



# PRIME GSA MULTI-TENANT INVESTMENT

516 INDUSTRY WAY / IMPERIAL, CA 92251



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## PRIME GSA MULTI-TENANT INVESTMENT



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# I | PROPERTY INFORMATION

**ACRE INVESTMENT REAL ESTATE SERVICES**

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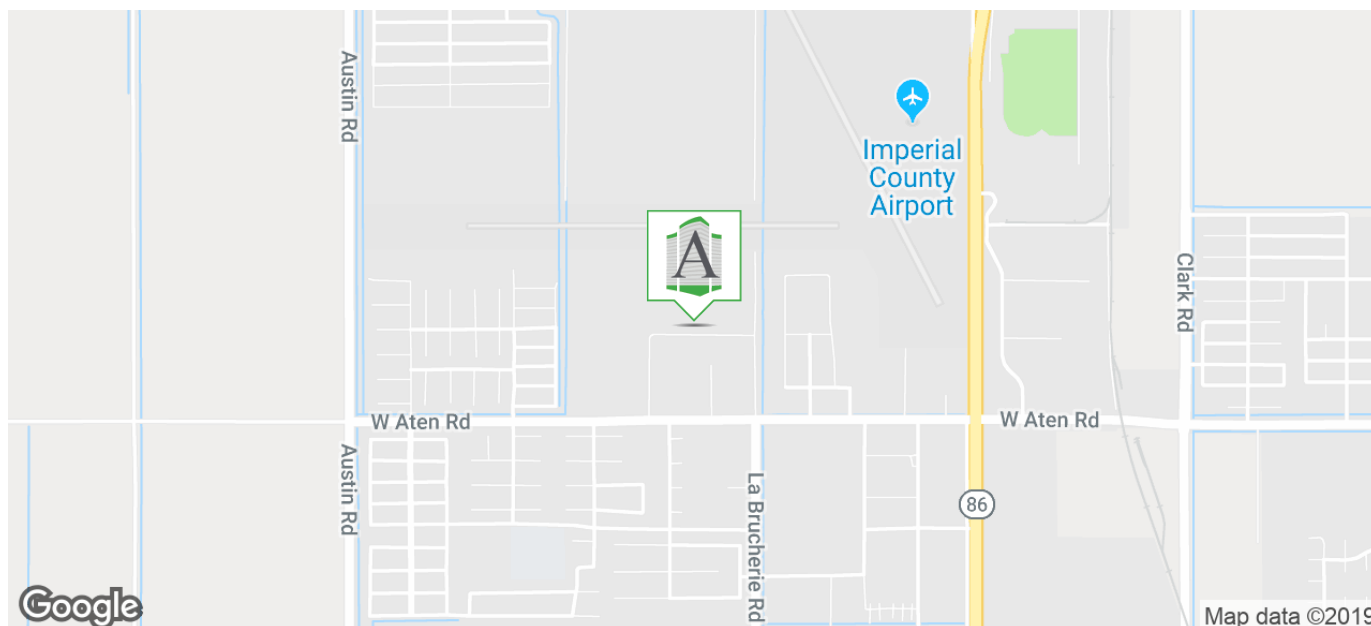
# EXECUTIVE SUMMARY

## PRIME GSA MULTI-TENANT INVESTMENT



### OFFERING SUMMARY

Sale Price:	\$8,880,000
Price / Unit:	\$2,220,000
Price / SF:	\$346.75
Cap Rate:	6.42%
Building Size:	25,609
Lot Size:	2.0 Acres
Year Built:	2005
Market:	Imperial Valley





# INVESTMENT OVERVIEW

## PRIME GSA MULTI-TENANT INVESTMENT



### PROPERTY OVERVIEW

ACRE Investment Real Estate Services is pleased to present this 25,609 square foot, two-story office property located at 516 Industry Way in Imperial, California. The building is currently 100% occupied by four government tenants focused on protecting our borders and apprehending drugs and drug smugglers attempting to enter our country.

