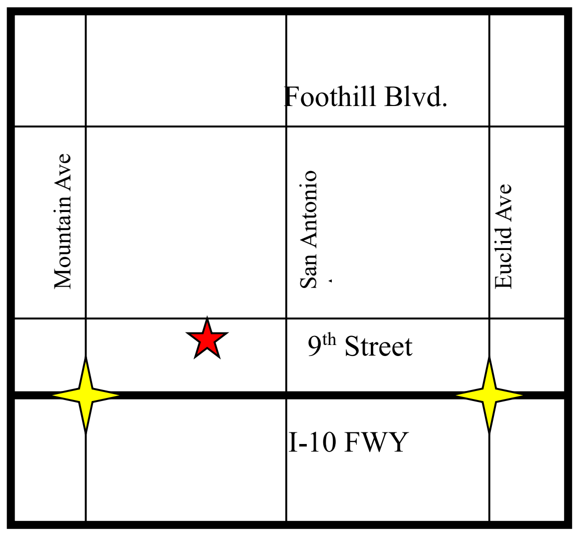
FOR SALE
3 Industrial Buildings totaling 15,000 SF
LEASED INVESTMENT OR OWNER USER

972, 968 & 964 W. 9th St., Upland, CA

Property Highlights:
- *3 freestanding industrial buildings*
  972 9th St.- 7,000 SF
  968 9th St.- 5,000 SF
  964 9th St.- 3,000 SF
- *Each building with Fenced Yard*
- *972 building has 9th St Frontage*
- *Individually metered for water/gas/SCE*
- *High Traffic Volume -7,997 CPD*
- *Individual identity/ Storefronts*
- *Fee Simple Ownership-No Assoc.*
- *Close proximity to I-10 fwy & Montclair Regional Mall*



For More Information, Contact:
Don Barmakian 909.223-0025

Delmar
COMMERCIAL
REAL ESTATE SERVICES

9620 CENTER Ave., SUITE 130 RANCHO CUCAMONGA, CALIFORNIA 91730

PROPERTY DESCRIPTION

ADDRESS: 972, 968 & 964 W. 9th St., Upland, CA

COUNTY: San Bernardino

PARCEL NUMBER: 1007-551-04

LAND AREA (SF): 45,520 (1.05 AC)

BUILDING AREA: 7,000-5,000-3,000 SF

CONSTRUCTION TYPE: Stick and stucco

STORIES: One

YEAR BUILT: 1961

NO. UNITS: 3

CITY OF UPLAND DEMOGRAGHICS

Population (2022 Est)	78,800
Households (2022 Est)	27,237
Household Income (2022 Est)	$93,994.00
9th St. Traffic Count (2015)	7,997 CPD

Source: Data USA/City of Upland

972-964 W. 9th St.
Upland, CA. 91786
Rent Roll- 3/1/2026

TENANT	ADDRESS	SQ.FT.	MO. RENT	PSF.	SEC. DEP.	OCC.DATE	LEASE EXP	COMMENTS
United Stone & Cabinet	972 W. 9th	7,000	$9,450	$130	$18,900	4/15/2026	6/14/2029	3% annual Increases
Izzy's Granite	968 W. 9th	5,000	$6,500	$1.30	$3,400	9/1/2009	MTM	
LJ House Solutions	964 W. 9th	3,000	$4,100	$1.366	$4,350	3/1/2026	2/28/2029	3% annual Increases
Totals		15,000	$20,050	$1.34				

964-972 W. 9th St., Upland, CA. (INVESTMENT ANALYSIS)

Offering Price: $3,225,000-($215/psf.)

INCOME:

Monthly Income:	Sq.Ft.	Actual	Proforma
972 W. 9th	7,000	$ 9,450	$ 9,800 ($1.40)
968 W. 9th	5,000	$ 6,500	$ 7,000 ($1.40)
964 W. 9th	3,000	$ 4,100	$ 4,500 ($1.50)
Total	15,000	$20,050	$ 21,300.00
Annualized Proforma Income		**$240,600**	$255,600

EXPENSES:

Property Taxes-New (1.09%)		$ 36,787
Insurance		$ 4,081
Maintenance		$ 2,400
Water/Sewer		Tenant Pays
Trash		Tenant Pays
Professional Management (4%)		$ 10,080
Total Expenses		$ 54,068
Net Operating Income	**$186,532**	**$201,532**

INVESTMENT SUMMARY

- Offering Price: $3,225,000
- PSF: $215
- Total Building: 15,000 SF
- Current Occupancy: 100%
- Cap Rate: 6.24% (Proforma)

INVESTMENT HIGHLIGHTS

- Priced at Below Replacement
- Below Market Rents
- No Construction Risk
- Cap Rate: 5.78% (Actual Year 1)
- Cap Rate: 5.93% (Actual Year 2)