

FOR SALE

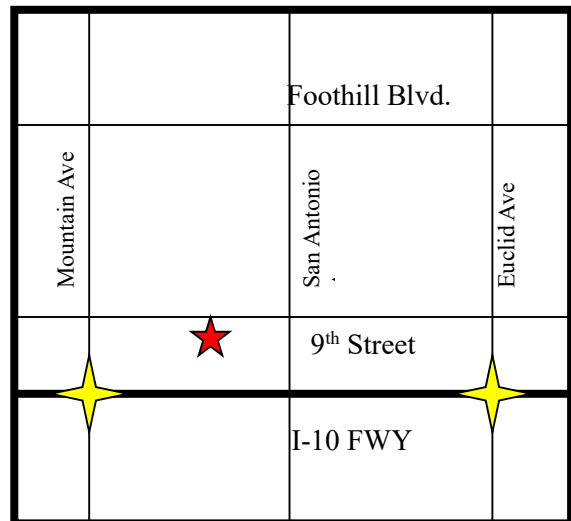
3 Industrial Buildings totaling 15,000 SF LEASED INVESTMENT OR OWNER USER



972, 968 & 964 W. 9th St., Upland, CA

Property Highlights:

- 3 freestanding industrial buildings
 - 972 9th St.- 7,000 SF
 - 968 9th St.- 5,000 SF
 - 964 9th St.- 3,000 SF
- Each building with Fenced Yard
- 972 building has 9th St Frontage
- Individually metered for water/gas/SCE
- High Traffic Volume -7,997 CPD
- Individual identity/ Storefronts
- Fee Simple Ownership-No Assoc.
- Close proximity to I-10 fwy & Montclair Regional Mall



For More Information, Contact:
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9620 CENTER Ave., SUITE 130 RANCHO CUCAMONGA, CALIFORNIA 91730

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PROPERTY DESCRIPTION

ADDRESS: 972, 968 & 964 W. 9th St., Upland, CA

COUNTY: San Bernardino

PARCEL NUMBER: 1007-551-04

LAND AREA (SF): 45,520 (1.05 AC)

BUILDING AREA: 7,000-5,000-3,000 SF

CONSTRUCTION TYPE: Stick and stucco

STORIES: One

YEAR BUILT: 1961

NO. UNITS: 3

CITY OF UPLAND DEMOGRAPHICS

Population (2022 Est)	78,800
Households (2022 Est)	27,237
Household Income (2022 Est)	\$93,994.00
9th St. Traffic Count (2015)	7,997 CPD

Source: Data USA/City of Upland

**972-964 W. 9th St.
Upland, CA. 91786
Rent Roll- 3/1/2026**

TENANT	ADDRESS	SQ.FT.	MO. RENT	PSF.	SEC. DEP.	OCC.DATE	LEASE EXP	COMMENTS
United Stone & Cabinet	972 W. 9th	7,000	\$9,450	\$130	\$18,900	4/15/2026	6/14/2029	3% annual Increases
Izzy's Granite	968 W. 9th	5,000	\$6,500	\$1.30	\$3,400	9/1/2009	MTM	
LJ House Solutions	964 W. 9th	3,000	\$4,100	\$1.366	\$4,350	3/1/2026	2/28/2029	3% annual Increases
Totals		15,000	\$20,050	\$1.34				



964-972 W. 9th St., Upland, CA. (INVESTMENT ANALYSIS)

Offering Price: \$3,375,000-(\$225/psf.)

INCOME:

<u>Monthly Income:</u>	<u>Sq.Ft.</u>	<u>Actual</u>	<u>Proforma</u>
972 W. 9th	7,000	\$ 9,450	\$ 9,800 (\$1.40)
968 W. 9th	5,000	\$ 6,500	\$ 7,000 (\$1.40)
964 W. 9th	<u>3,000</u>	<u>\$ 4,100</u>	<u>\$ 4,500 (\$1.50)</u>
Total	15,000	\$20,050	\$ 21,300.00

Annualized Proforma Income **\$240,600** \$255,600

EXPENSES:

Property Taxes-New (1.09%)			\$ 36,787
Insurance			\$ 4,081
Maintenance			\$ 2,400
Water/Sewer			Tenant Pays
Trash			Tenant Pays
Professional Management (4%)			<u>\$ 10,080</u>
Total Expenses			\$ 54,068
Net Operating Income		\$186,532	\$201,532

INVESTMENT SUMMARY

- Offering Price: \$3,375,000
- PSF: \$225
- Total Building: 15,000 SF
- Current Occupancy: 100%
- Cap Rate: 5.97% (Proforma)

INVESTMENT HIGHLIGHTS

- Priced at Below Replacement
- Below Market Rents
- No Construction Risk
- Cap Rate: 5.56% (Actual Year 1)
- Cap Rate: 5.69% (Actual Year 2)