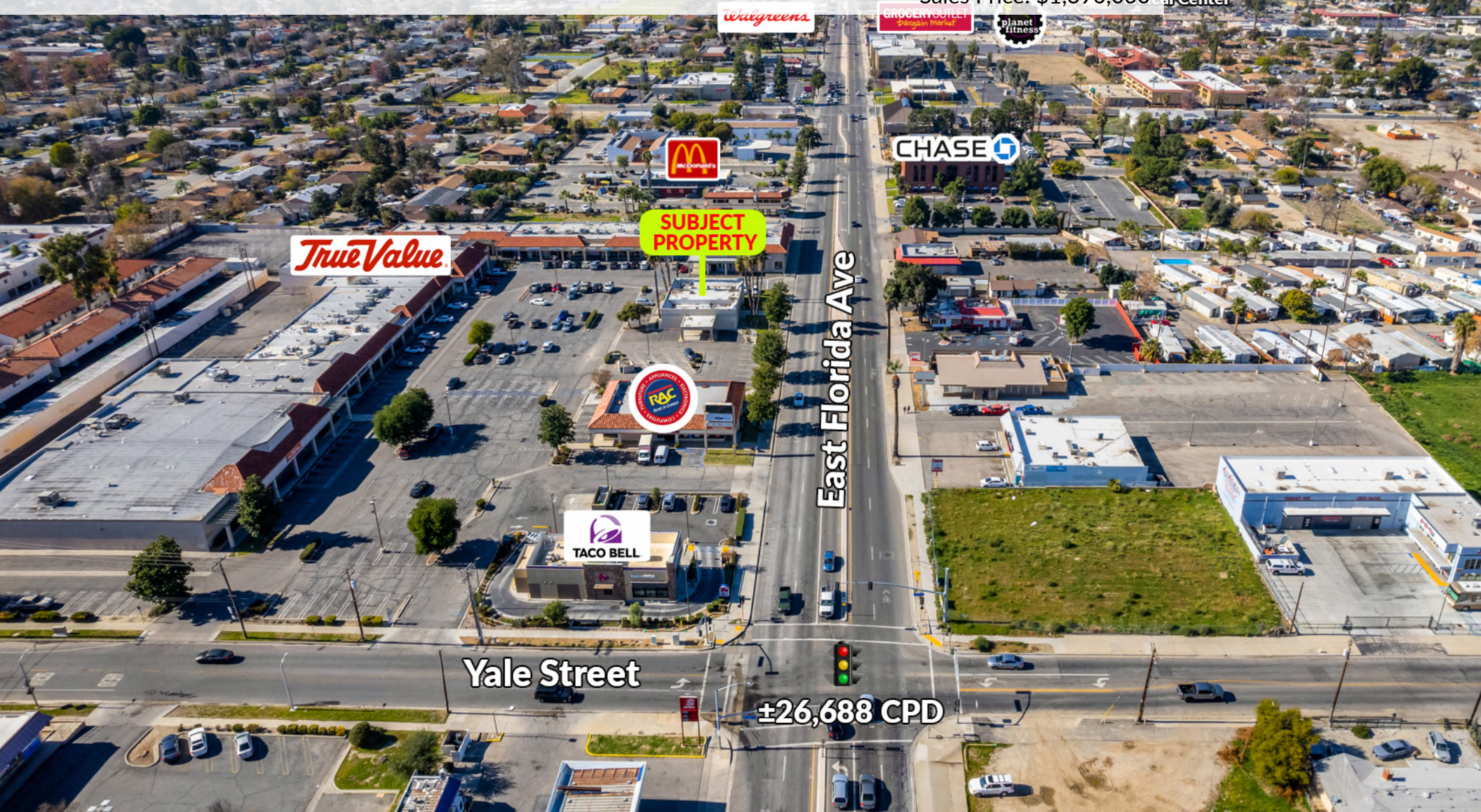


# ±3,775 SF BUILDING FOR GROUND LEASE/SALE

1995 E Florida Ave, Hemet, CA 92544

Sales Price: \$1,390,000

Global  
al Center



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PROGRESSIVE  
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## Presented By



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# INVESTMENT SUMMARY

## FOR SALE

Sale Price:	\$1,390,000
Building Size:	±3,775
Down Payment:	\$139,000
Loan Payment:	\$8,074/month
Loan Payment/SF:	\$2.14/SF
Principal Paydown on Loan (Year 1):	\$1,892/month
Interest Portion of Loan Payment:	\$6,077/month (\$1.61 SF) Far less than leasing!