The current tenants are Customs & Border Protection, Homeland Security, U.S. Federal Attorneys Office, and the Federal Bureau of Investigation. Three of the tenants have 7 years remaining on their leases and the fourth tenant, Customs & Border Protection, has a lease renewal coming up at the end of 2020. Due to the close working relationship these agencies share, it is highly unlikely that Customs & Border Protection will not seek to renew their lease. This will provide the savvy investor with an opportunity to raise the rent on 40% of the building to current market rates.

With only four tenants, this asset provides stability while remaining an ease of management investment. This building was built to suit these special tenants, with upgraded windows, doors, and walls. The parking ratio is excellent at 3.8 spaces per 1,000 square feet. There are 12 indoor and 12 outdoor highly secure spaces as well.

We have a quote of \$105,000 to install solar panels on the roof and eliminate approximately \$60,000 per year in electricity costs, thus paying for itself in a year and a half. It may also be possible to reduce other ongoing expenses as well. Installation of solar panels, better management, and a new lease with Customs and Border Security will most likely push this asset to a 7.37% CAP rate at list price.

# INVESTMENT HIGHLIGHTS

## PRIME GSA MULTI-TENANT INVESTMENT



### PROPERTY HIGHLIGHTS

- 100% AAA Credit Tenants
- Secure Government Tenants Focused on the War on Drugs
- Ease of Management
- Upcoming Rent Increase Opportunity



# PROPERTY PHOTOS

PRIME GSA MULTI-TENANT INVESTMENT



## II | PROPERTY DESCRIPTION

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# PROPERTY DETAILS

PRIME GSA MULTI-TENANT INVESTMENT



## SALE PRICE

**\$8,880,000**

### LOCATION INFORMATION

Building Name	Prime GSA Multi-Tenant Investment
Street Address	516 Industry Way
City, State, Zip	Imperial, CA 92251
County/Township	Imperial
Market	Imperial Valley

### BUILDING INFORMATION

Building Size	25,609 SF
Building Class	A
Occupancy %	100%
Tenancy	Multiple
Number Of Floors	2
Year Built	2005
Last Renovated	2009
Load Factor	Yes

### PROPERTY DETAILS

Property Type	Office
Property Subtype	Institutional/Governmental
Lot Size	2 Acres
APN#	064-330-002-000

## III | LOCATION INFORMATION

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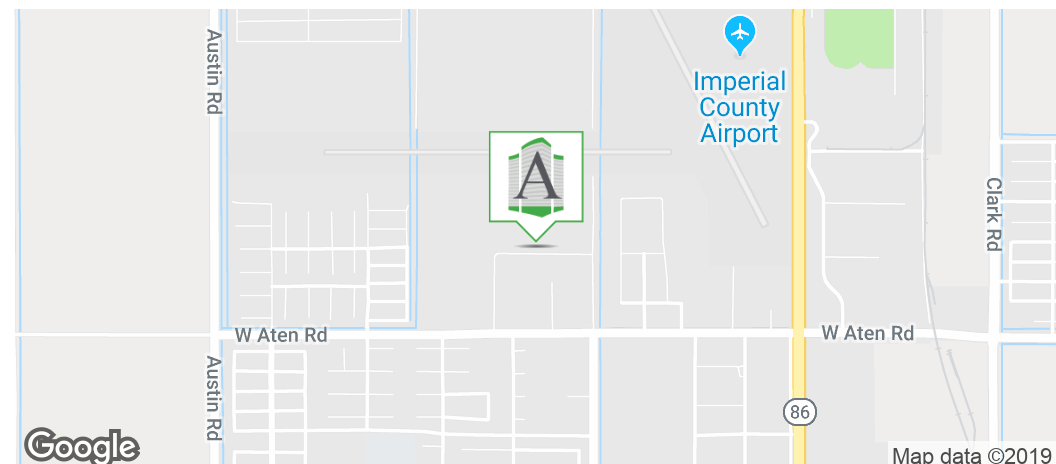
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# LOCATION OVERVIEW

