

FOR SALE

41419 PEAR STREET

±12,349 SF Rare Small Bay Multi-Tenant Industrial Investment

MURRIETA, CALIFORNIA 92562

KIDDER.COM

km Kidder
Mathews



41419 PEAR STREET

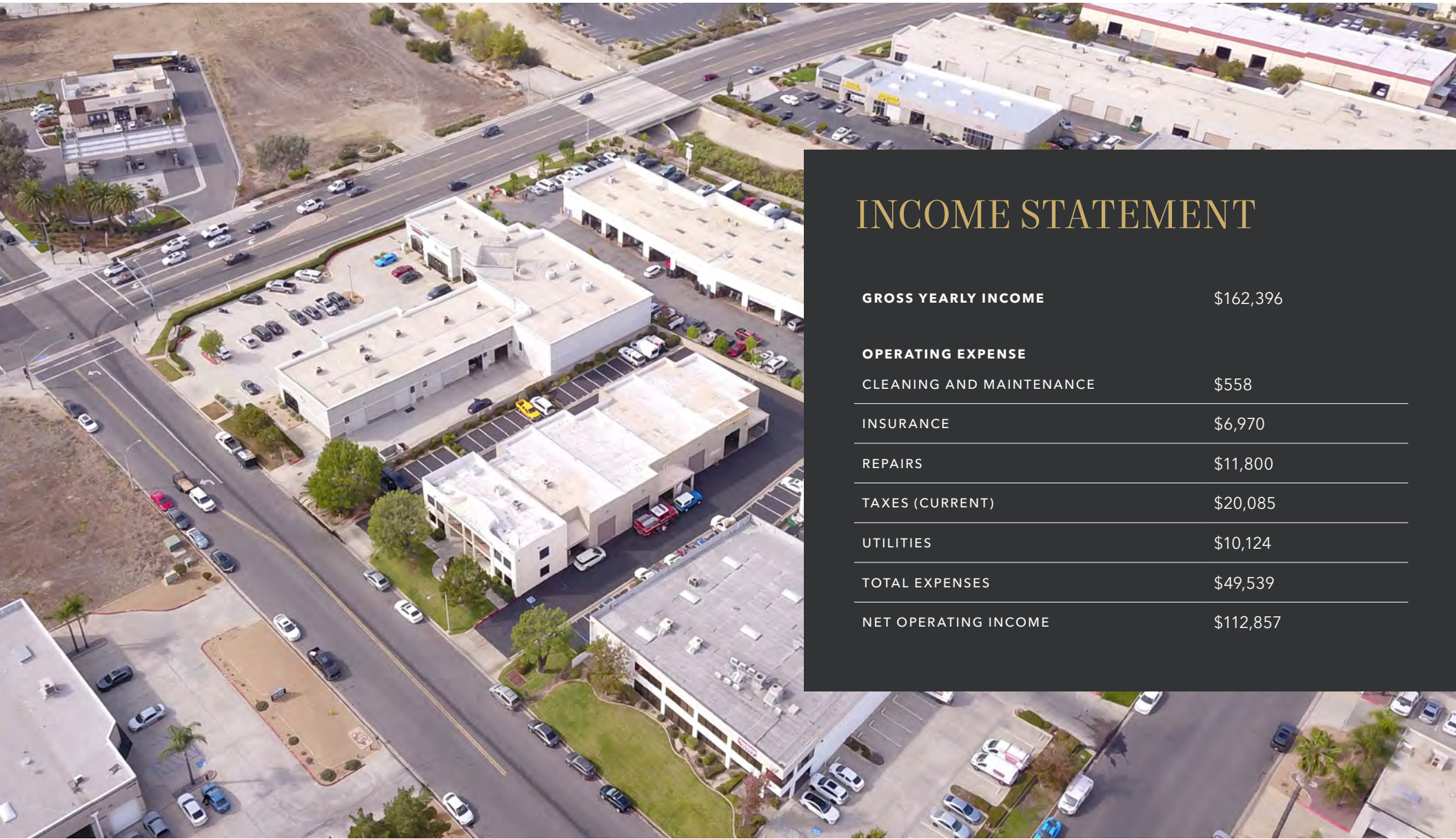
PROPERTY INFORMATION

ADDRESS	41419 Pear Street Murrieta, CA 92562
BUILDING SIZE	12,349 SF
STORIES	2
TENANCY	Multi
LOT SIZE	.96 acres
YEAR BUILT	1992
CLEAR HEIGHT	22'
PARCEL	Fee Simple
SEPARATE UNITS	12
POWER	100a/120 - 208v 3p
PARKING RATIO	2.11 / 1,000 SF
CAP RATE	5.80%
SALE PRICE	\$1,950,000

RENT ROLL

Suite	Tenant	Monthly Rent
SUITE 1	Wylie MFC	\$1,133
SUITES 2	Vacant (proforma)	\$1,200
SUITE 3	Incubiz	\$1,025
SUITE 4	PK Mechanical Systems	\$1,098
SUITE 5/6	EJ Wireworks	\$2,425
SUITES 7/9	USA Firebowlz	\$2,370
SUITE 8	Ricks Auto	\$1,000
