

SINGLE TENANT INDUSTRIAL INVESTMENT

with Long-Term Structured Income in City-Approved Use Park



13310 LITTLE MORONGO RD

DESERT HOT SPRINGS, CA

www.13310morongo.com



STABILIZED INDUSTRIAL CASH FLOW WITH BUILT-IN ESCALATIONS

KEY FEATURES

LONG-TERM STRUCTURED LEASE - LICENSED OPERATOR

Thrive 11 LLC – California DCC and City of Desert Hot Springs approved medium indoor cultivation tenant with a 7-year initial term (commenced June 1, 2025) + two (5-year) extension options with 2% annual rent increases. ~\$82,000/month base rent in Year 1 with CAM, NNN, and security reimbursements phased in, driving predictable income growth.

SIMPLIFIED OWNERSHIP / LOW MANAGEMENT

Constructed in 2019 with heavy power, reinforced concrete block walls, modern LED cultivation systems, and specialized build-out. Tenant responsible for utilities, interior maintenance, and cannabis-specific operating costs Day 1.

MUNICIPAL ALIGNMENT & STABILITY

Located within a city-approved cannabis cultivation park, the City of Desert Hot Springs incentivizes operator continuity due to tax revenue.

TAX-ADVANTAGED INVESTMENT & COMPELLING BASIS

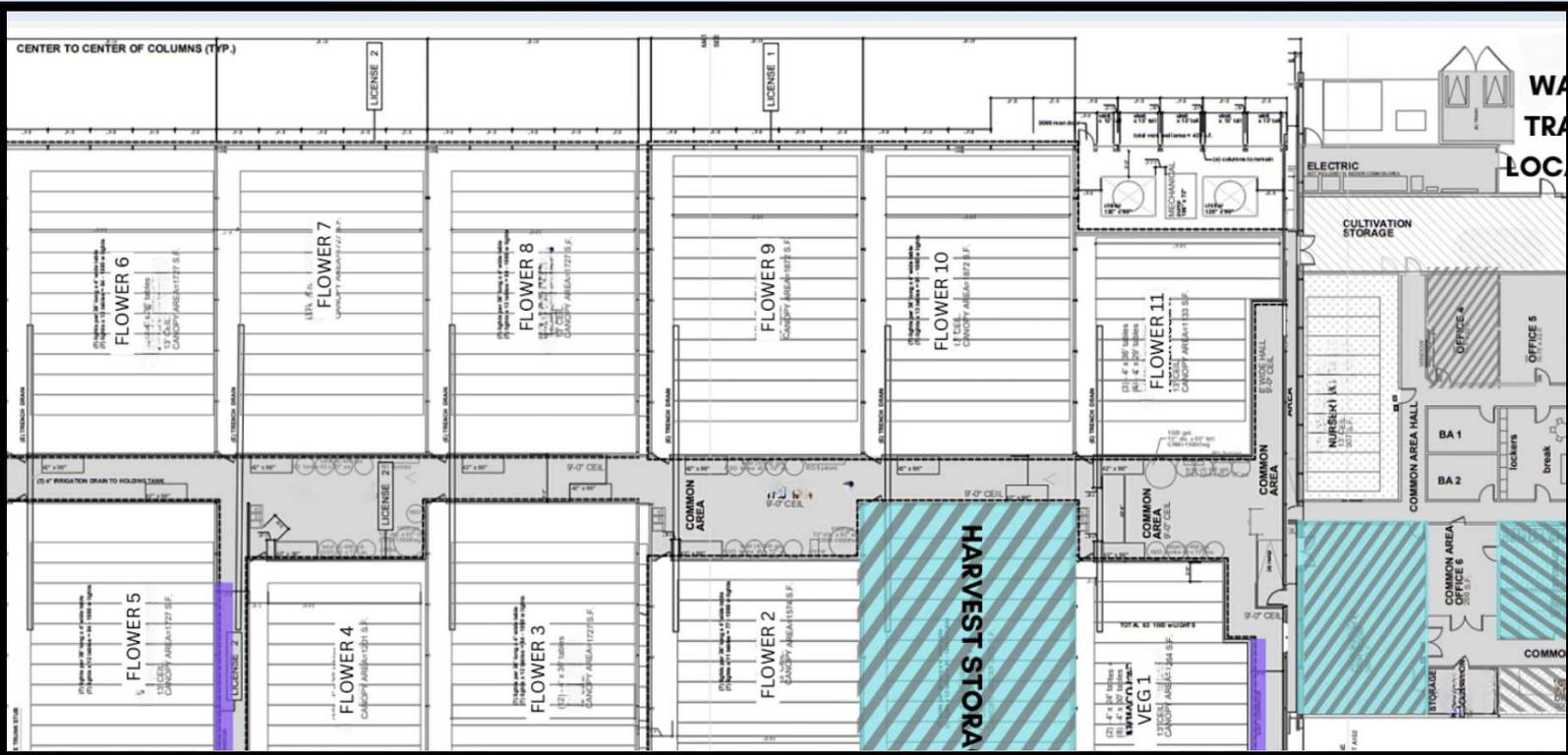
Well-suited for accelerated depreciation and cost segregation due to scale of specialized improvements. Offered below replacement cost and prior peak valuation in one of Southern California's most established cannabis industrial markets

EXPANDING CAP RATE PROFILE (AT OFFERING PRICE)

	Gross Income	NOI	Cap Rate
Year 1	\$1,027,800.00	\$824,404.91	10.31%
Year 2	\$1,147,075.10	\$943,680.00	11.80%
Year 3	\$1,203,148.70	\$1,013,553.60	12.67%
Year 4	\$1,223,623.77	\$1,034,028.67	12.93%
Year 5	\$1,244,508.34	\$1,054,913.25	13.19%
Year 6	\$1,265,810.61	\$1,076,215.51	13.46%
Year 7	\$1,287,538.92	\$1,097,943.82	13.73%



FLOOR PLAN



13310 Little Morongo Rd, Desert Hot Springs (Building 1, Unit 1)
This building is comprised of 7 individual APNs with one main APN: 663-271-013
Individual APN's : 663-271-001 ,663-271-002, 663-271-003, 663-271-004, 663-271-005
663-271-006, 663-271-007)



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