



## FOR SALE

Small Office Condominium for Sale  
77570 Springfield Lane, Ste. M. Palm Desert, CA 92211



### Offering Summary

Property Type:	Office Condominium
Sale Price:	\$171,000
Building Size:	835 SF
Price / SF:	\$204.79
Cap Rate:	3.52%
NOI:	\$6,018
Zoning:	Service Industrial

### Property Overview

This industrial office condominium is fully leased, and configured nicely. The interior consists of a reception area, three private offices, a conference room, a kitchenette, and a restroom. The condo is fully air conditioned by two separate HVAC units, and features high speed fiber optic internet service, which is serviced by Frontier.

The subject property is currently leased until October 31, 2022.

### Location Overview

Located in the Country Club Business Park of Palm Desert, CA. This site offers easy access to I-10 freeway, via the Washington Street interchange, and is centrally located in the Coachella Valley.

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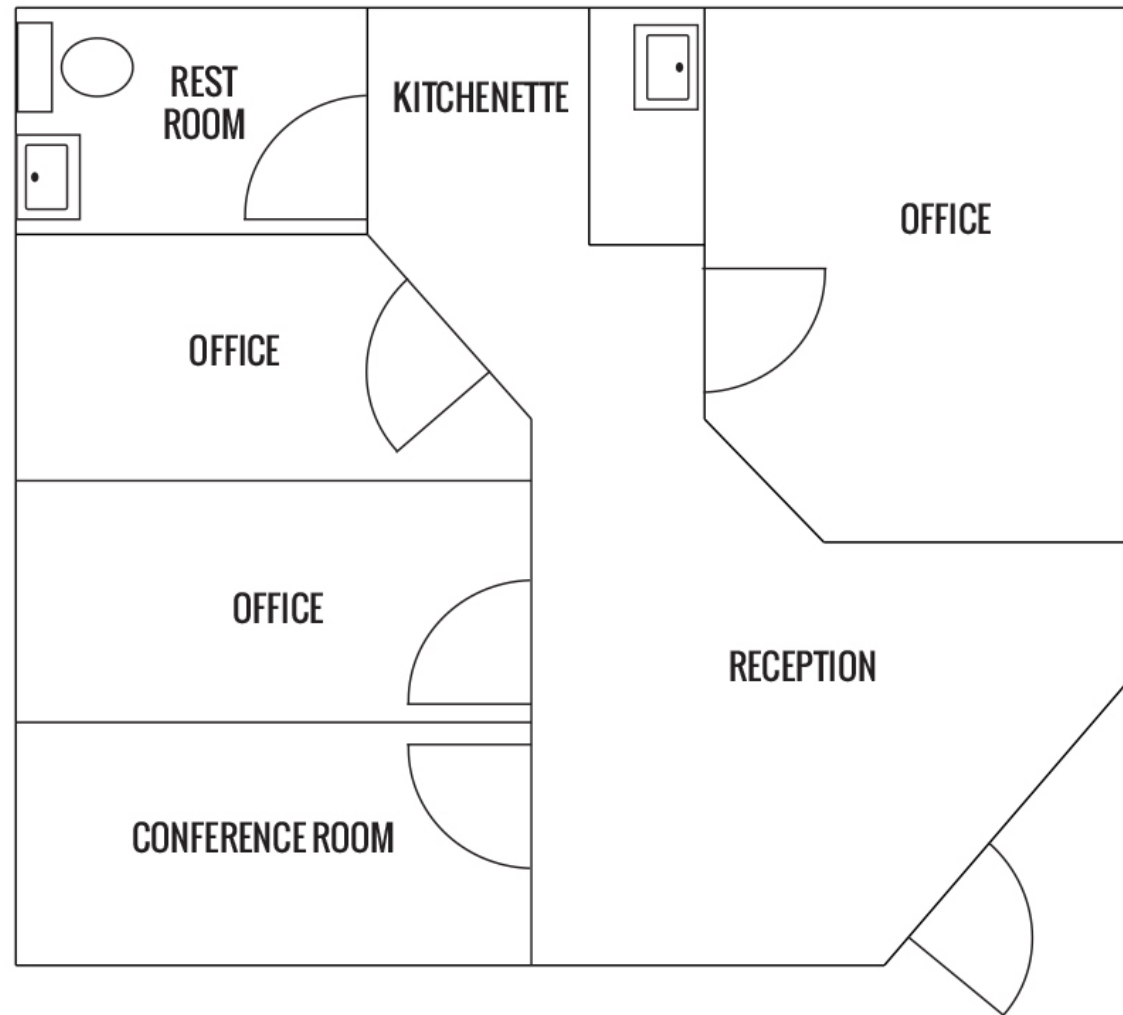
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(Not to Scale)