PRIME GSA MULTI-TENANT INVESTMENT



## LOCATION OVERVIEW

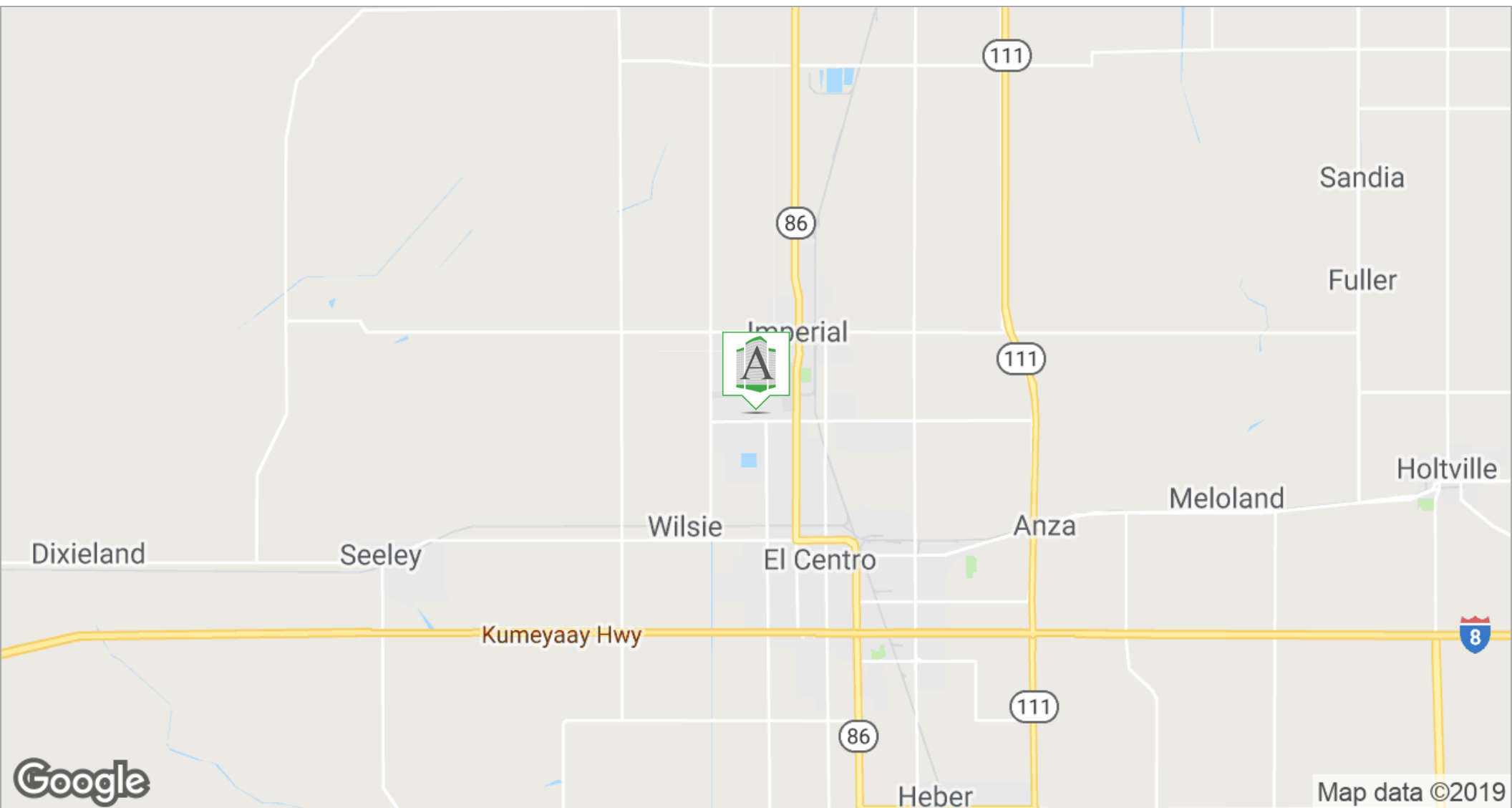
Located in Imperial, California at the gateway to the Imperial Valley and Mexicali, Mexico

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	461	19,518	27,016
Total Population	1,580	61,660	87,967
Average HH Income	\$72,250	\$59,321	\$59,367

