

921 N. Poinsettia

Rare Offering Sale-Leaseback Opportunity

- 15,212 SF of Private Rolling Arts Auto Museum and World Class Live Recording Studio
- Rare Opportunity Sale-Leaseback at 5% CAP Rate
- Owner, One of OC's Largest Developers with over 5.5M SF in Santa Ana, CA
 - A-Rated Credit Tenant
 - 6 Months Pre-Paid Rent, 20 Year Lease Balance from C.O.E.
 - Immediate Proximity to 5/55/22/57 Freeway – Downtown Area
- 5 Minutes Walking Distance from SARTC and new Downtown Santa Ana Streetcar Light Rail
 - Property is located in Opportunity Zone
 - 3 Ground Level Truck Loading Roll-Up Doors
 - Newly Constructed

Private Rolling Arts Auto Museum
& World Class Live Recording Studio



921 N. Poinsettia
Santa Ana, CA 92701

Financials

Income (Yearly):

Rent: \$390,000 - NNN

Expenses (Yearly):

Santa Ana Business Center HOA:	\$12,340.44
City of Santa Ana Water:	\$1,800
Southern California Edison:	\$8,400
Taxes:	\$37,992
C&H Custom Security (Fire):	\$660
C&H Custom Security (Burglar):	\$1,980
Insurance:	\$5,556
Total Expenses:	\$68,728.44/Year

