

INVESTMENT OR OWNER/USER OPPORTUNITY

3 SMALL INDUSTRIAL CONDOMINIUMS AVAILABLE TOTALING ±6,756 SF



AVAILABLE

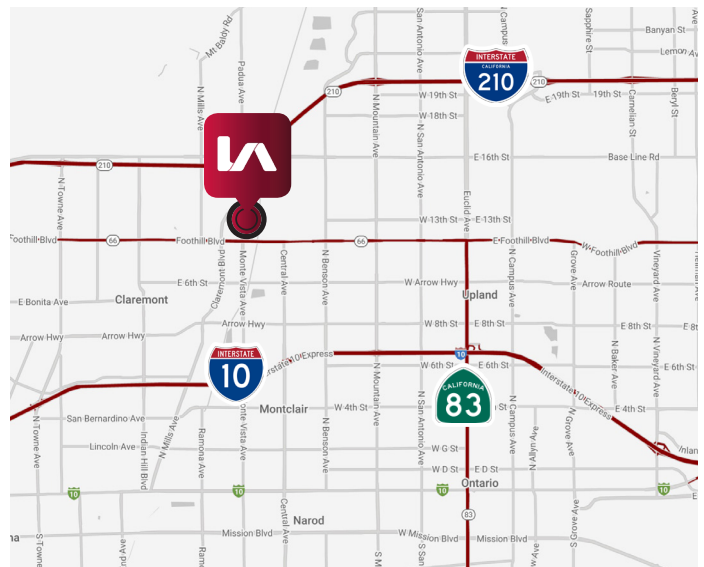
- 1842 W. 11th Street, Suites C & D - ±2,189 SF (Each)
- 1848 W. 11th Street, Suite L - ±2,378 SF

Upland, CA

PROPERTY HIGHLIGHTS

- Excellent Investment or Owner/User Opportunity
- Existing In Place Income
- Value Add Opportunity
- Below Market Lease Rates In Place
- Offered Well Below Comparable Sales
- **Asking Price \$2,069,000**

LOCATION MAP



GREG MARTIN
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LEE & ASSOCIATES - ONTARIO
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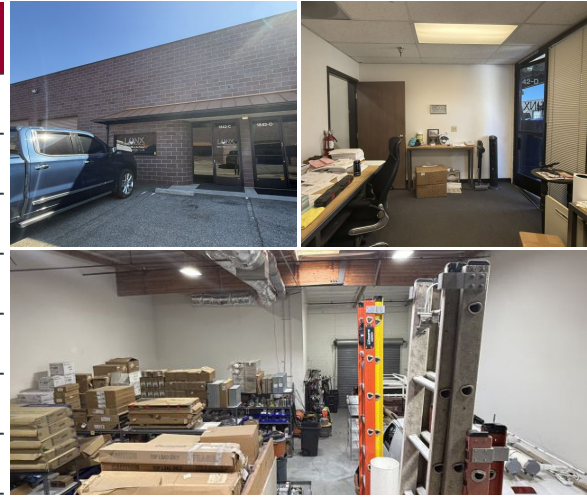
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COMMERCIAL REAL ESTATE SERVICES

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1842 W. 11th Street - Unit C

SIZE	±2,189 RSF
CURRENT LEASE TERM	2/1/25 thru 1/31/30
TENANT	Lynx Electrical & Telecommunications, Inc
BASE RENT RATE	\$2,730/mo. (\$1.25 PSF/mo.)
LEASE TYPE	Gross
ANNUAL INCREASE	3%
ASSOCIATION FEE (CONFIRM)	\$545.70/mo. Paid by Landlord



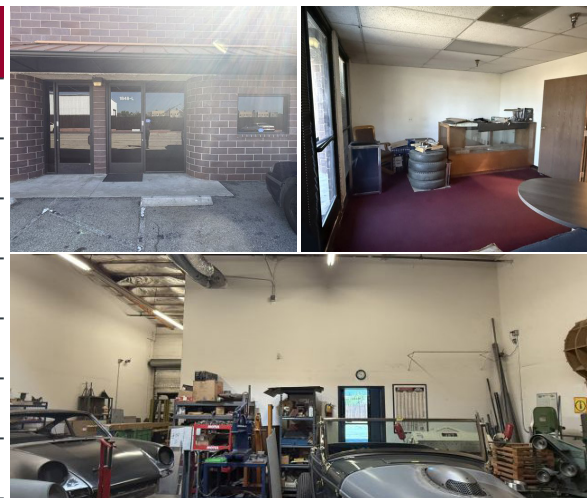
1842 W. 11th Street - Unit D

SIZE	±2,189 RSF
CURRENT LEASE TERM	12/1/19 thru 2/28/27
TENANT	Ty Aponte
BASE RENT RATE	\$2,652/mo. (\$1.21 PSF/mo.)
LEASE TYPE	Gross
ANNUAL INCREASE	None
ASSOCIATION FEE (CONFIRM)	\$545.70/mo.



1848 W. 11th Street - Unit L

SIZE	±2,378 RSF
CURRENT LEASE TERM	3/1/20 thru 2/28/26
TENANT	Perry's Custom Metal
BASE RENT RATE	\$1,896/mo. (\$0.80 PSF/mo.)
LEASE TYPE	Gross
ANNUAL INCREASE	Not Applicable
ASSOCIATION FEE (CONFIRM)	\$612.76/mo.



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INCOME EXPENSE RECAP

ANNUAL GROSS INCOME	\$87,336.00
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ANNUAL OPERATING EXPENSES

Association Fees	\$20,450
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Property Taxes (Estimated Based Upon Purchase Price of \$1.9M)	\$21,280
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Management Fees	\$3,900
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Repairs/Maintenance	\$1,200
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TOTAL OPERATING EXPENSE (Estimated)	\$46,830.00
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ANNUAL GROSS INCOME	\$87,336.00
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OPERATING EXPENSE	\$46,830.00
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NET OPERATING INCOME	\$40,506
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ASKING PRICE	\$2,069,000
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CAP RATE	1.96%
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UNDERLYING REAL ESTATE VALUE

±6,756 SF X \$330*/PSF = **\$2,229,480**

* = Based upon comparable sale in project from February 2025

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