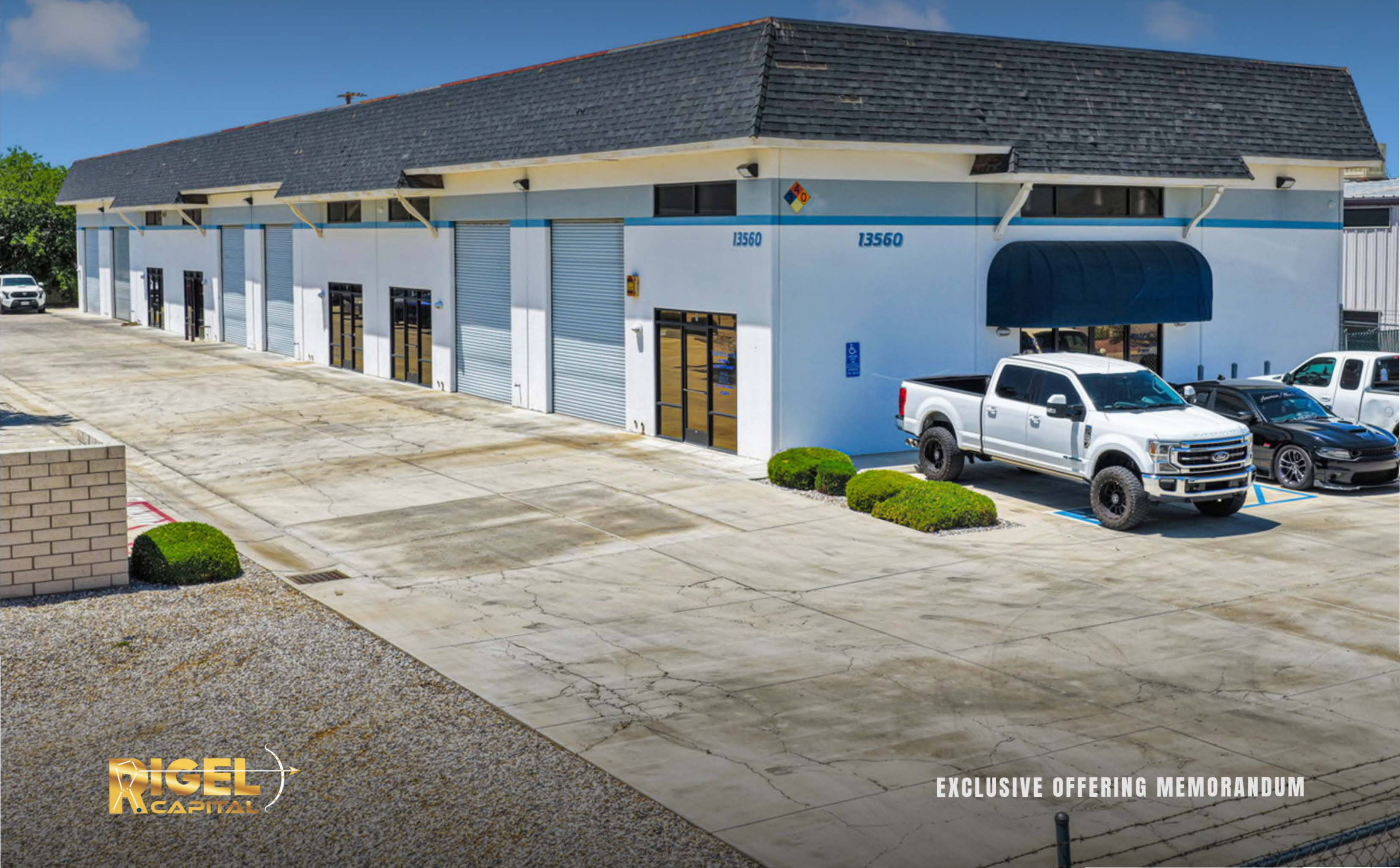
APPLE VALLEY | CALIFORNIA

13560 TONIKAN ROAD

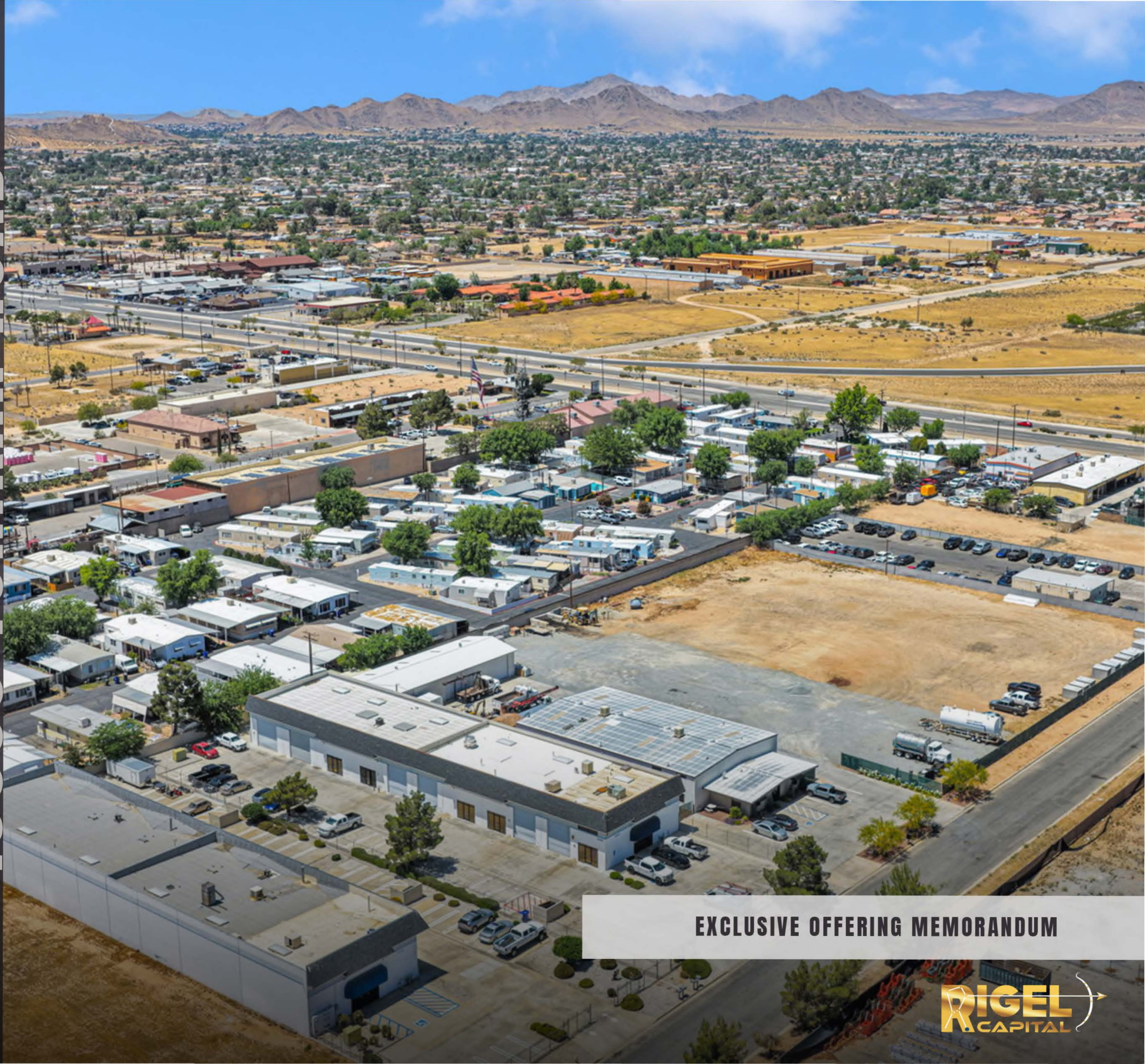


RIGEL CAPITAL

EXCLUSIVE OFFERING MEMORANDUM

13560 TONIKAN ROAD

APPLE VALLEY | CALIFORNIA



EXCLUSIVE OFFERING MEMORANDUM

RIGEL CAPITAL

CONFIDENTIALITY &

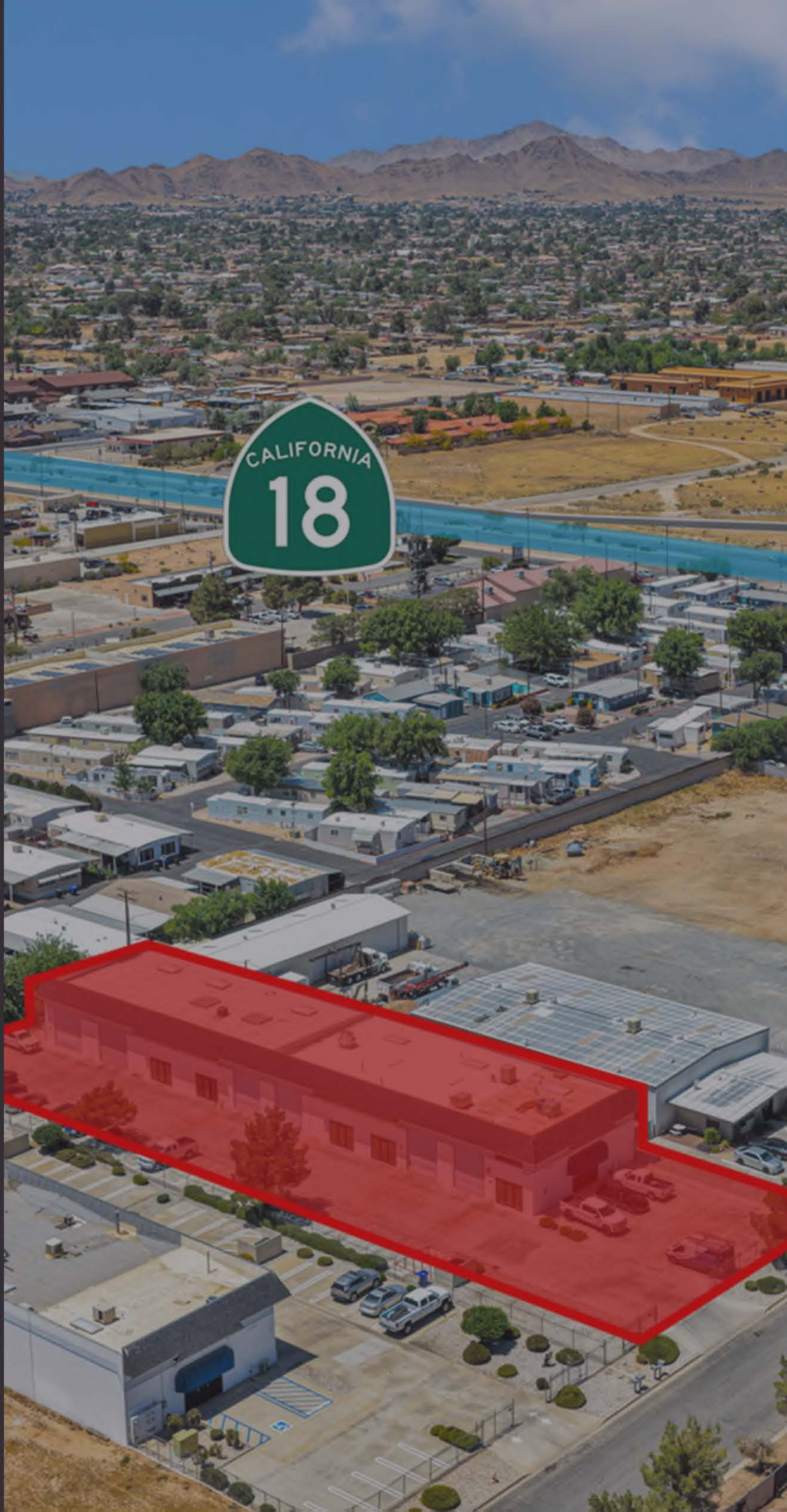
DISCLOSURES

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Rigel Capital and it should not be made available to any other person or entity without the written consent of Rigel Capital.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Rigel Capital. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Rigel Capital has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Rigel Capital has not verified, and will not verify, any of the information contained herein, nor has Rigel Capital conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



13560 TONIKAN ROAD | APPLE VALLEY, CA

EXECUTIVE SUMMARY

This ±9,870 SF industrial/flex property in Apple Valley's growing Village District offers a rare opportunity for owner-users and investors seeking a strategically located asset in the High Desert market. Situated on approximately 0.67 acres and built in 1999, the property provides flexible industrial space with convenient access to Highway 18, Interstate 15, and the greater Victor Valley region.

