



Lee & Associates®

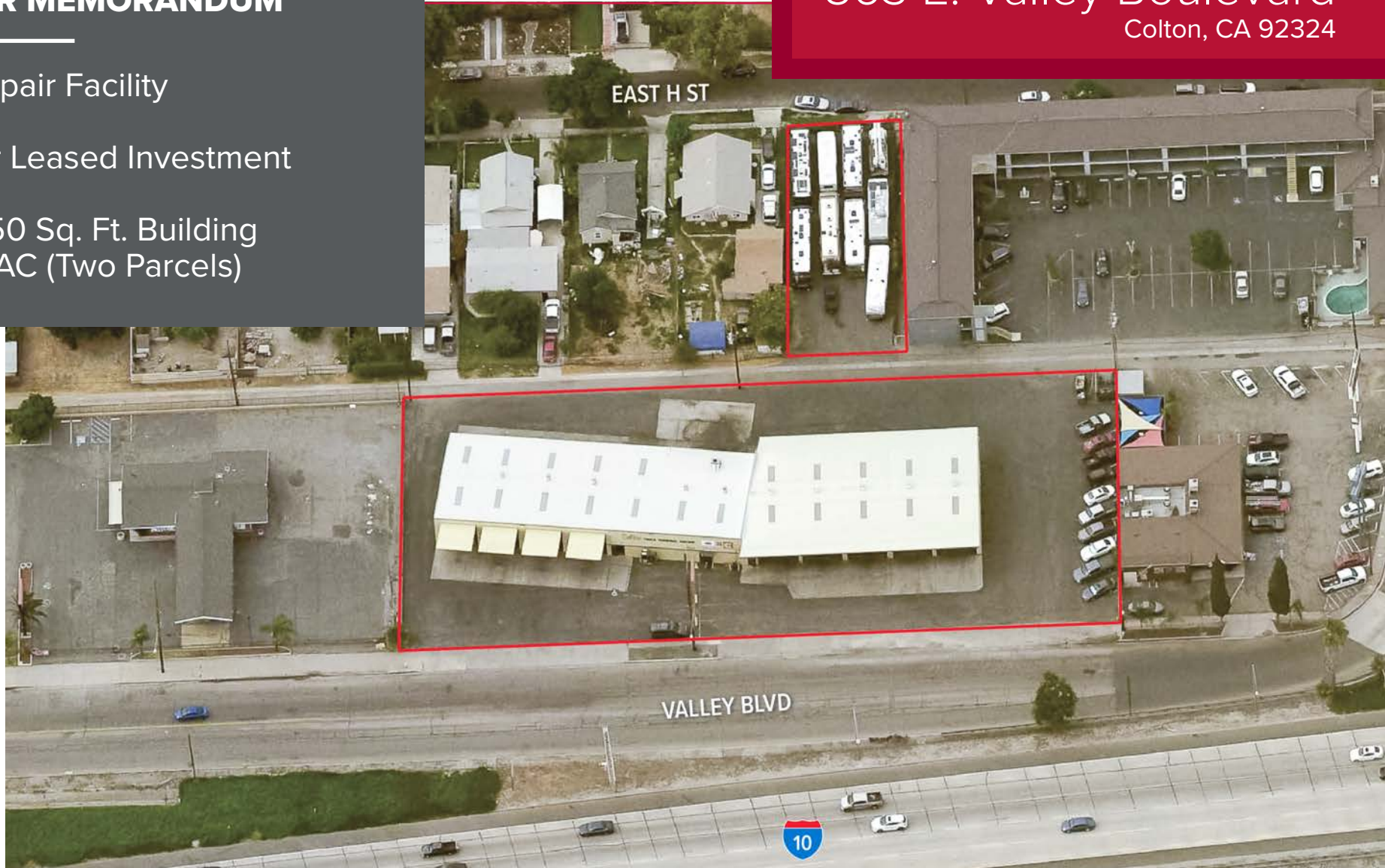
863 E. Valley Boulevard  
Colton, CA 92324

## OFFER MEMORANDUM

RV Repair Facility

5-Year Leased Investment

±12,250 Sq. Ft. Building  
±1.23 AC (Two Parcels)



OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

BUILDING

Type	2 Attached Metal Buildings
Tenancy	Single
Year Built	±1984
Building Area	±12,250 Sq. Ft.
Construction	Metal

LAND

Land	±53,625 Sq. Ft. (±1.23 Acres) Per Assessor
Zoning	C-2 (General / Commercial)
Parcels	0164-172-52 & 0164-172-18

LEASE OVERVIEW

Tenant	Fleet Services, Inc. www.FleetServicesInc.com
Commencement	December 1, 2025
Term	5 Years
Option(s)	Two (2) 5-Year Options
Monthly Income	\$15,000 (3% Annual Increases)
Lease Form	Standard AIR CRE - Gross Lease
Landlord Expenses	Base Year Property Taxes & Insurance

Jeff Bethel | Senior Vice President

Bob Drown | Associate

Caroline Bethel

Lic # 01058766

Lic # 02163092

Lic # 02117058

P: (562) 568-2002

P: (626) 701-2402

P: (562) 568-2029

jbethel@lee-associates.com

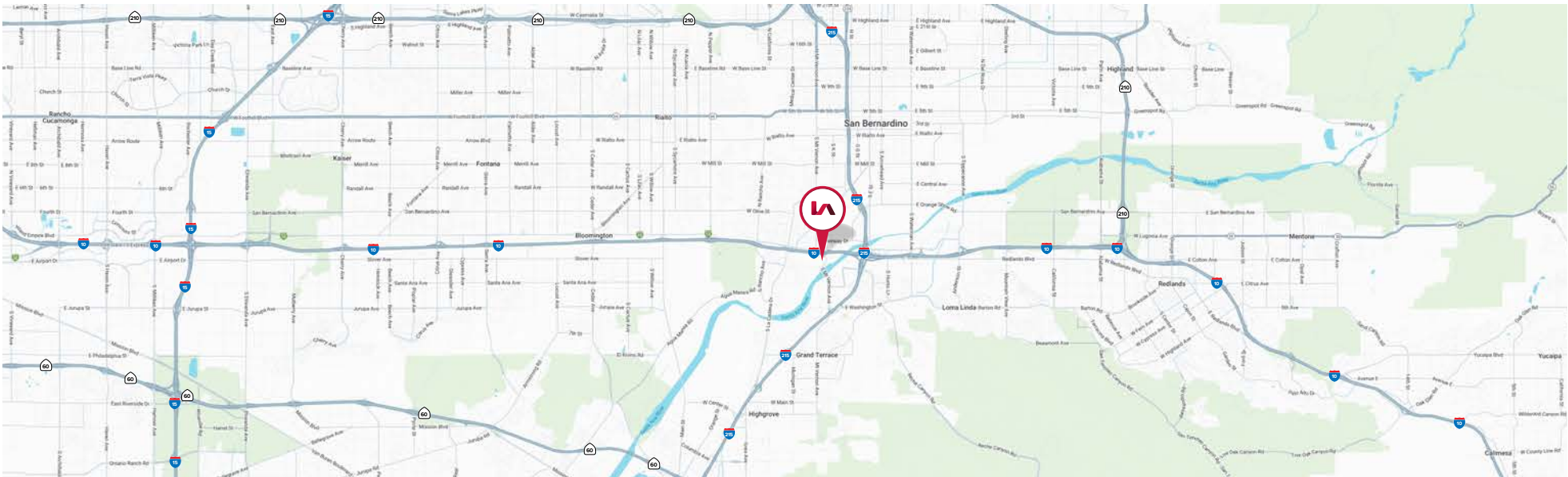
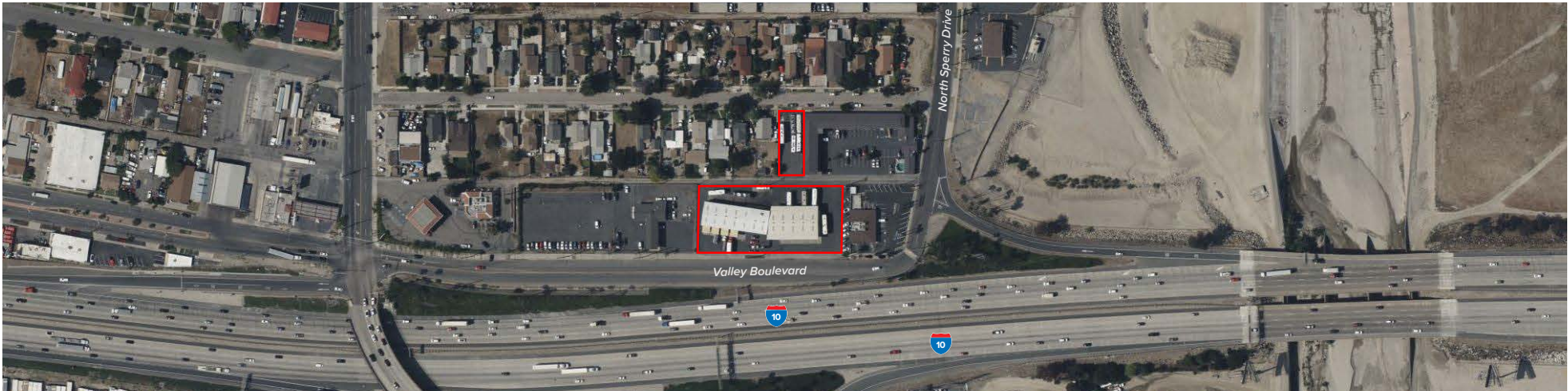
bdrown@lee-associates.com