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### Investment Overview

Price	\$171,000
Price per SF	\$204.79
CAP Rate	3.5%
Cash-on-Cash Return (yr 1)	3.52 %
Total Return (yr 1)	\$6,018
Debt Coverage Ratio	-

### Operating Data

Gross Scheduled Income	\$10,506
Other Income	-
Total Scheduled Income	\$10,506
Vacancy Cost	\$525
Gross Income	\$9,980
Operating Expenses	\$3,962
Net Operating Income	\$6,018

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Pre-Tax Cash Flow	\$6,018
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### Financing Data

Down Payment	\$171,000
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Loan Amount	-
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Debt Service	-
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Debt Service Monthly	-
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Principal Reduction (yr 1)	-
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### Income Summary

Gross Income	\$9,980
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### Expense Summary

Property Taxes (Based on \$171,000 Purchase Price)	\$1,923
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Property Owner's Association Dues (Annual)	\$2,038
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Gross Expenses	\$3,962
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Net Operating Income	\$6,018
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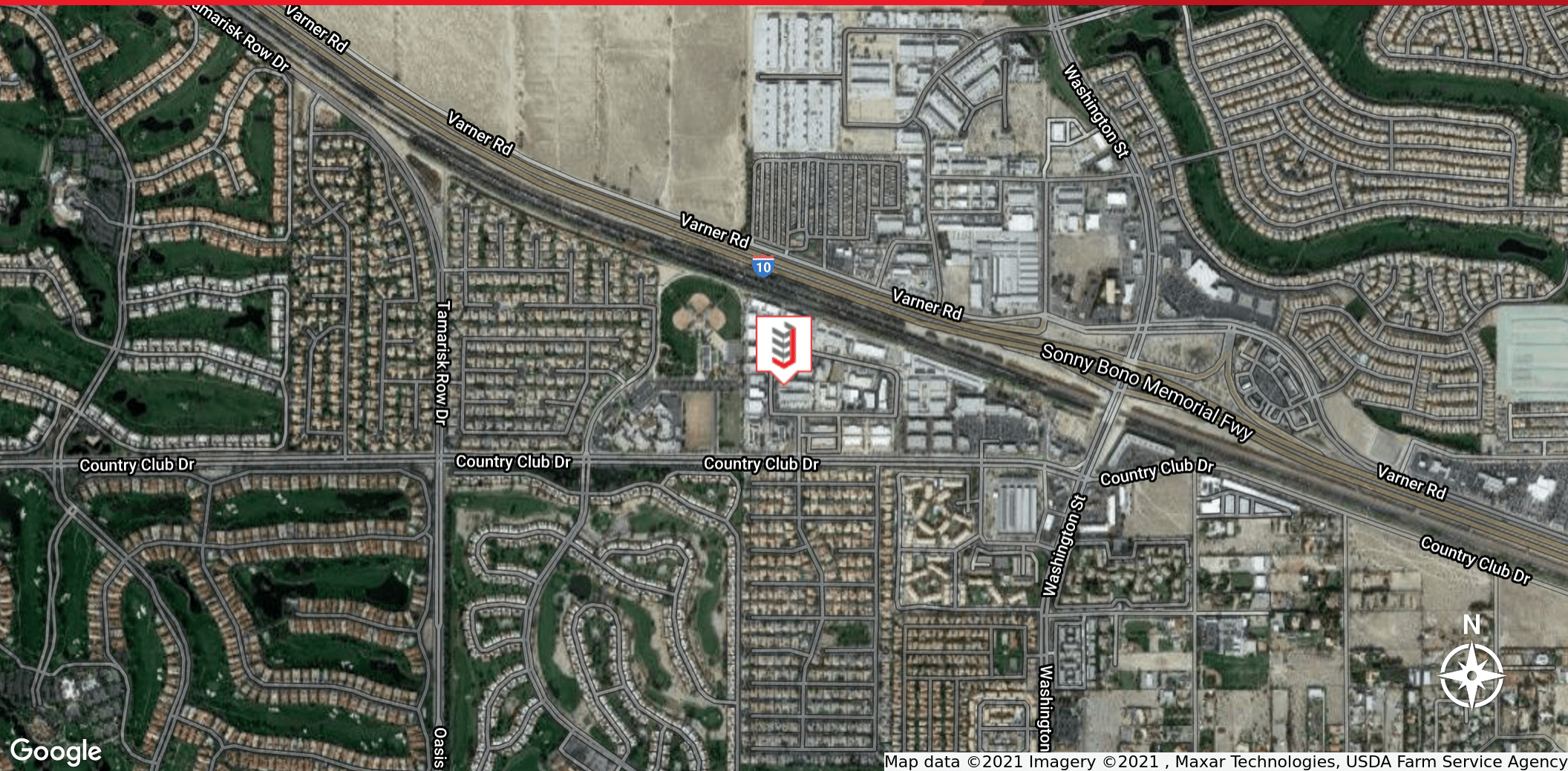




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