NOI: \$321,271.56

CAP Rate: 5%

Sales Price: \$6,425,000.00

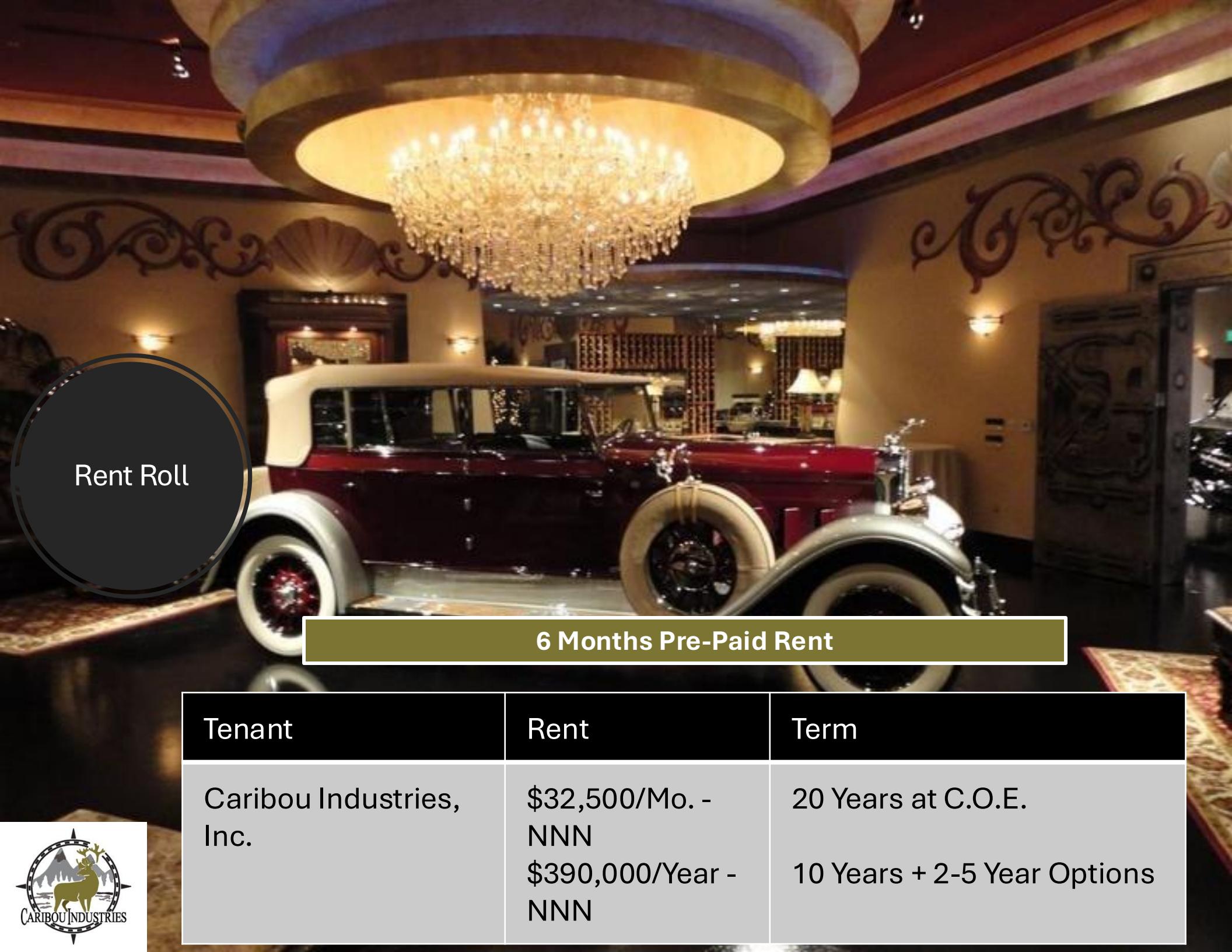




**Property
Details**

<u>Address:</u>	921 N. Poinsettia, Santa Ana, CA 92701
<u>Building Square Footage:</u>	15,212 SF
<u>Lot Size:</u>	35,678 SF / 0.82 AC
<u>Parking Spaces:</u>	36 Street Level Surface Spaces
<u>Number of Stories:</u>	Single
<u>Year Built/Renovated:</u>	2001/2023 - \$3.6M
<u>Warehouse:</u>	22' +/- Clear Height + 3 Truck Loading Roll-Up Doors
<u>Construction:</u>	Concrete Tilt-Up
<u>Building Improvements:</u>	Custom Rolling Arts Auto Museum and World Class Live Recording Studio
<u>Do Not Disturb Tenant:</u>	Call For Appointment Davis Niehaus at (714) 498 – 4550 Asset Manager, Caribou Industries





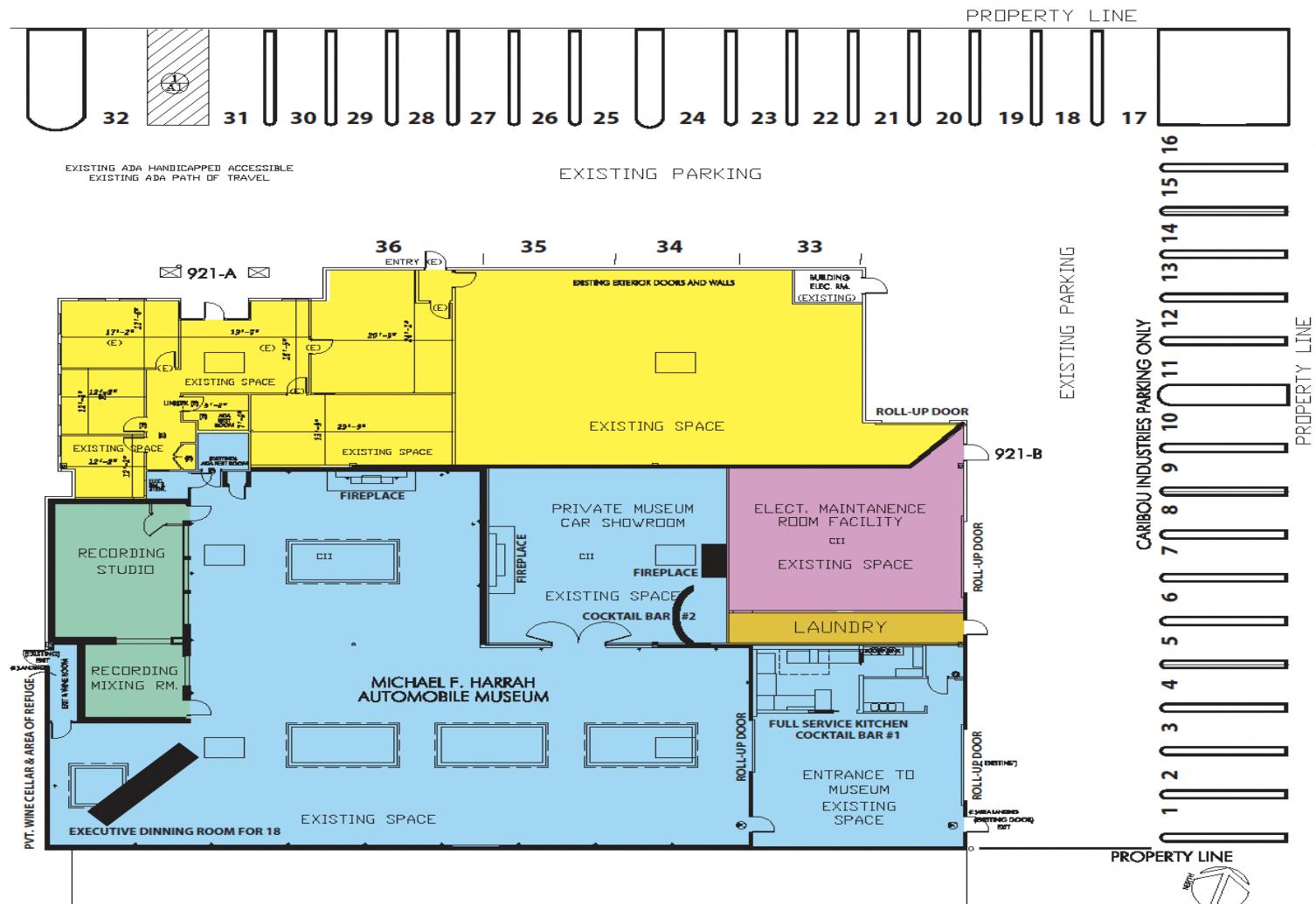
Rent Roll

6 Months Pre-Paid Rent

Tenant	Rent	Term
Caribou Industries, Inc.	\$32,500/Mo. - NNN \$390,000/Year - NNN	20 Years at C.O.E. 10 Years + 2-5 Year Options



921-NORTH POINSETTIA
SANTA ANA, CA 92701



921 - POINSETTIA FLOOR PLAN

92 | LLC

SCALE: 1/8" = 1'-0"

