

**SINGLE-TENANT**  
**Leased**  
**Investment Opportunity**

**7005**  
**Downing Avenue**  
Bakersfield, CA 93308

**INVESTMENT OFFERING**  
Price **\$1,350,000**



**Wesley M. McDonald**

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CA RE #01511739

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# Single Tenant Leased Investment Opportunity

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7005 Downing Avenue ■ Bakersfield, CA 93308

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## Disclosures & Confidentiality

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The enclosed Offering Memorandum package has been prepared solely for informational purposes to assist a prospective purchaser in determining whether it wishes to proceed with an in-depth investigation of the property described herein. It is intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of herein the "Property".

Prospective purchasers are expected to review independently all documents related to the Property as to the accuracy and completeness of the information contained herein. All financial projections are provided for general reference purposes only. These projections have been based upon various assumptions relating to the general economy, competition and other factors beyond the reasonable control of ASU Commercial, and, therefore, are subject to material variation.

ASU Commercial, and its respective officers, employees or agent representatives do not make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum package or any of its contents. In this Offering Memorandum package, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete, nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently such documents.

By receipt of this Offering Memorandum package, you agree that its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose directly or indirectly this Offering Memorandum package or any of its contents to any other entity (except affiliates or prospective purchasers) without the prior written authorization of the owner and ASU Commercial. You also agree that you will not use this Offering Memorandum package or any of its contents in any manner detrimental to the interest of the Owner and ASU Commercial. You also agree not to contact any of the tenants named in the enclosed lease summaries or rent rolls. Photocopying or other mass duplication of this Offering Memorandum package without the permission of ASU Commercial is prohibited.

The information contained in this Offering Memorandum package was obtained from third parties and/or directly from the owner, and it has not been independently verified by ASU Commercial or its agents. Prospective purchasers should have the experts of their choice inspect the Property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Additional information and an opportunity to inspect the property will be made available to any interested and qualified prospective purchasers.

If prior to or upon your review of this Offering Memorandum package you no longer have any further interest or you do not wish to pursue negotiations leading to this acquisition, please return this Offering Memorandum package in its original form to this submitting agent at:

**ASU Commercial ▪ 11601 Bolthouse Drive Suite 110 ▪ Bakersfield, California 93311**

The Property described in this Offering Memorandum package may be subject to prior sale, modification and/or withdrawal from the market by the owner at any time without prior notice. Owner and ASU Commercial each expressly reserves the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the Property owner's obligations thereunder have been satisfied or waived. The terms and conditions stated in this "Confidentiality and Disclaimer" page will relate to all of the sections contained in this Offering Memorandum package as if stated independently therein.



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## Investment Summary

7005 Downing Avenue ▪ Bakersfield, CA 93308

### Property Details

#### Asking Price

\$1,350,000

#### Street Address

7005 Downing Avenue Bakersfield, CA

#### Assessor's Parcel Number

452-070-43

#### Gross Leasable Area

7,500 SF

#### Site Area

1.59 Acres

#### Location

The subject is located just north of Rosedale Highway, east of Coffee Road and west of Fruitvale Avenue in the heart of the Rosedale "Oilpatch" submarket.

#### Zoning

M-3 (Heavy Industrial) per County of Kern

#### Year Built

1983

#### Construction

Prefabricated Metal Building

### Investment Details

#### Tenant

PROS, INC. dba  
TRYION INTRGRATION



#### Price

\$1,350,000



#### Year 1 Net Operating Income

(6/1/23 - 5/30/24)

\$56,827.00

#### Original Lease Term

5 Years

#### Term Remaining (As of 5/1/2024)

4 Years, 1 Months

#### Lease Type

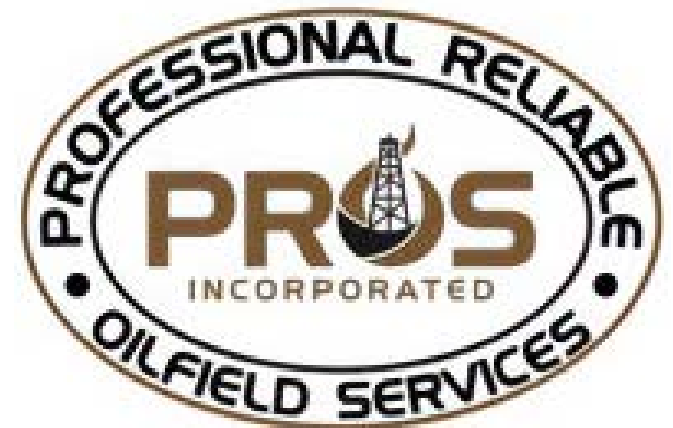
Industrial Gross

#### Rental Increases

\$500 in (December 1, 2025)

