

# FULLY LEASED AUTOMOTIVE BUILDING FOR SALE

1203 SCENIC DRIVE, MODESTO CA

ASKING PRICE  
\$825,000



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# PROPERTY OVERVIEW

**Address:** 1203 SCENIC DR,  
MODESTO, CA 95350

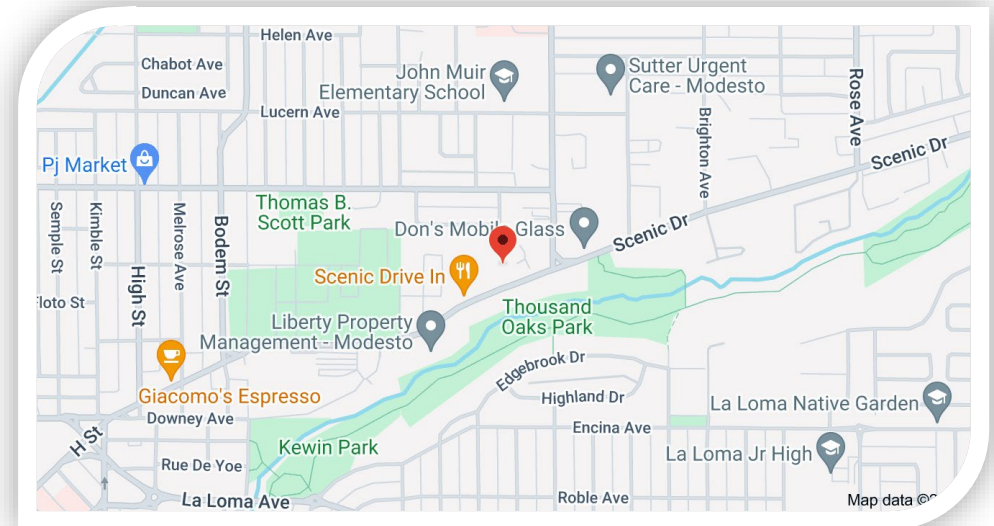
## Overview:

- Fully Leased to Precision Automotive through October 31, 2030
- Located along high traffic Scenic Ave.
- Tenant has more than 30 years operating at this location
- Ample customer parking in front with additional parking in rear of property
- Small office, lobby and restroom
- Lessee has Right of First Refusal to purchase property. Contact Broker for details.
- Tenant lease expires on October 31, 2030

• **Asking Price: \$825,000 (\$141.63 PSF)**

## PROPERTY PROFILE AUTOMOTIVE BUILDING FOR SALE

<b>Address:</b>	1203 SCENIC DR, MODESTO, CA 95350
<b>APN</b>	034-005-005
<b>County:</b>	Stanislaus County
<b>Square Footage</b>	±5,825 SF
<b>Lot Size</b>	39,204 SF
<b>Zoning</b>	C-1, Neighborhood Commercial



# FINANCIAL ANALYSIS

# \$825,000

*Asking Price (5.38% Cap Rate)*

<b>Asking Price</b>	\$825,000
<b>\$/SF</b>	\$141.63
<b>Base Rent</b>	\$5,000 per month, Gross
<b>Right of Refusal</b>	Tenant has Right of First Refusal to purchase property.

## RENTAL INCOME

Gross Rent	\$60,000
Total Rental Income	\$60,000

## EXPENSES

Insurance (current)	\$4,041
Property Taxes (1.1% of Asking Price)	\$9,075
Repairs and Maintenance (estimate)	\$2,500
Total Expenses	\$15,616

## NET CASH FLOW

\$44,384

## Rent Roll

TENANT NAME	SQFT	MONTHLY RENT	Monthly Rent / SF	Lease To	Options	Rent Escalation
Precision Automotive	5,825	\$5,000	\$0.86	10/31/30	No options remaining	\$5,250 July 1, 2026
<b>Total</b>	<b>5,825</b>	<b>\$60,000</b>				





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