quickly found his passion for real estate.**

**As Founder of The Firm Capital Group he has overseen numerous Syndications and value add entitlements deals. Under The Firm Fund 1 he is currently raising \$20,000,000 in order to maximize his ability to further seek Value add opportunities throughout Southern California.**

**As Founder and President of The Firm Companies, Adam is a top producing broker and leads a team of agents specializing in commercial real estate sales, leasing, land acquisition, development, government relations, and value-added entitlement deals. The Firm typically does 100 million + in sales volume each year.**

**Adam is also an investor on development projects related to land acquisition, entitlement, and build-out. His personal efforts include the successful re-zoning, revitalization, resale of the Bump and Grind plaza, and the acquisition of over 100K SF of properties in his personal portfolio.**