#### Option(s) To Extend

One (1) Five (5) Year at FMV



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## Tenant Profile

7005 Downing Avenue ▪ Bakersfield, CA 93308



PROS, Incorporated is committed to providing our customers with the highest standards of safety and quality service. Established in 2007, PROS, Inc. has quickly grown to be a leader in our service market due to our skillfully trained staff, quality work, and safety training. Our services include a wide variety of rental equipment and specialty services. Our staff is consistently recognized for our knowledge and first-class operations. PROS, Inc. guarantees our customers high quality work at a professional level in the safest way. PROS, Inc. strives to live up to our name as “a Professional Reliable Oilfield Service Company”. PROS, Inc. Services Include: ASME Code Shop, Shop Fabrication, Equipment Refurbishment, Equipment Rental & Sales, BOP Inspection, Testing, Servicing, Dynamometer & Fluid Level Services, Early Production Facilities Rental & Services, Flowback Services, Gravimetric Meter Proving, Hydro Testing Services, Production Well Testing, Exploration Well Testing, SB-4 Water Sampling & Densities, Underbalanced Managed Pressure Drilling, Instrumentation, Vapor Recovery Packages, and Indirect Gas Fired Line Heaters.



As a leader in Industry 4.0, we enable our global industrial partners to achieve their goals through the integration of visibility in their processes and business activities. We understand the vulnerability of internet-integrated systems; therefore, we designed our unique platform to have the most robust security offering. Founded in 2015, Tyrion was born out of the need to secure sensitive data and devices in remote locations. What started out as a mechanical lock, turned into the most secure industrial IoT device available, the NUCLEUS. With applications in many of the world's industrial commodity sectors, NUCLEUS is quickly becoming the best choice for a secure, simple solution for remotely monitoring industrial processes. We invite you to discover more about what Tyrion can do for you and your business. We look forward to partnering with you and helping you take your business to the next technological level with NUCLEUS and our other business-specific solutions.



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## Income & Expenses

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*Type of Property*  
**Office/Warehouse/Yard**  
*Building SF*  
**7,500**  
*Acres*  
**1.59**

**Amortization**  
**25**

**Loan Rate**  
**6.25%**

**Payment**  
**-4,453**

**LTV**  
**50%**

*Value*  
**\$1,350,000**

*Equity*  
**\$675,000**  
*Loan*  
**\$675,000**

Actual	\$PSF	\$ Per Month	Annual
Gross Rental Income	\$0.90	\$6,750.00	\$81,000
Effective Rental Income			\$81,000
Less 4% Vacancy			\$3,240
Water Reimbursement		\$36.80	\$441.60
Gross Operating Income			\$78,202
<i>Less Operating Expenses</i>			
Real Estate Taxes	\$0.19	\$1,406.25	\$16,875
Property Insurance	\$0.03	\$225.00	\$2,700
Repairs and Maint HVAC	\$0.02	\$150.00	\$1,800
<b>TOTAL OPERATING EXPENSES</b>	<b>\$0.24</b>	<b>\$1,781.25</b>	<b>\$21,375</b>
NOI			\$56,827
<b>Less Annual Debt Service</b>			<b>\$53,433</b>
Cash Flow Before Taxes 0.5%			\$3,393
Capitalized Value 4.21%			<b>\$1,350,000</b>
Overall Value PSF			\$180.00





# Single Tenant Leased Investment Opportunity

## Property

7005 Downing Avenue ■ Bakersfield, CA 93308

### Property Details

- Sale Price - \$1,350,000
  - Street Address – 7005 Downing Avenue Bakersfield, CA 93308
  - Gross Leasable Area – 7,500 SF
  - Warehouse Space – 5,670 SF
  - Office Space – 1,830 SF
  - Canopy Space – 1,500 SF (not included in Gross Leasable Area)
  - Ground Level Doors – Five (5) 12' x 14'
  - Parcel Size – 1.59 Acres
  - Zoning – M-3 (Heavy Industrial) per County of Kern
  - Construction – Prefabricated Metal Building
  - Clear Height – 14' – 16'
  - Assessors Parcel Number – 452-070-43
- 
- Utilities -
    - Electricity – PG&E – 200 amps, 120/240 volt, 3 Phase, 4 Wire
    - Gas – Southern California Gas Company
    - Water – California Water Company
    - Sanitation – Septic