## FOR LEASE

Asking Ground Lease Rate:	Call Broker for Details
Space Available:	±3,775 SF





# PROPERTY OVERVIEW



## FREESTANDING BUILDING ON A SIGNALIZED INTERSECTION

- Opportunity to either lease the existing former bank which is  $\pm 3,775$  SF or ground lease the parcel and replace the existing building.
- Prime positioning on E Florida Ave a major retail corridor that leads to the 215 FWY
- Located on the SWC of E. Florida Ave and Yale Street with visibility to  $\pm 26,688$  / CPD
- Within a 3-mile radius, demographics show a daytime population of 11,745 and an overall population of 66,446 with an average household income in excess of \$82,200.
- Surrounding national tenant mix includes Walmart Neighborhood Market, Stater Bros, Harbor Freight, Grocery Outlet, Planet Fitness, Starbucks, True Value, Taco Bell, Rent-A-Center and more

## OPPORTUNITY TO OWN RATHER THAN LEASE

- Purchase financing is available to owner-users through the Small Business Administration. Down payments are as little as 10%.
- If purchased with 10% down (\$139,000), the monthly loan payment is estimated at \$8,074/month.
- After removing principal paydown and accounting for only the interest portion of the monthly loan payment, the cost to occupy (and own) this building is approximately \$1.61/SF/month - far less than the cost of leasing.
- As an owner, one can benefit from the potential appreciation of the asset.
- SBA financing allows for buyers to lease up to 49% of their building, creating the opportunity to further reduce occupancy costs.

# SBA ANALYSIS

## PROPOSED SBA 504 LOAN STRUCTURE



BUILDING ACQUISITION	\$1,390,000
SBA/CDC FEES	\$15,000
<b>TOTAL PROJECT COST</b>	<b>\$1,405,000</b>

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$695,000	5.50%	25 Years 25 Yr. Amort.	1st Deed	\$4,268	\$51,215
SBA 504 LOAN	40%	\$571,000	6.36% Jan '24	25 Years Full Amort.	2nd Deed	\$3,806	\$45,668
BORROWER	10%	\$139,000					
<b>TOTAL</b>	<b>100%</b>	<b>\$1,405,000</b>				<b>\$8,074</b>	<b>\$96,882</b>

**RATES:** Bank: Rate is estimated.  
SBA 504: Rate is FIXED at the time of the debenture sale.

**FEES:** Bank: Vary depending on lender policy.  
SBA/CDC: 2.15%\* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.  
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

**COLLATERAL:** 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Lee Kleinman, SVP**

818-438-0828 / [Lee@bfcfunding.com](mailto:Lee@bfcfunding.com)

