

±20,406 SQFT BUSINESS PARK ON ±1.93 ACRES CLAREMONT, CA 91711



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PROPERTY FEATURES:

Project Size: ±20,406 SF
Site Area: ±1.93 Acres
Unit Sizes: ±662 - ±5,200 SF

FINANCIAL SUMMARY:

Estimated Rental Income	\$332,532
Estimated OPEX Reimbursement (\$0.52 psft)	<u>\$127,333</u>
Estimated Expenses	\$459,865
Management (4%)	\$15,000
Property Taxes (2023)	\$18,473
Insurance (2023)	\$18,471
Security	\$16,000
Utilities (2023)	\$11,800
Landscaping + Sweeping	\$12,100
Repair Reserves and Porter (estimated)	<u>\$12,640</u>
Total Expenses:	<u>\$104,484</u>
Estimated Net Operating Income:	\$355,381
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Proforma Income	
Annual Rents at \$1.50 psft	\$367,308
Estimated OPEX Reimbursement	<u>\$167,000</u>
Proforma Income:	\$534,308
Proforma Expenses	
Management (4%)	\$14,692
Property Taxes (estimated)	\$68,000
Insurance (2023)	\$19,000
Security	\$16,000
Utilities	\$13,000
Landscaping + Sweeping	\$12,000
Maintenance Reserves and Porter (estimated)	<u>\$12,640</u>
Total Expenses:	<u>\$155,332</u>
Proforma Net Income	\$378,976

- 13 suites with various sizes between 660 sqft. and 5,520 sqft.
- Privately owned family partnership and has not pushed rents.
- 98 parking spaces (5/1000) offering visitor and employee parking
- MU2 zoning allows existing commercial uses or high density residential
- Located in the heart of Claremont
- Excellent access to the 210, 10, 71, 57, and 15 freeways
- Three new ton HVAC Units (2023)
- New roofs (2023)
- New parking lot seal coat (2023)

SPRING STREET CENTER | 109 SPRING ST | CLAREMONT, CA 91711

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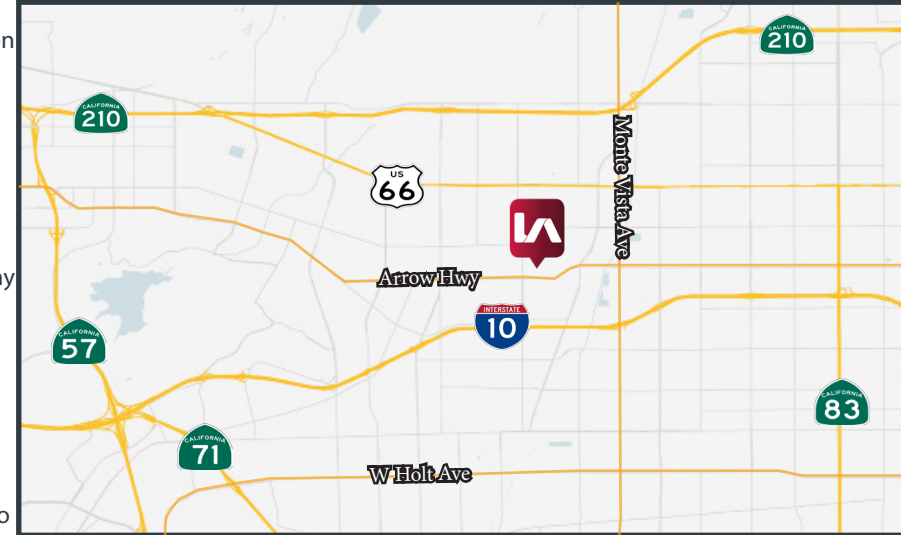
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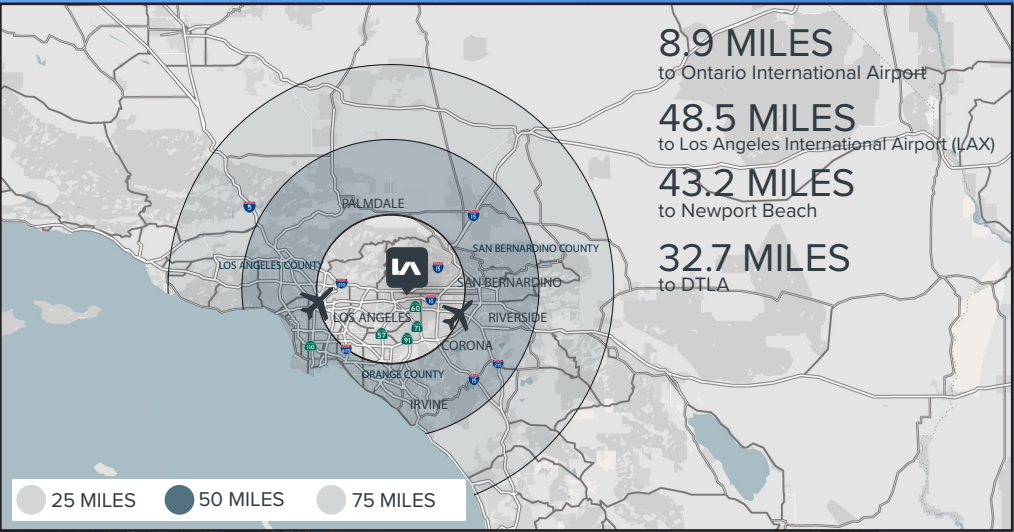


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