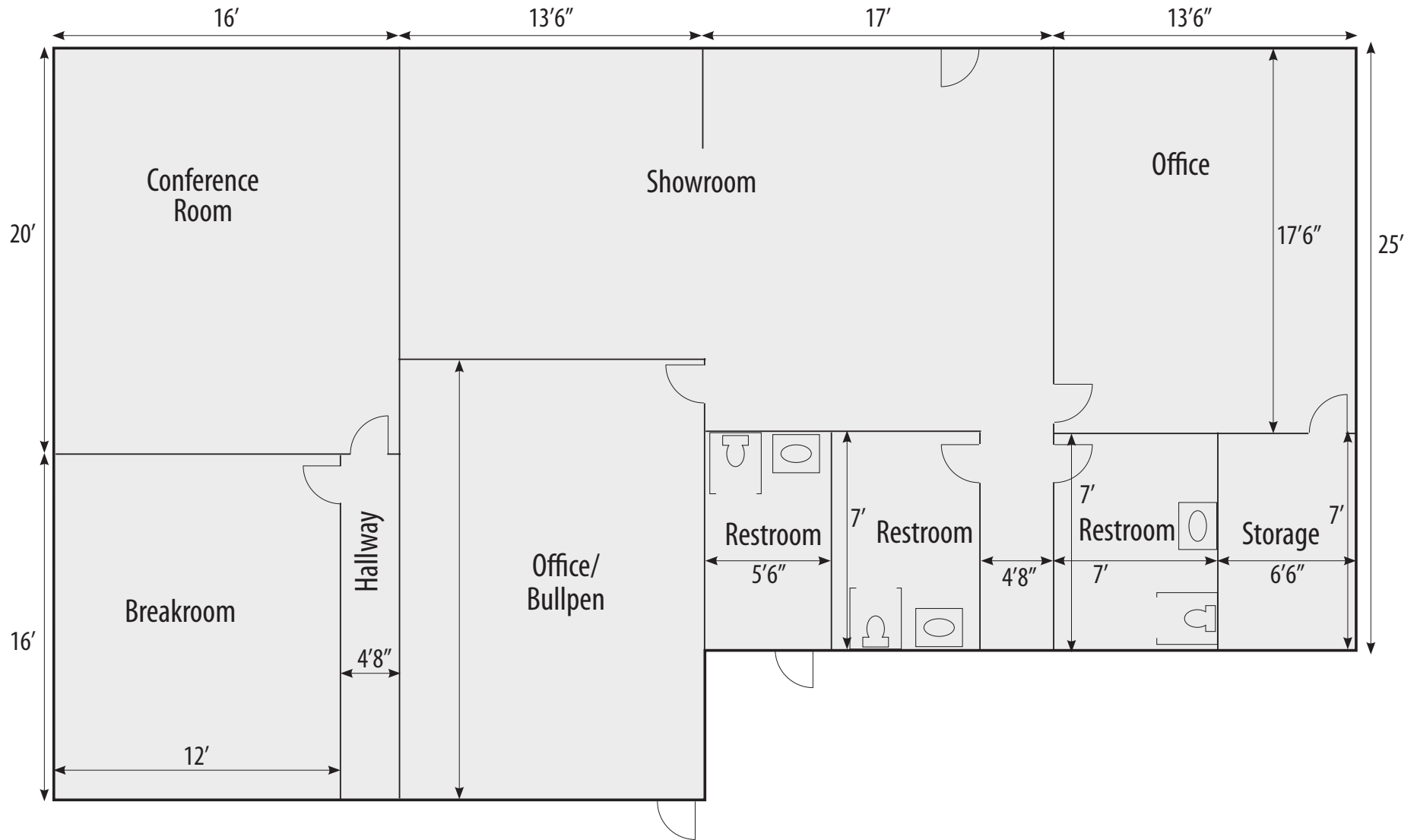


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## Office Plan

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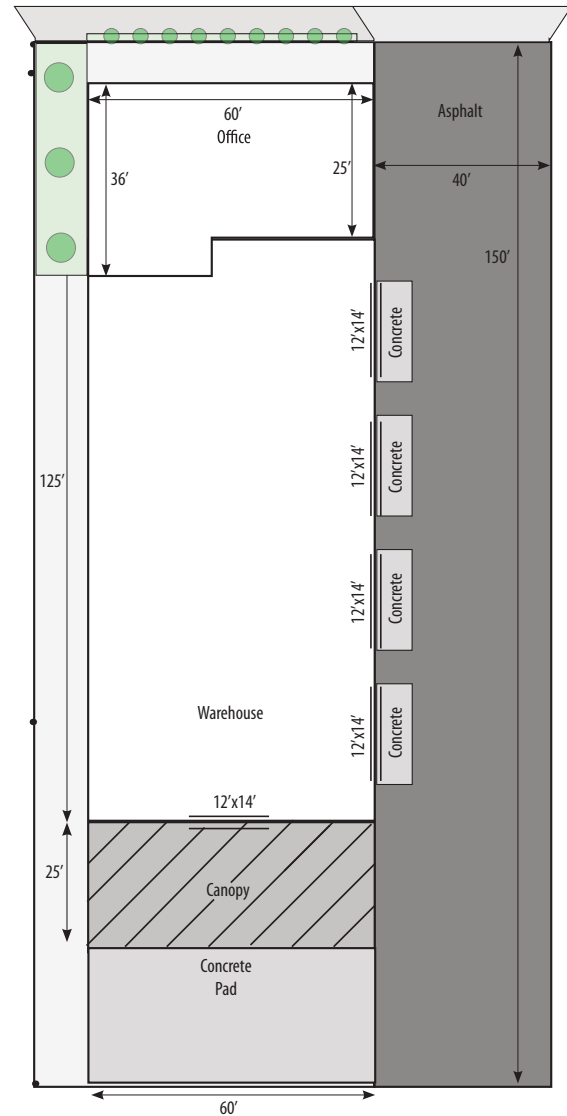
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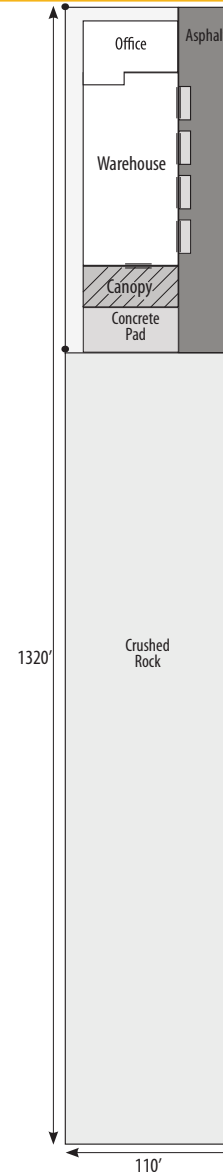
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## Floor Plan | Site Plan

