

FOR SALE

41419 PEAR STREET

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

MURRIETA, CALIFORNIA 92562





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	5.71%
SALE PRICE	\$2,100,000

RENT ROLL

Suite	Tenant	Monthly Rent
SUITE 1	Wylie MFC	\$1,100
SUITES 2	Vacant	\$1,200
SUITE 3	Incubiz	\$1,025
SUITE 4	PK Mechanical Systems	\$1,098
SUITE 5/6	EJ Wireworks	\$2,395
SUITES 7/9	USA Firebowl	\$2,370
SUITE 8	Ricks Auto	\$1,000
SUITE 10	Rough Riders Motorcycle Club	\$1,050
SUITE 11	Smog Star	\$1,014
SUITE 12	NA Auto Supply	\$1,125
TOTAL		\$13,377





INCOME STATEMENT

GROSS YEARLY INCOME	\$170,124
OPERATING EXPENSE	
CLEANING AND MAINTENANCE	\$558
INSURANCE	\$4,682
MANAGEMENT FEE (3%)	\$4,200
REPAIRS	\$5,800
TAXES (CURRENT)	\$20,085
UTILITIES	\$5,392
TOTAL EXPENSES	\$40,717 (29%)
NET OPERATING INCOME	\$129,407



MURRIETA

SUBJECT PROPERTY

Mercedes-Benz

MURRIETA AUTOMALL

JCPenney
DICK'S SPORTING GOODS
REGAL EDWARDS THEATERS
california PIZZA KITCHEN
PF. CHANG'S
RED ROBIN
Lazy DOG
T-Mobile
PROMENADE

ON/OFF RAMP

TEMECULA

KIA HONDA CHEVROLET
TOYOTA ACURA BUICK GMC
HYUNDAI Ford NISSAN

ON/OFF RAMP





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*For more information on
this property, please contact*

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