

OFFERING MEMORANDUM FOR A SINGLE-TENANT LEASED INVESTMENT

3403
durahart street

RIVERSIDE | CALIFORNIA



CBRE



100% Leased to Fortune 1000 Company

THE OFFERING

3403 Durahart is a $\pm 5,840$ SF industrial property located in Riverside, California and is leased until October 31, 2027 by Clark Pest Control and guaranteed by Rollins, Inc. (NYSE: ROL). Clark, a family owned company founded in 1950 and one of the nation's largest pest control companies, was acquired by Rollins in 2019.

Rollins, Inc. is a leading global services company headquartered in Atlanta, GA. Rollins provides pest control services to more than two million residential and commercial customers from more than 800 company-owned and franchised locations in over 70 countries with 20,000+ employees. In 2024 Rollins showed revenues of \$3.4B, an increase of 10.3% over 2023. For more information, please see www.rollins.com (Rollins 10-K) and www.clarkpest.com.



ASKING PRICE
\$1,585,000



TENANT
CLARK PEST CONTROL



GUARANTOR
ROLLINS, INC.



CAP RATE
5.11%



LEASE TERM
THRU 10/31/2027



ANNUAL INCREASE
3% PER ANNUM

INVESTMENT HIGHLIGHTS

Rollins, Inc. is a premier global consumer and commercial services company. Its family of leading brands consists of Orkin, HomeTeam Pest Defense, Clark Pest Control, Northwest Exterminating, McCall Service, Trutech, Critter Control, Western Pest Services, Waltham Services, OPC Pest Services, The Industrial Fumigant Company, PermaTreat, Crane Pest Control, Missquito, Orkin Canada, Orkin Australia, Safeguard (UK), Aardwolf Pestkare (Singapore), and more.

- Asking Price \$1,585,000 (\$271/SF)
- Cap Rate 5.11% (as of 11/1/2025)
- Current NOI \$81,004 (as of 11/1/2025)
- Tenant Clark Pest Control
- Gurantor Rollins, Inc.
- Lease Term Through October 31, 2027
- Annual Rent Increases 3% per annum in November
- 2025 Property Taxes (est.) \$15,244 per annum (\$1,270/mo. or \$0.218/SF/mo.)
- 2025 Insurance (est.) \$2,102 per annum (\$175/mo. or \$0.032/SF/mo.)

RENT SCHEDULE

TERM	RENT/SF	MONTHLY	YEARLY
11/1/2024-10/31/2025	\$1.12	\$6,553.75	\$78,644.97
11/1/2025-10/31/2026	\$1.16	\$6,750.36	\$81,004.32
11/1/2026-10/31/2027	\$1.19	\$6,952.87	\$83,434.45



PROPERTY HIGHLIGHTS



BUILDING SIZE

±5,840 SF Industrial Building



OFFICE SIZE

±800 SF



GROUND LEVEL DOORS

Two (2)



MINIMUM WHSE CLEARANCE

16'