# REGIONAL MAP

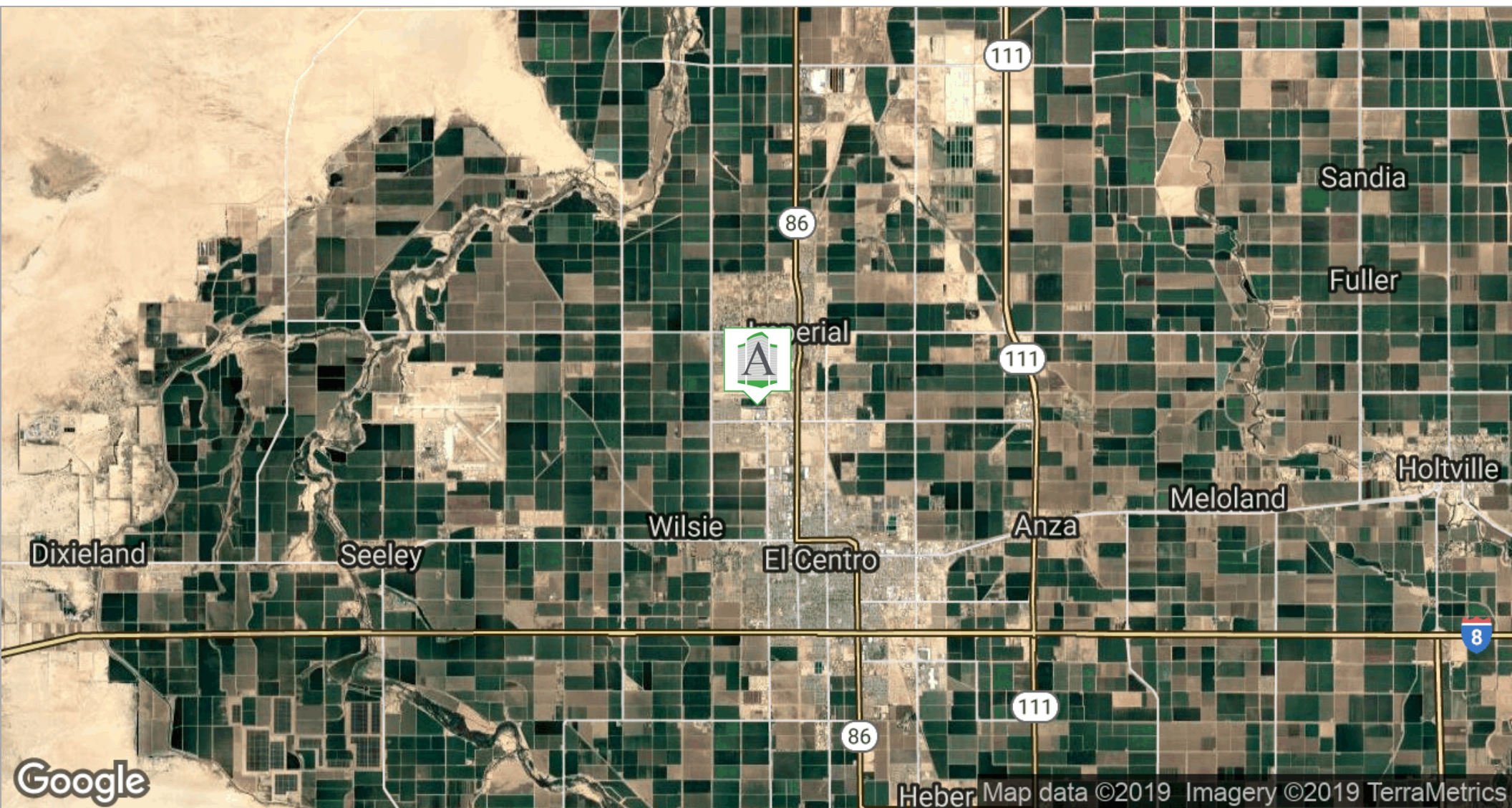
PRIME GSA MULTI-TENANT INVESTMENT





# LOCATION MAPS

PRIME GSA MULTI-TENANT INVESTMENT





# AERIAL MAP

PRIME GSA MULTI-TENANT INVESTMENT



# IV | FINANCIAL ANALYSIS

# FINANCIAL SUMMARY

## PRIME GSA MULTI-TENANT INVESTMENT



### INVESTMENT OVERVIEW

Price	\$8,880,000
Price per SF	\$346.75
CAP Rate	6.42%
Cash-on-Cash Return (yr 1)	6.42 %
Total Return (yr 1)	\$570,148
Debt Coverage Ratio	-

