

FOR SALE

2600 East Highland Avenue
San Bernardino, CA 92346



Building Size: 5,600 SF
(Currently Occupied by Two Tenants)

Lot Size: 20,400 SF

Price: \$593,000

Highlights:

- *Entire Building Can be Made Available*
- *Within the Same Block as Taco Bell, IHOP, Big Lots, Food 4 Less, Stater Brothers, and Big Tires*
- *Excellent Visibility, Traffic Counts and Pole Signage*
- *Great Frontage on Highland Avenue*
- *Near Freeway Off-Ramp*

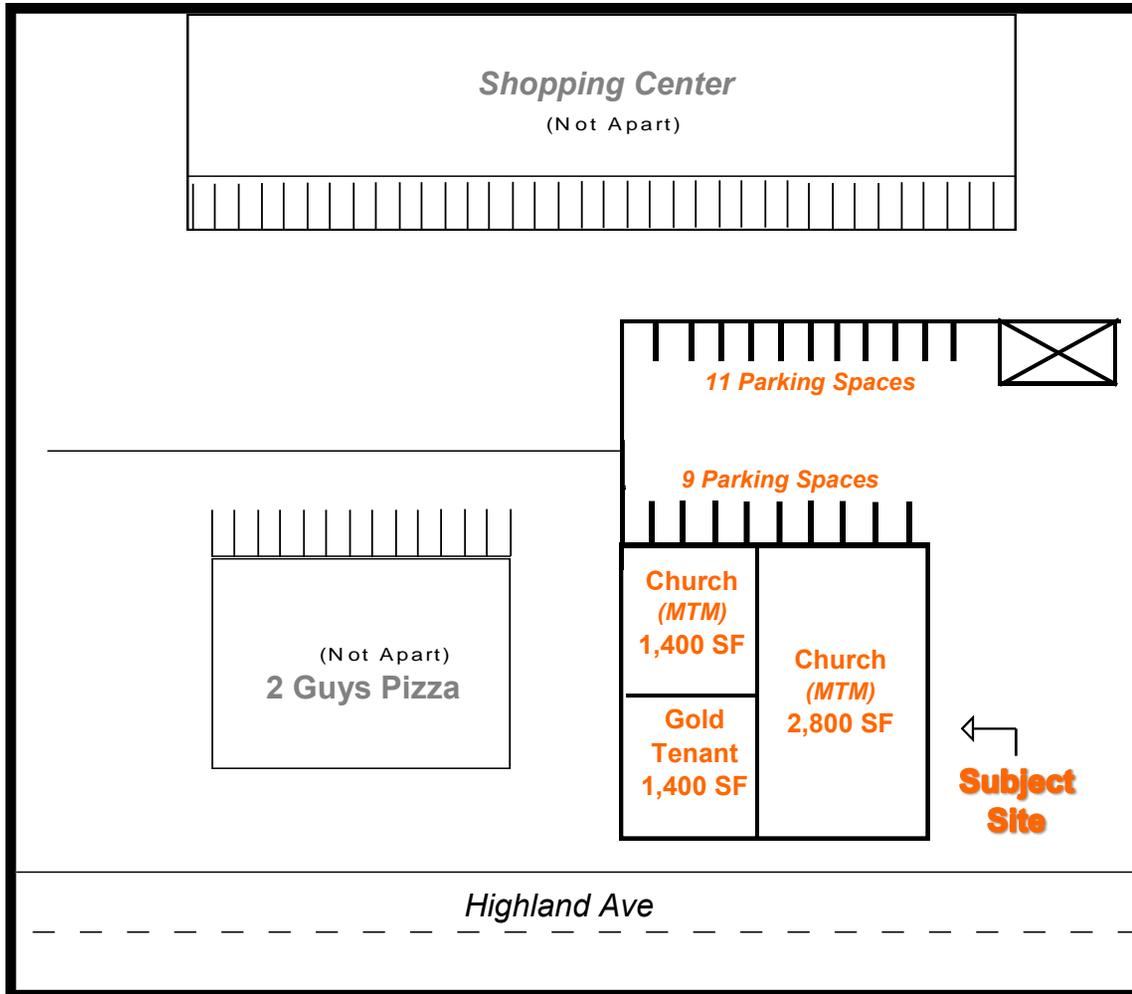
For more information about this property, please contact:

Craig Duhs
(619) 491-0612
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CA License: 01086079



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SITE PLAN



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RENT ROLL

Tenant Name	Square Feet	Rent per SF	Monthly Base Rent	Annual Income	Annual Increases	Lease Start	Lease Expiration	Renewal Options	Lease Type
Gold Tenant**	1,400	\$1.10	\$1,550	\$18,600	Flat	4/1/09	04/30/17	None	Modified NNN
Church	4,200	\$.35	\$1,500 *	\$18,000	Flat	2/1/09	12/31/12	None	Modified NNN
TOTALS	5,600		\$3,050	\$36,600					