POWER

200 Amp, 120/208 Volt (Verify)



PARKING RATIO

2:1



YARD

Fenced, Secured



LOCATION

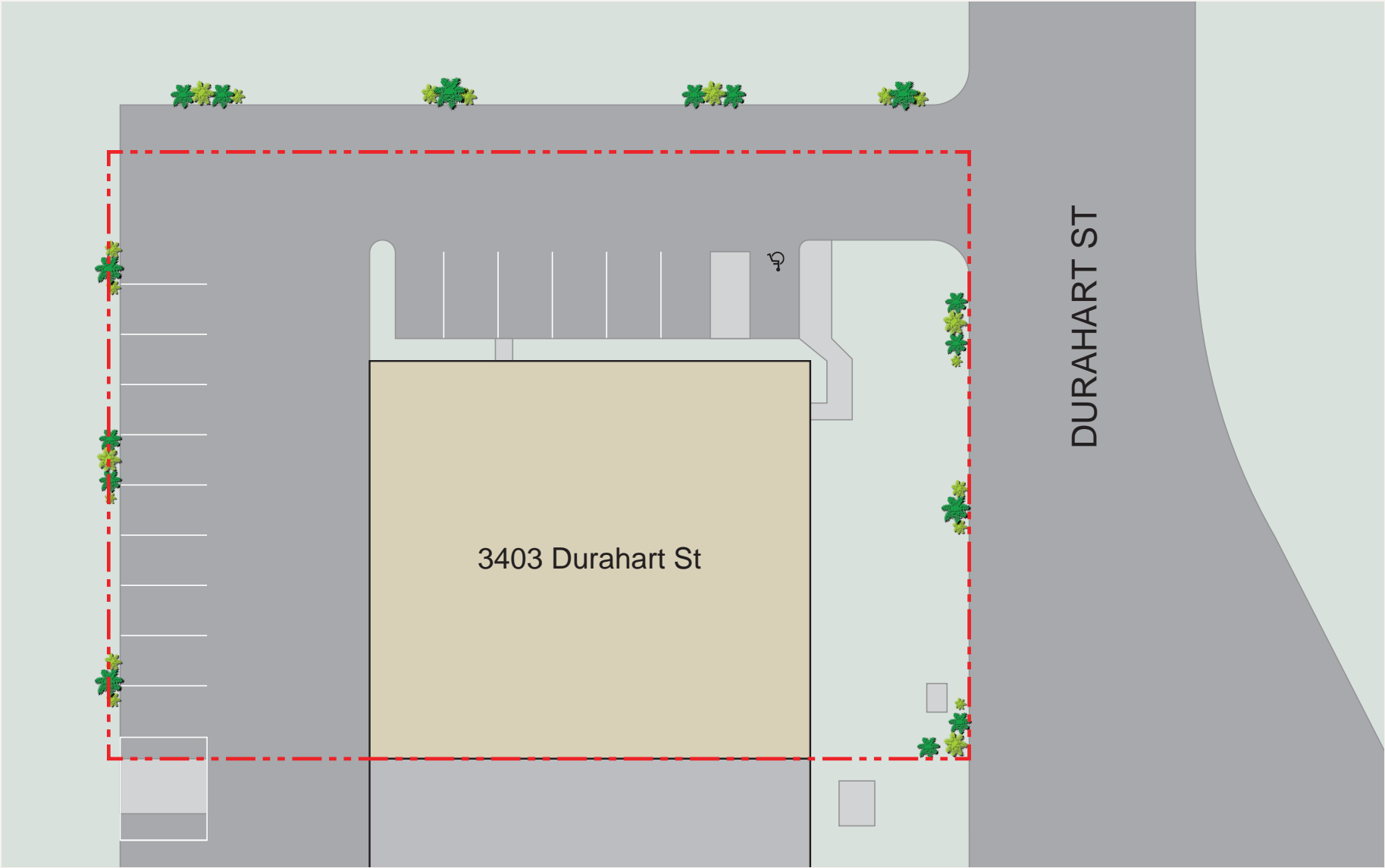
Minutes to the SR-91, SR-60 & the 215 Freeways