cbethel@lee-associates.com





PROPERTY AERIALS



Jeff Bethel   Senior Vice President	Lic # 01058766	P: (562) 568-2002	jbethel@lee-associates.com
Bob Drown   Associate	Lic # 02163092	P: (626) 701-2402	bdrown@lee-associates.com
Caroline Bethel	Lic # 02117058	P: (562) 568-2029	cbethel@lee-associates.com



		Year 1	Year 2	Year 3	Year 4	Year 5
Purchase Price	\$236.73 PSF	\$2,900,000				
Income						
Gross Rental Revenue	\$1.22 PSF/Mo	\$180,000	\$185,400	\$190,956	\$196,692	\$202,596
[-] Vacancy / Credit Loss		-	-	-	-	-
Effective Gross Income		\$180,000	\$185,400	\$190,956	\$196,692	\$202,596
Operating Expenses						
Property Taxes*		\$11,117	\$11,117	\$11,117	\$11,117	\$11,117
Insurance*		\$7,350	\$7,350	\$7,350	\$7,350	\$7,350
Total Operating Expenses		\$18,467	\$18,467	\$18,467	\$18,467	\$18,467
<b>Net Operating Income</b>		<b>\$161,533</b>	<b>\$166,933</b>	<b>\$172,489</b>	<b>\$178,225</b>	<b>\$184,129</b>
Cap Rate		5.6%	5.8%	5.9%	6.1%	6.3%

\*Property Taxes & Insurance per In-Place Lease's Base Year. Per Standard AIR CRE Lease Form, any increases to Property Taxes & Insurance may be passed onto Tenant.

Jeff Bethel | Senior Vice President    Lic # 01058766    P: (562) 568-2002    jbethel@lee-associates.com  
 Bob Drown | Associate    Lic # 02163092    P: (626) 701-2402    bdrown@lee-associates.com  
 Caroline Bethel    Lic # 02117058    P: (562) 568-2029    cbethel@lee-associates.com

