

OFFICE INVESTMENT



OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$6,000,000 |
| Cap Rate: | 5.9% |
| NOI: | \$353,801 |
| Lot Size: | 1.5 Acres |
| Year Built: | 1990 |
| Building Size: | 21,834 SF |
| Price / SF: | \$274.80 |

PROPERTY OVERVIEW

Well performing office investment for owner/user to immediately partially occupy or investor to benefit from long term strong location demand. Welcoming glass front entry doors open to impressive two-story atrium lobby with elevator and open and wide stairs to second floor. Convenient close-in parking. Adjacent office and retail development.

PROPERTY HIGHLIGHTS

- Outstanding Office Purchase Investment
- Significantly Less than Replacement Cost
- High Visibility Office Building with Rare Signage Rights
- Desirable Easy Access Location
- Across from City of Rancho Cucamonga Civic Center
- Near Haven Avenue and Foothill Boulevard "Main and Main"
- Busy Retail and Office Environment Neighborhood

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HIGH VISIBILITY LOCATION



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COMMERCIAL REAL ESTATE

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

ADDITIONAL PHOTOS



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RENT ROLL

| TENANT NAME | UNIT NUMBER | UNIT SIZE (SF) | LEASE START | LEASE END | MONTHLY RENT | % OF BUILDING | PRICE PER SF/M |
|------------------------|----------------|-------------------|----------------|--------------|-----------------|------------------|-------------------|
| Bank of the West | 100 | 7,272 | 1/1/1990 | 4/30/25 | \$15,910 | 33.31 | \$2.19 |
| Integrity Home Finance | 150 | 2,700 | 3/1/2022 | 2/28/25 | \$4,658 | 12.37 | \$1.73 |
| Lawyers Realty | 180 | 4,881 | 9/1/16 | 3/31/24 | \$9,336 | 22.36 | \$1.91 |
| Genetic Tools | 200 | 2,397 | 7/1/22 | 6/30/25 | \$4,313 | 10.98 | \$1.80 |
| Spectrum Mortgage | 210 | 3,091 | 7/1/17 | 3/31/24 | \$5,254 | 14.16 | \$1.70 |
| Camarena, DDS | 230 | 1,578 | 9/1/15 | 9/30/23 | \$3,486 | 7.23 | \$2.21 |
| Totals/Averages | | 21,919 | | | \$42,958 | | \$1.96 |

tenants pay their own utilities and perform their own janitorial for their suites

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INCOME & EXPENSES

INCOME SUMMARY

| | |
|--------------|-----------|
| Gross Income | \$486,021 |
|--------------|-----------|

EXPENSE SUMMARY

| | |
|--|-----------|
| janitorial | \$9,600 |
| landscaping | \$5,280 |
| management fee | \$9,750 |
| pest control | \$1,760 |
| professional fees | \$200 |
| repairs & maintenance | \$13,055 |
| supplies | \$3,673 |
| telephone | \$0 |
| utilities-electric | \$6,672 |
| utilities-trash | \$2,129 |
| utilities-water | \$5,834 |
| utilities-other | \$461 |
| insurance | \$6,226 |
| property taxes: 1% of \$6M + special assessments | \$65,128 |
| association | \$200 |
| elevator maintenance | \$2,252 |
| Gross Expenses | \$132,220 |

| | |
|----------------------|-----------|
| Net Operating Income | \$353,801 |
|----------------------|-----------|

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

| | |
|----------------------------|-------------|
| Price | \$6,000,000 |
| Price per SF | \$274.80 |
| CAP Rate | 5.9% |
| Cash-on-Cash Return (yr 1) | 1.94 % |
| Total Return (yr 1) | \$167,513 |
| Debt Coverage Ratio | 1.11 |

OPERATING DATA

| | |
|------------------------|-----------|
| Gross Scheduled Income | \$501,052 |
| Other Income | - |
| Total Scheduled Income | \$501,052 |
| Vacancy Cost | \$15,031 |
| Gross Income | \$486,021 |
| Operating Expenses | \$132,220 |
| Net Operating Income | \$353,801 |
| Pre-Tax Cash Flow | \$34,946 |