YEAR BUILT

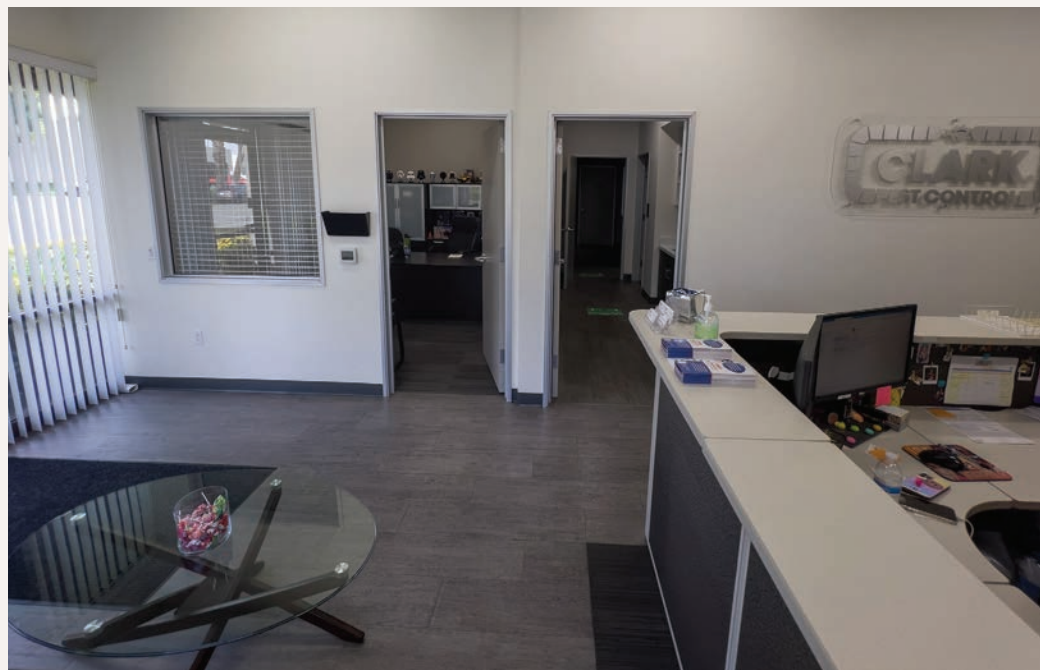
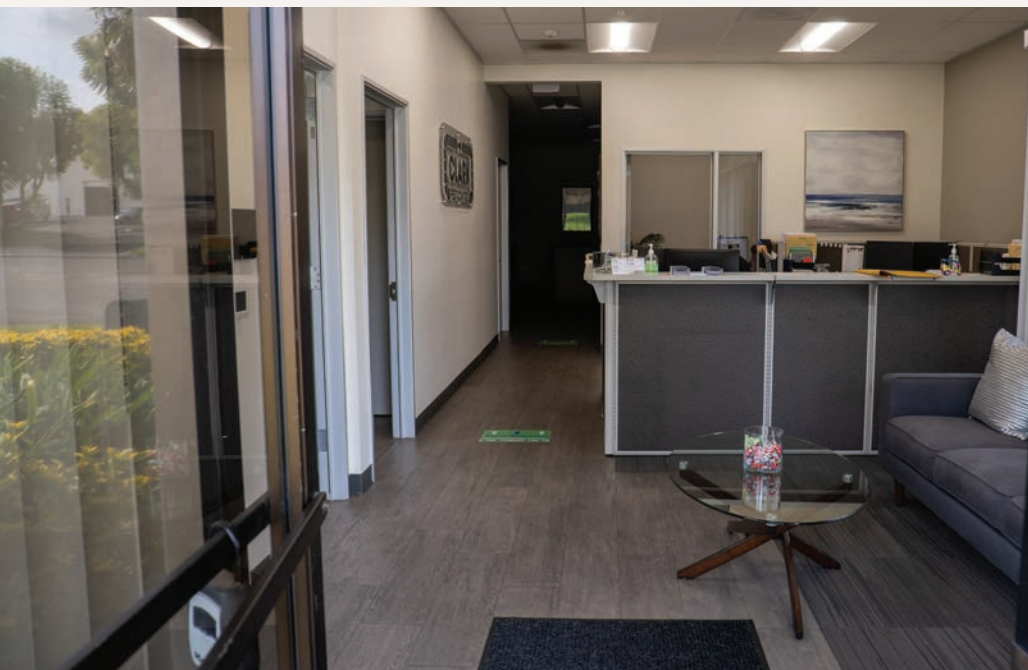
1981