CURRENT INCOME	
Annual Base Income	\$36,600
Total Gross Income	\$36,600
Annual Expenses	\$1,500
Reserves	\$1,000
Total Net Income	\$34,100
Sales Price	\$593,000
Capitalization Rate	5.75%

PROFORMA INCOME		Annual
Gold Tenant		\$18,600
Church (@ \$.95PSF NNN)		\$47,880
Projected NOI		\$66,480
Total Annual Expenses		NNN Leases
Projected Cap Rate		9.84%

*Tenant's pay most of the expenses except insurance, roof, and parking lot repairs. Property tax is exempt due to the Church's non-profit status.

**Landlord has ability to give Tenant a 60 day notice to vacate premise.

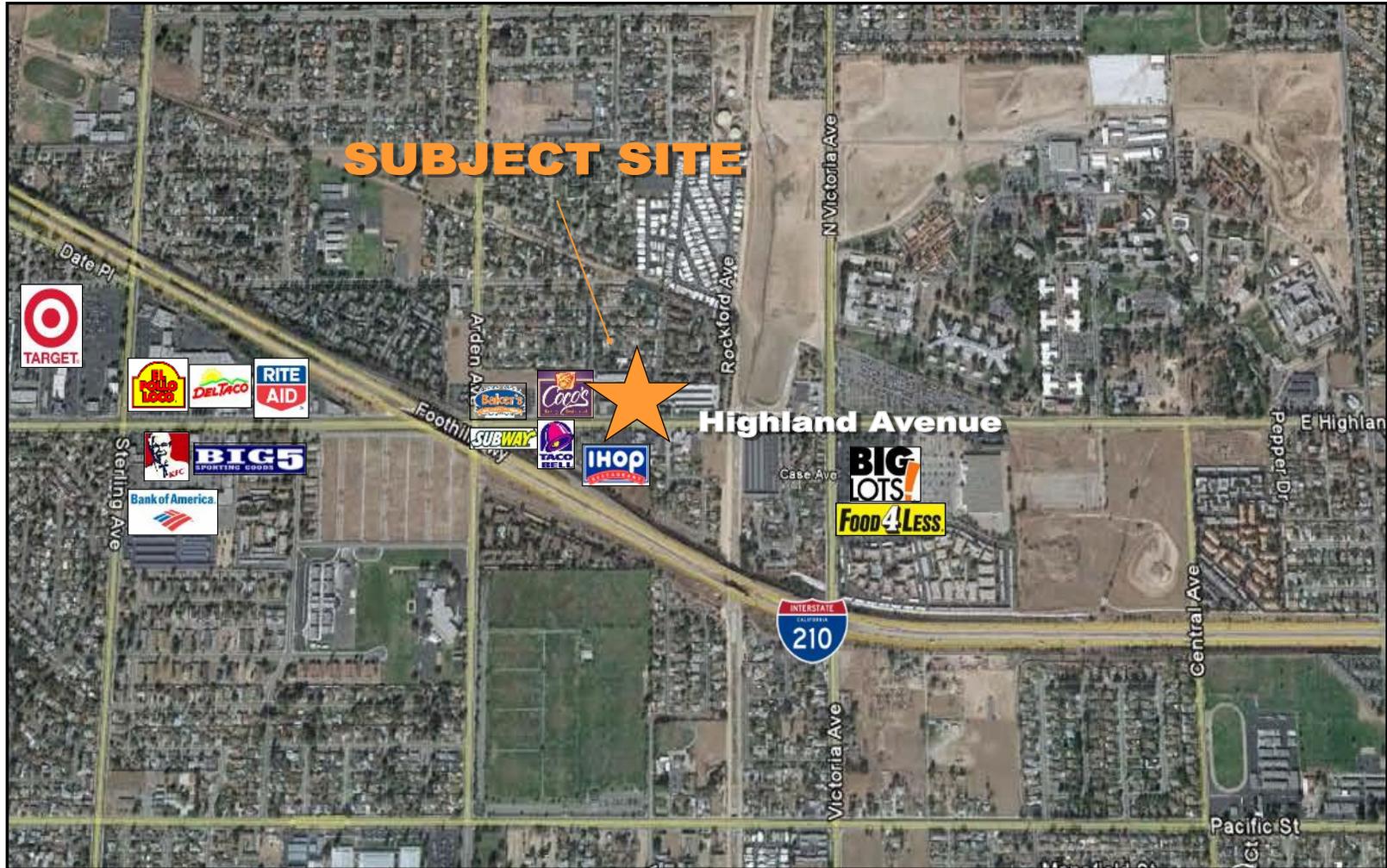
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AERIAL



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