

THE FIRM
BROKERAGE

81715 DR. CARREON, INDIO CA 92201

FULLY LEASED MULTI-SUITE MEDICAL OFFICE BUILDING

OFFERED AT \$2,950,000 | 8,235 SF | 4.5 % CAP RATE



Adam Gilbert

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THE FIRM BROKERAGE | 2024

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 and value add capabilities, this desirable asset will continue to be in demand, ensure stable cash-flow, and increase appreciation for years to come.

With an NOI surpassing 129k, this property is a great addition to any investor portfolio. Listed for \$2,950,000 (\$358 PSF) at a 4.4% cap rate.



I N T E R I O R



RENT ROLL

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2024	Suite 1 & 3	Suite 2	Suite 4		
Tenant	Dr. Savilla	JFK Hospital	Quest Diagnostics		
Square Footage	4,289 sqft	2,650 sqft	1124 sqft	<u>Monthly Total</u>	<u>Yearly Total</u>
<u>Rent</u>	\$4,500.00	\$4,530.97	\$1,775.92	\$10,806.89	+/- \$129,682.68
<u>CAM Charges</u>	\$2,798.67	\$1,658.47	\$725.58	\$5,182.72	\$62,192.67

Total Income : \$191,875.32

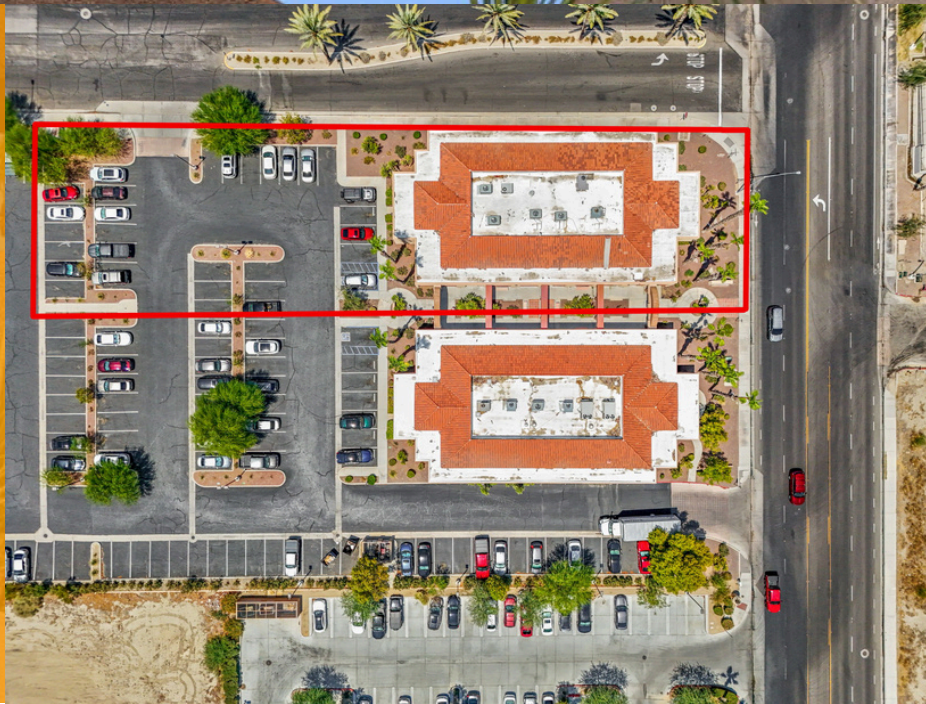
NOI: \$129,682.68

Under market rents and suite 3 not being fully utilized (currently storage) provide significant value-add opportunity to a new owner

TOTAL 2024 EXPENSES

Waste Disposal	\$3,459.72
Gardening	\$1,362.50
Tree Care	\$1,520.00
Maintenance	\$2,615.39
Indio Water	\$1,222.05
Business License	\$469.48
IID	\$1,233.02
Alarm/Security	\$1,054.50
Window Cleaning & Repair	\$4,929.00
Accounting	\$125.00
Property Management	\$4,200.00
Property Tax	\$29,594.53
A/C Maintenance	\$6,450.00
Insurance	\$2,771.00
Plumbing	\$350.00
Signage	\$56.28
Electrical	\$780.20
	\$62,192.67

	Suite 1	Suite 2	Suite 3	Suite 4
	Sevilla	JFK Hospital	Sevilla	Quest
	42.00%	32.00%	12.00%	14.00%
TOTAL	3347 sq ft	2650 sq ft	942 sq ft	1124 sq ft
\$62,192.67	\$26,120.92	\$19,901.65	\$7,463.12	\$8,706.97



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EXTERIOR





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 \$20,000,0000 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.