SITE PLAN

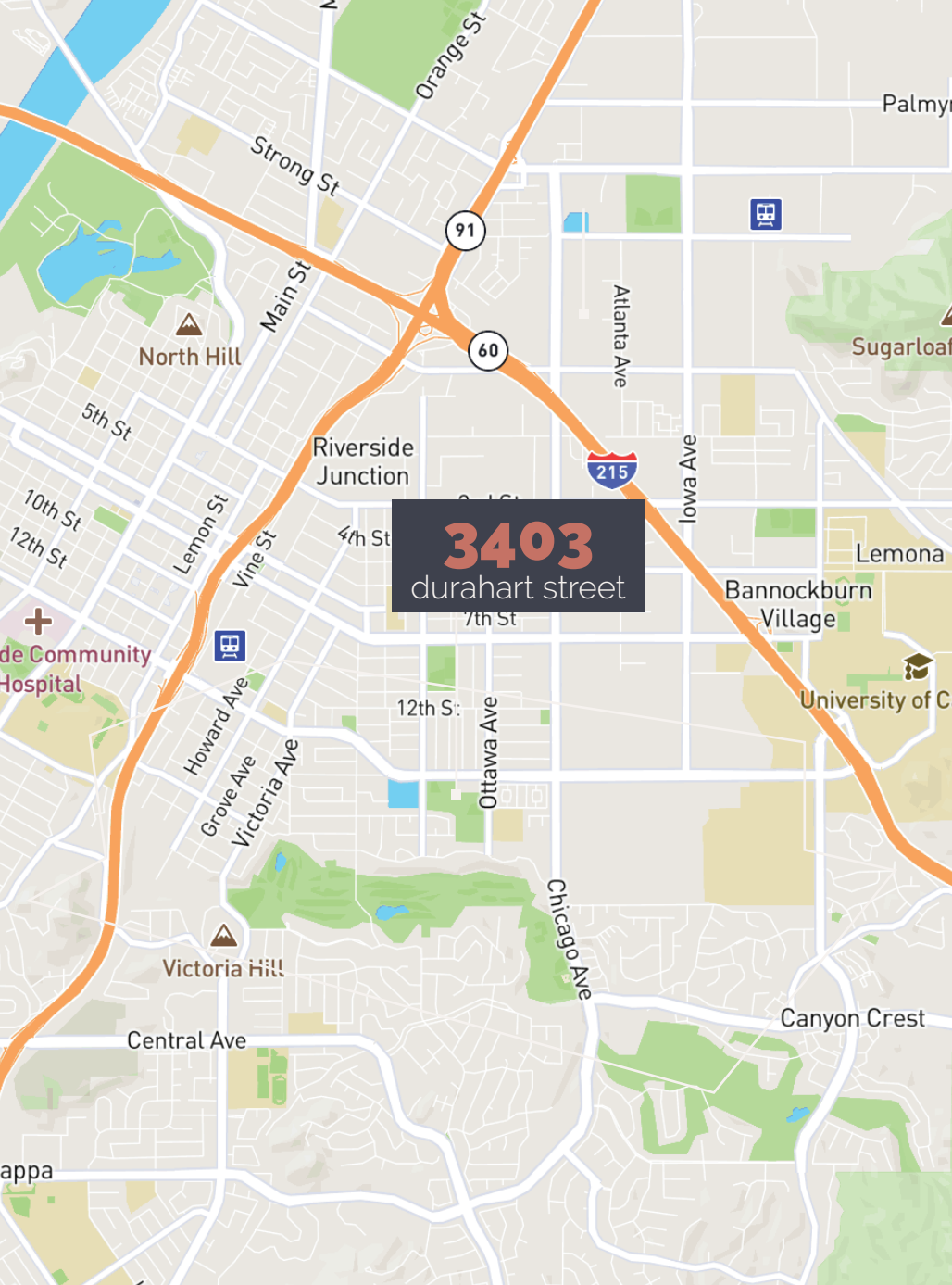


APN: 211-060-012/Zoning-M1 Light Industrial









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