### OPERATING DATA

Gross Scheduled Income	\$791,233
Other Income	-
Total Scheduled Income	\$791,233
Vacancy Cost	\$0
Gross Income	\$791,233
Operating Expenses	\$221,085
Net Operating Income	\$570,148
Pre-Tax Cash Flow	\$570,148

### FINANCING DATA

Down Payment	\$8,880,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

# INCOME & EXPENSES

PRIME GSA MULTI-TENANT INVESTMENT



## INCOME SUMMARY

PER SF

Gross Income	\$791,233	\$30.90
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## EXPENSE SUMMARY

PER SF

Property Insurance	\$8,133	\$0.32
Janitorial	\$24,792	\$0.97
Landscape Maintenance	\$6,300	\$0.25
Repairs & Maintenance	\$13,356	\$0.52
Supplies	\$1,461	\$0.06
Property Taxes	\$93,445	\$3.65
Gas & Electric	\$65,679	\$2.56
Trash	\$2,601	\$0.10
Water	\$5,317	\$0.21
Gross Expenses	\$221,085	\$8.63
Net Operating Income	\$570,148	\$22.26

# RENT ROLL

## PRIME GSA MULTI-TENANT INVESTMENT



TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Customs & Border Protection	A	10,200	12/15/2010	12/31/2020	\$342,210	39.83	\$33.55
Homeland Security/OIG	B	4,277	4/1/2026	3/31/2026	\$127,711	16.7	\$29.86
Federal Attorneys	C	1,720	4/1/2026	3/31/2026	\$51,359	6.72	\$29.86
FBI	D	9,039	4/1/2026	3/31/2026	\$269,905	35.3	\$29.86
<b>Totals/Averages</b>		<b>25,236</b>			<b>\$791,185</b>		<b>\$31.35</b>