FINANCING DATA

| | |
|----------------------------|-------------|
| Down Payment | \$1,800,000 |
| Loan Amount | \$4,200,000 |
| Debt Service | \$318,855 |
| Debt Service Monthly | \$26,571 |
| Principal Reduction (yr 1) | \$132,567 |

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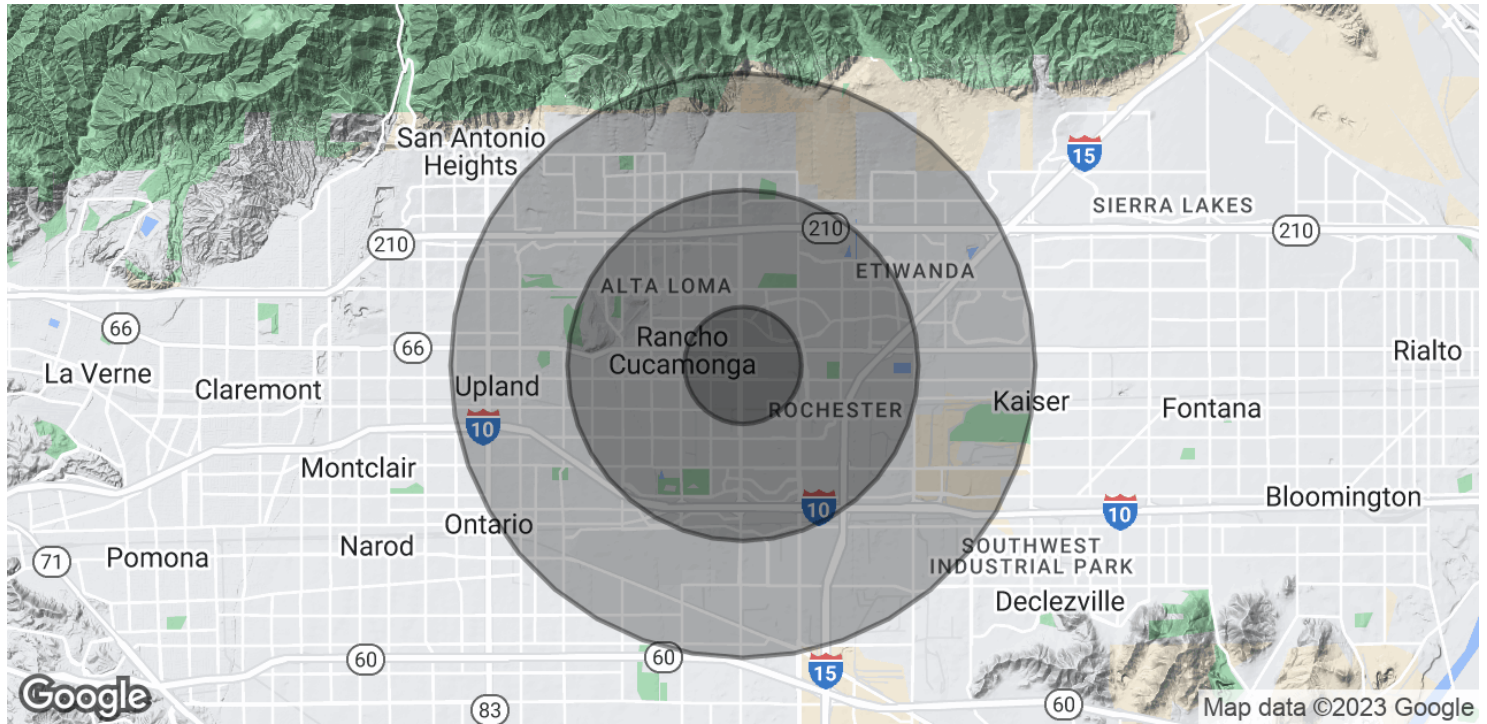
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total Population | 13,661 | 128,143 | 280,129 |
| Median age | 30.6 | 33.1 | 33.2 |
| Median age (Male) | 31.0 | 32.2 | 32.3 |
| Median age (Female) | 30.5 | 34.1 | 33.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 5,236 | 44,114 | 88,600 |
| # of persons per HH | 2.6 | 2.9 | 3.2 |
| Average HH income | \$70,767 | \$80,983 | \$84,645 |
| Average house value | \$374,094 | \$396,144 | \$422,241 |

* Demographic data derived from 2020 ACS - US Census

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