

OWNER-USER OR INVESTMENT OPPORTUNITY FOR SALE: FULLY LEASED 32,000 SF FREESTANDING INDUSTRIAL BUILDING



**CLICK HERE TO VIEW
A TOUR OF THE PROPERTY**

26035 PALOMAR RD



PROPERTY INFORMATION:

SIZE	32,000 SF Situated on 2.02 Acres
BUILDING TYPE	Metal
TENANCY	2 Tenants
YEAR BUILT	2004 Construction
POWER	1,000 Amps, 120/208V, Phase Electric (Verify)
YARD	Large Secured Yard
GL LOADING DOORS	Six (6) GL Loading Doors from 12'x14' to 22'x14'
STORAGE	±4,110 SF "BONUS" Storage Mezzanine
ROOF	Insulated
SKYLIGHTS	Yes
FIRE SPRINKLERS	.30/2,500 SF
CLEAR HEIGHT	±15'-17'
ZONING	Business Park (BP) - City of Menifee (Verify)

SALE PRICE:
\$5,760,000.00 (\$180.00 PSF)

CONNOR STRODE
951.445.4529
cstrode@leetemecula.com
DRE#: 02170137

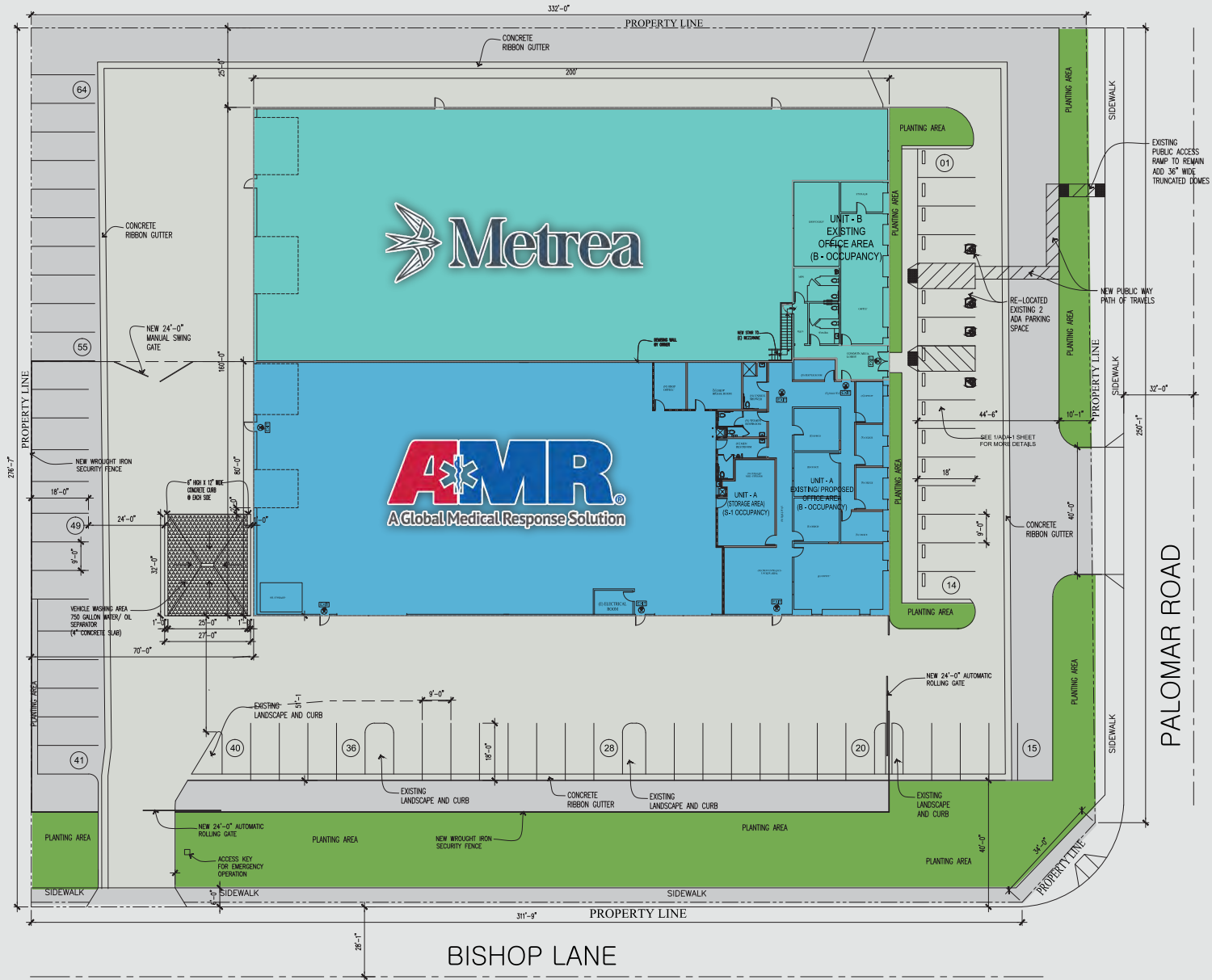
BEN WELLER
951.445.4561
bweller@leetemecula.com
DRE#: 02254521