# V | DEMOGRAPHICS

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# DEMOGRAPHICS REPORT

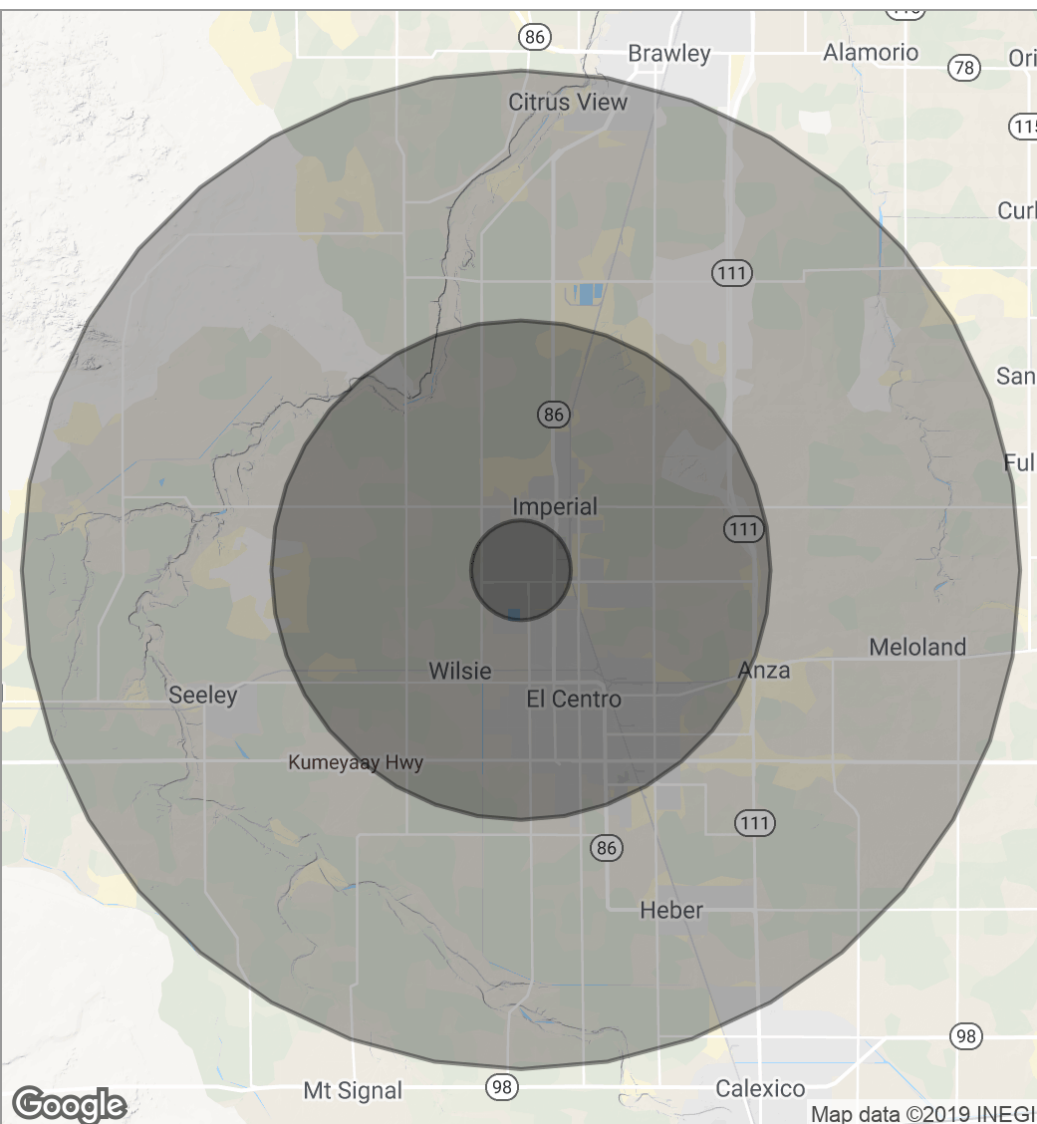
## PRIME GSA MULTI-TENANT INVESTMENT



	1 MILE	5 MILES	10 MILES
Total population	1,580	61,660	87,967
Median age	31.3	31.9	31.8
Median age (male)	30.0	30.3	30.4
Median age (female)	32.1	33.3	33.0
Total households	461	19,518	27,016
Total persons per HH	3.4	3.2	3.3
Average HH income	\$72,250	\$59,321	\$59,367
Average house value		\$273,375	\$260,114
Total Population - White	1,205	43,200	61,069
% White	76.3%	70.1%	69.4%
Total Population - Black	20	1,861	2,314
% Black	1.3%	3.0%	2.6%
Total Population - Asian	54	1,517	1,920
% Asian	3.4%	2.5%	2.2%
Total Population - Hawaiian	0	58	59
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	13	448	640
% American Indian	0.8%	0.7%	0.7%
Total Population - Other	238	12,947	19,562
% Other	15.1%	21.0%	22.2%
Total Population - Hispanic	1,217	47,712	69,005
% Hispanic	77.0%	77.4%	78.4%

# DEMOGRAPHICS MAP

PRIME GSA MULTI-TENANT INVESTMENT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,580	61,660	87,967
Median age	31.3	31.9	31.8
Median age (male)	30.0	30.3	30.4
Median age (Female)	32.1	33.3	33.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	461	19,518	27,016
# of persons per HH	3.4	3.2	3.3
Average HH income	\$72,250	\$59,321	\$59,367
Average house value		\$273,375	\$260,114
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	77.0%	77.4%	78.4%
RACE (%)	1 MILE	5 MILES	10 MILES
White	76.3%	70.1%	69.4%
Black	1.3%	3.0%	2.6%
Asian	3.4%	2.5%	2.2%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.8%	0.7%	0.7%
Other	15.1%	21.0%	22.2%

\* Demographic data derived from 2010 US Census

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