# SITE PLAN





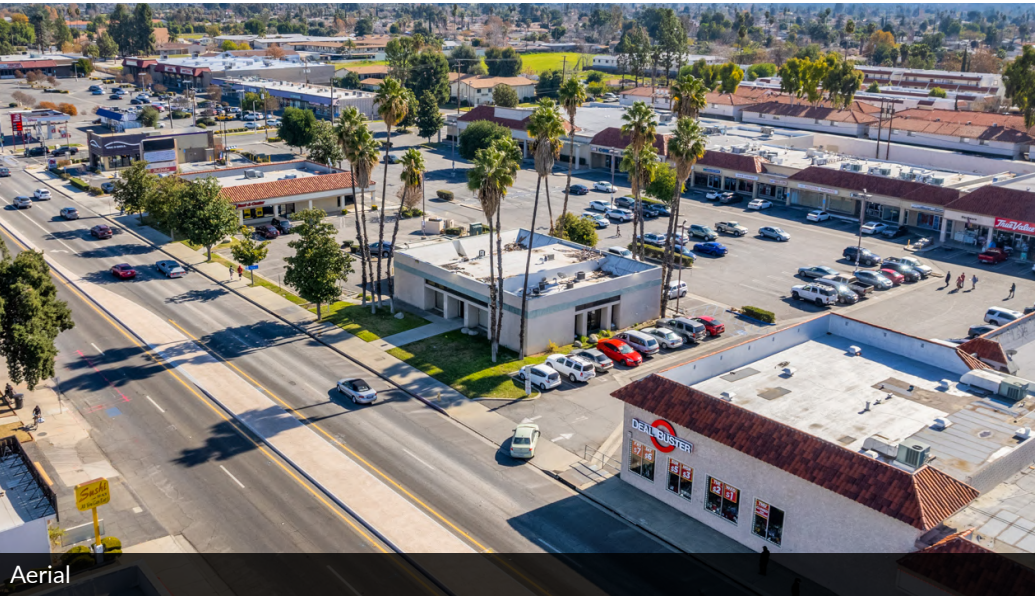
# ADDITIONAL PHOTOS



Co-Tenants: True Value & Shops



Co-Tenant: Taco Bell



Aerial



Front of Building



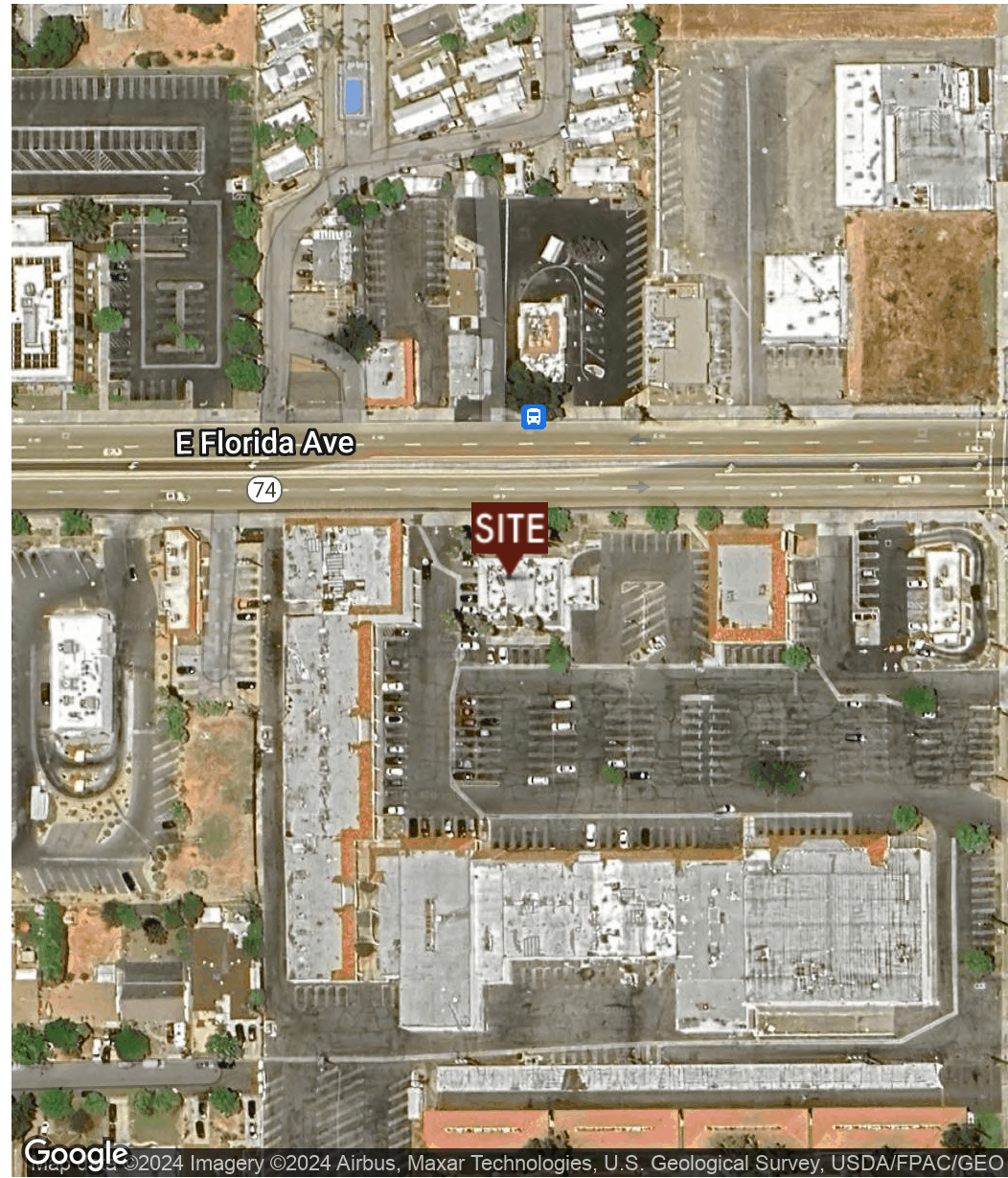
# RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GE



# LOCATION MAPS





# DEMOGRAPHICS

	1 mi	3 mi	5 mi
<b><u>POPULATION</u></b>			
2023 Total Population	18,989	66,446	114,517
2023 Median Age	32.2	35.3	37.8
2023 Total Households	5,511	20,713	38,043
2023 Average Household Size	3.4	3.2	3.0
<b><u>INCOME</u></b>			
2023 Average Household Income	\$70,103	\$82,289	\$82,577
2023 Median Household Income	\$57,555	\$68,069	\$63,207
2023 Per Capita Income	\$20,513	\$25,773	\$27,547
<b><u>BUSINESS SUMMARY</u></b>			
2023 Total Businesses	565	1,524	2,491
2023 Total Employees	3,591	11,745	19,865