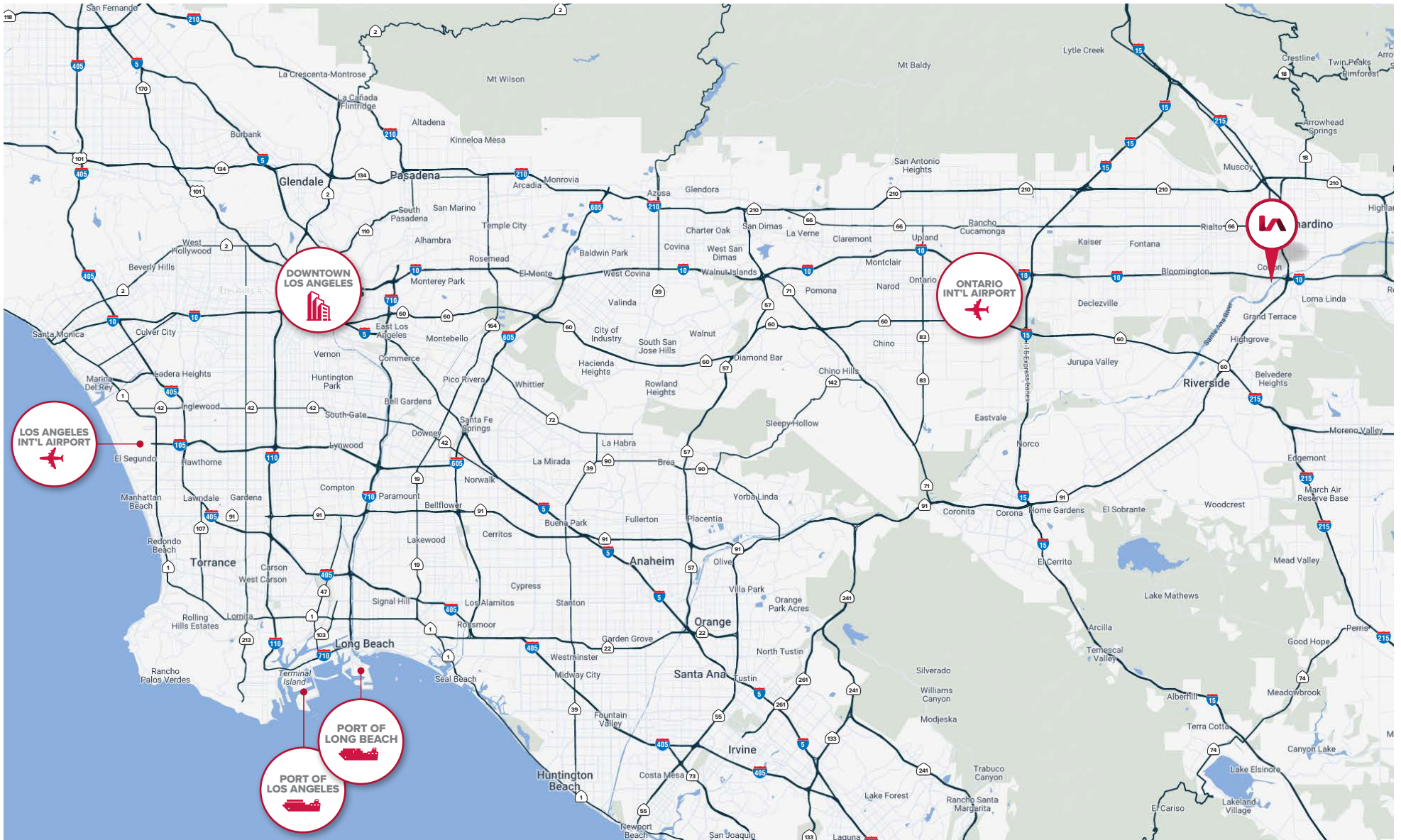


The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.



## OFFER MEMORANDUM

863 E. Valley Boulevard, Colton, CA, 92324



Jeff Bethel   Senior Vice President	Lic # 01058766	P: (562) 568-2002	jbethel@lee-associates.com
Bob Drown   Associate	Lic # 02163092	P: (626) 701-2402	bdrown@lee-associates.com
Caroline Bethel	Lic # 02117058	P: (562) 568-2029	cbethel@lee-associates.com



The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.



For More Information Please Contact:

# 863 E. Valley Boulevard, Colton, CA 92324

## JEFF BETHEL

Senior VP | Lic. ID # 01058766

P\\ 562.568.2002

E\\jbethel@lee-associates.com

## BOB DROWN

Associate | Lic. ID # 02163092

P\\ 626.701.2402

E\\bdrown@lee-associates.com

## CAROLINE BETHEL

Lic. ID # 02117058

P\\ 562.568.2029

E\\cbethel@lee-associates.com

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

