

Facey Medical Group

With  Providence

STAND ALONE MEDICAL/OFFICE BUILDING FOR SALE

**MAJOR
PRICE
REDUCTION**

11155-11165

SEPULVEDA BLVD
MISSION HILLS, CA 91345

cag

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PROPERTY HIGHLIGHTS

- Single Tenant Medical Building Available for Sale in Mission Hills
- Adjacent to Facey Hospital
- Facey Medical Group has occupied this building since 1992 (32 years) and has been on the block since the 1960's
- Facey is owned by Providence Health Services, who carries a Moody Rating of Aaa3
- This building is situated down the street from their Hospital, which is 125,000 SQFT and built in 2014
- With their lease expiring December 31, 2026, this deal is perfect for an owner/user or an investor who wishes to reposition the asset, or a developer looking to develop the over 133,000 SQFT parcel of land

SALE PRICE

~~\$14,250,000~~

\$10,950,000

BUILDING SIZE

±33,438 SQFT

LAND SIZE

±133,549 SQFT

11155-11165 SEPULVEDA BLVD RENT ROLL

Tenant	Date of Original Lease	Maturity Date	Size (±)	% of Building	Mo Rent	Mo Rent PSF	Annual Rent	Escalations	Options	Lease Type
Facey Medical	1992	12/31/2026	33,438	100	\$91,528.31	\$2.73	\$1,030,481.60	3%	None	NNN



Annual Expenses (Est.)*

Property Taxes	\$178,125
Property Insurance	\$45,000
Total	\$231,875

PSF on Building	\$426
PSF on Land	\$106*

Analysis

Purchase Price	\$10,950,000
Gross Income**	\$1,030,481.60
Estimated Expenses	\$231,875
Estimated Non-Recoverable Expenses*	\$67,626.16
NOI	\$926,855.50
CAP Rate	8.46%

*Tenant responsible for all property taxes above \$47,626.16 and all property insurance above \$20,232

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ADDITIONAL PHOTOS



*Neighboring Tenant



*Neighboring Tenant



*Neighboring Tenant



*Neighboring Tenant



AERIAL

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