SUITE 10	Rough Riders Motorcycle Club	\$1,080
SUITE 11	Smog Star	\$1,044
SUITE 12	NA Auto Supply	\$1,158
TOTAL		\$13,533





INCOME STATEMENT

GROSS YEARLY INCOME	\$162,396
OPERATING EXPENSE	
CLEANING AND MAINTENANCE	\$558
INSURANCE	\$6,970
REPAIRS	\$11,800
TAXES (CURRENT)	\$20,085
UTILITIES	\$10,124
TOTAL EXPENSES	\$49,539
NET OPERATING INCOME	\$112,857



MURRIETA

SUBJECT
PROPERTY

Mercedes-Benz

MURRIETA AUTOMALL

JCPenney	DICK'S SPORTING GOODS
REGAL ENTERTAINMENT CENTER EDWARDS THEATERS	california PIZZA KITCHEN
P.F. CHANG'S	RED ROBIN
Lazy DOG	T-Mobile

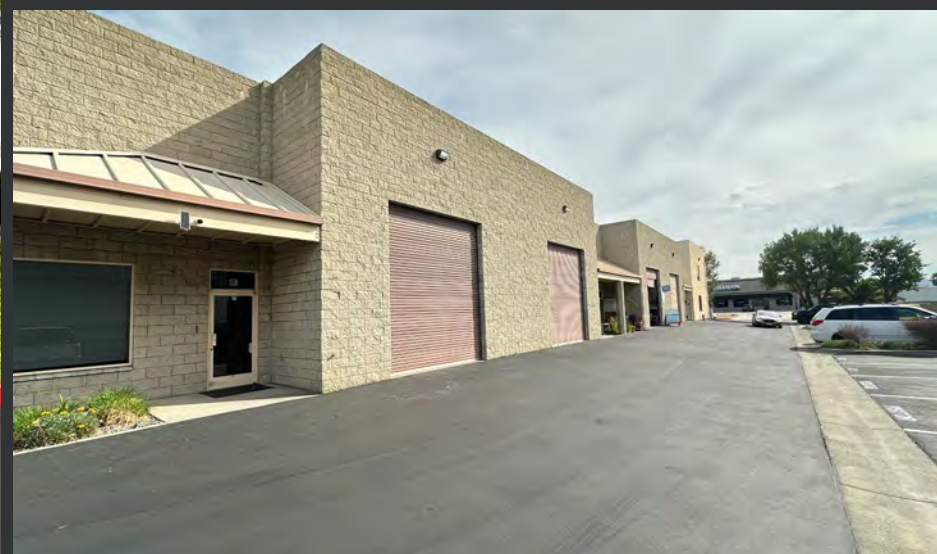
PROMENADE

ON/OFF
RAMP

TEMECULA

ON/OFF
RAMP





41419 PEAR STREET

*For more information on
this property, please contact*

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