

# FOR SALE

## 4050 DUROCK RD



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DRE #02137784  
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DRE #01929750

# THE OFFERING

Fully leased 19-unit investment property totaling approximately 18,500 SF, adjacent to Highway 50. Durock Center provides stable income with a pro forma cap rate of 6.8%, and generates a gross income of \$228,613 annually.

## PROPERTY HIGHLIGHTS

- RSF: 18,500 SF
- Year Built: 1985
- Occupancy: 100%
- Location: Adjacent to HWY 50



# FINANCIAL SUMMARY



Listing Price  
\$2,500,000



Cap Rate  
6.8%



# of Units  
19

UNIT	MONTHLY RENT	ANNUAL RENT
1	\$850.00	\$10,200.00
2	\$1,133.00	\$13,596.00
3	\$1,320.00	\$15,840.00
5-7	\$3,288.79	\$39,465.48
8	\$1,030.00	\$12,360.00
9-10	\$2,724.35	\$32,692.20
11-12	\$1,867.00	\$22,404.00
13	\$1,326.13	\$15,913.56
14	\$1,150.72	\$13,808.64
15	\$1,386.00	\$16,632.00
16	\$718.72	\$8,624.64
17-18	\$1,545.00	\$18,540.00
19	\$711.40	\$8,536.80

Total Rent \$228,613.00

# FINANCIAL

## EXPENSES

Property tax	\$18,346.28
Maintenance	\$4,860
Utilities	\$21,748.63
<b>Total</b>	<b>\$57,026.55</b>

## FINANCIAL

NOI	\$171,586
Total Expenses	\$57,027
Price / SF	\$135.13