GORDON MIZE
951.445.4504
gmize@leetemecula.com
DRE#: 01275376

MICHAEL W. STRODE, MBA, CCIM, SIOR
951.445.4508
mstrode@leetemecula.com
DRE#00798900

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ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

SITE PLAN



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PALOMAR RD



BISHOP LN

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Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

SBA OWNER USER LEASE VS. BUY ANALYSIS

26035 PALOMAR ROAD, MENIFEE, CA 92585
PROPERTY SIZE: 32,000 SQUARE FEET

FOR MORE INFORMATION, PLEASE CONTACT
LISA MATTA
951.400.2213 / LISA@BFCFUNDING.COM



• OWN •

• LEASE •

PURCHASE ASSUMPTIONS:

	Per sqft	Total
Purchase Price	\$180.00	\$5,760,000
SBA Fees (Financed)		\$68,000
Total Project Cost		\$5,828,000

LEASE ASSUMPTIONS:

	Per sqft	
Lease rate per square foot per month	\$1.30	
Lease rate per month (suite B, 16,000 SF)		\$20,800

START-UP COSTS

Cash down payment (10%)	\$576,000
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START-UP COSTS

Prepaid lease payment and security deposit	\$41,600
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MONTHLY COSTS

		Amount
Monthly Payment	\$1.08	\$34,443
Property Taxes	\$0.19	\$6,200
Insurance	\$0.02	\$582
Total Monthly Costs	\$1.29	\$41,225

MONTHLY COSTS

		Amount
Lease payment	\$1.30	\$20,800
TI Amortization	\$0.07	\$1,135
Total Monthly Costs	\$1.37	\$21,935

MONTHLY OWNERSHIP BENEFITS (estimate)

		Amount
Monthly Depreciation	\$0.12	\$3,938
Property Tax Benefit	\$0.08	\$2,480
Interest Deduction	\$0.18	5,615
Average Appreciation (2%)	\$0.30	\$9,600
Rental Income (Suite A, 16,000 SF)	\$1.15	\$18,415
Total Ownership Benefits	\$1.83	\$40,049

MONTHLY LEASE BENEFITS

Rent Deduction Tax Savings	\$8,774
Total Lease Benefits	\$8,774

TOTAL EFFECTIVE MONTHLY COST

\$1,176

TOTAL EFFECTIVE MONTHLY COST

\$13,161

The financial figures presented in this Lease vs. Buy comparison are for illustrative purposes only and are based on estimated assumptions. Actual results may vary. Prospective buyers are strongly encouraged to consult with their tax advisor or financial professional for personalized guidance.

TAKE ADVANTAGE OF THIS RARE OWNER-USER OPPORTUNITY TO PURCHASE AND OCCUPY THE BUILDING WITH AS LITTLE AS 10% DOWN THROUGH SBA FINANCING, ALL WHILE EARNING FIXED INCOME FROM A STRONG-CREDIT TENANT.

TENANT OVERVIEWS



UNIT A: AMR (American Medical Response)

Rentable SF:	16,000 SF
% of Project Lease:	50%
Lease Expiration:	10/31/2029
In-Place Rent:	\$18,415.23 (\$1.15 PSF/Month)
Lease Type:	AIR Multi-Tenant Gross
Renewal Options:	None
Annual Increases:	Fixed at \$480

Conditional Use Permit (CUP) in Place with City of Menifee

AMR offers comprehensive emergency and non emergency patient transport services and has a presence in over 40 states, with 180 locations, a fleet of over 8,000 ambulances and more than 37,000 team members. They were founded in 1992 and are headquartered in Lewisville Texas. They partner with hospitals, municipalities, and event organizers nationwide. Specializing in 911 emergency response, advanced life support, critical care transport, bariatric and wheelchair van services. AMR is renowned for delivering high-quality patient care "at a moment's notice".