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**Floor Plan**



**Site Plan**



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## Property Photos

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## Location Aerial

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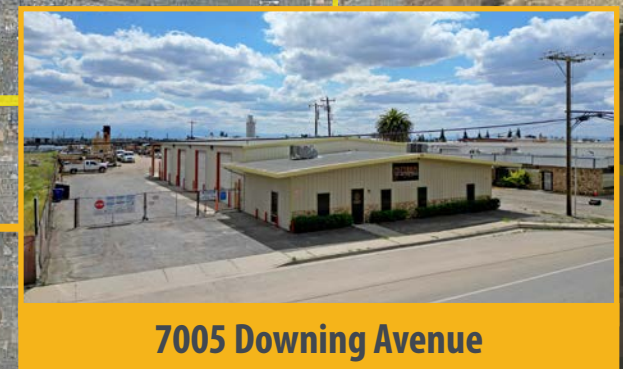
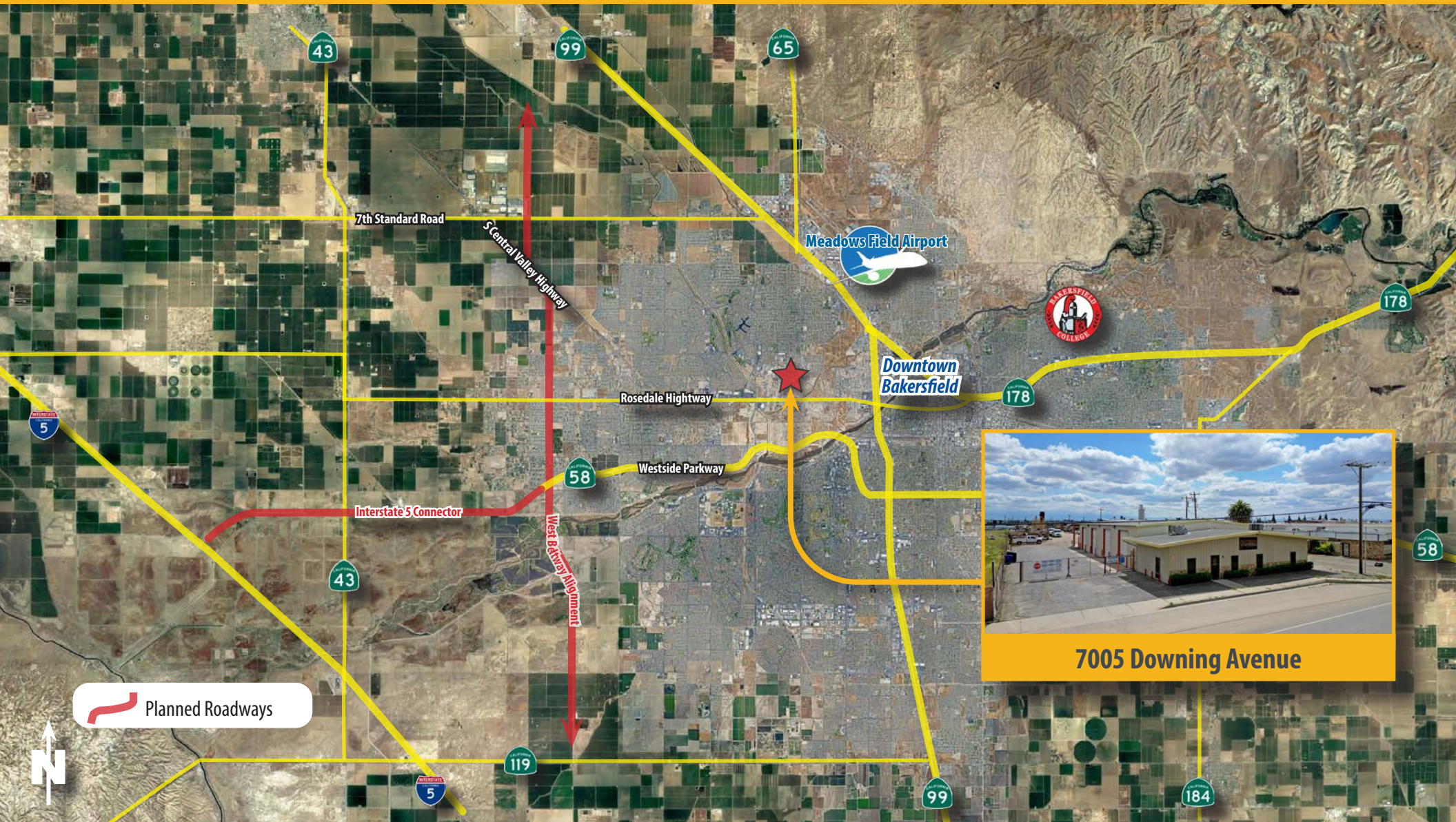
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## Bakersfield Area Roadway Aerial

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7005 Downing Avenue



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# Single Tenant Leased Investment Opportunity

## ASU Information & Brokerage Team

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ASU Commercial is a full services office brokerage team with more than 70 years of combined experience in the local Bakersfield market to assist you with your real estate needs. Our group provides representation and consultation services for both landlords and tenants. We also actively represent buyers and sellers of both commercial office investment properties and owner/user office facilities.



Success can be measured by many things, however, we believe the best measurement is the duration of our relationships with our clients. Ultimately, our success can only come through their success.

ASU Commercial is dedicated to establishing long-lasting client relationships and maintaining a strong commitment to our growing community.



For more information regarding our services, please contact the Office Services Group at 661.862.5454.



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

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## Brokerage Team



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