UNIT B: Metrea Aerospace

Rentable SF:	16,000 SF with Bonus Mezzanine Storage Area
% of Project Lease:	50%
Lease Expiration:	8/31/2026 Owner User Opportunity - Lease Nearing Expiration
In-Place Rent:	\$20,800 (\$1.30 PSF/Month)
Lease Type:	AIR Multi-Tenant Gross
Renewal Options:	None

Metrea is a defense and aerospace company that provides critical services to the U.S. military and its allies. Their work includes aerial refueling, aviation support, and mission systems. With a growing global footprint, they support national security operations from both the ground and the air. They were founded in 2016 with 17 locations worldwide, and are headquartered in Washington, D.C

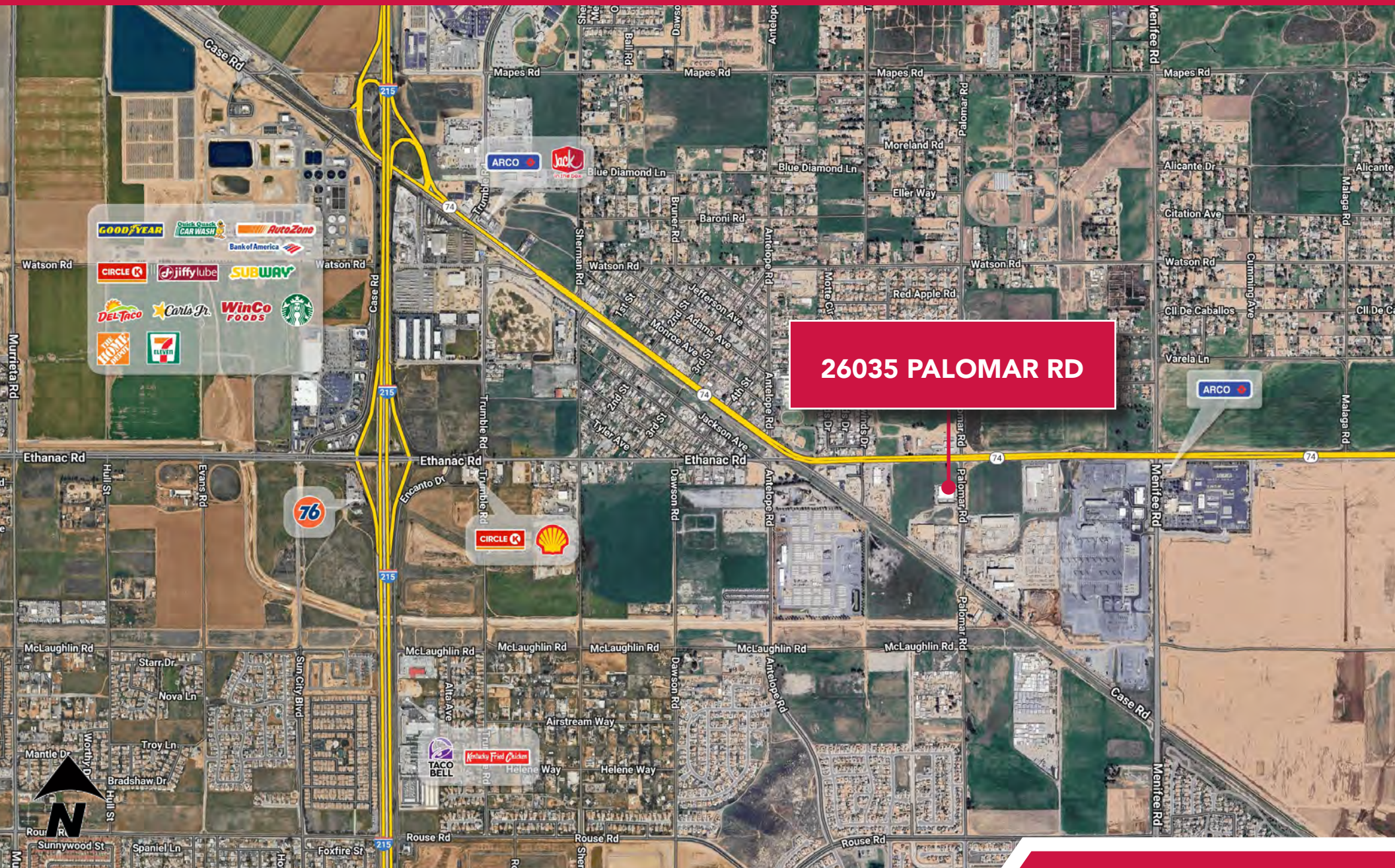
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