A major advantage of the property is its current month-to-month tenancy structure, allowing potential owner-users to occupy space without long-term lease restrictions while giving investors the ability to reposition rents, restructure leases, and maximize future income potential.

Surrounded by established industrial, contractor, and logistics-related businesses, the property benefits from strong regional growth and increasing demand for affordable industrial space as businesses expand beyond traditional Southern California markets. With limited quality industrial inventory available in the area, this property presents a compelling value-add and long-term investment opportunity.

FOR SALE $1,450,000

9,870
BUILDING SIZE

0.668
LOT SIZE

$146.91
PRICE/SQ.FT.

1999
YEAR BUILT

$44,315
NOI

SP
ZONING

PRIME LOCATION

Ideally located in the heart of Apple Valley's growing industrial corridor, the property offers excellent access to Highway 18, Interstate 15, and the greater Victor Valley region. Its strategic position between the Inland Empire and Las Vegas provides strong connectivity for logistics, contractor services, warehousing, and light industrial operations while benefiting from the area's continued commercial and residential growth.

GROWING MARKET

The High Desert market continues to experience strong commercial and residential growth as businesses seek more affordable alternatives to overcrowded Southern California industrial markets. Increasing demand for warehouse, logistics, contractor, and light industrial space—combined with limited quality inventory—has positioned Apple Valley as an emerging hub for industrial and service-related businesses.

RENTAL UPSIDE POTENTIAL

The property's current month-to-month tenancy structure creates significant upside potential for both owner-users and investors. This flexibility allows for the opportunity to reposition rents to current market rates, restructure lease terms, optimize tenant mix, or occupy space without the limitations of inherited long-term leases, providing greater control over the asset's future value and income potential.

PROPERTY FEATURES

APN	3087-382-32-0000
NUMBER OF STORIES	1
FENCED YARD	CHAIN LINK
ELECTRICAL POWER	TO VERIFY
UTILITIES	INDIVIDUALLY METERED ELECTRICITY & GAS
SEWER	PUBLIC
WATER	PUBLIC
ELECTRICITY	UNDERGROUND
GAS	PUBLIC
LEASE TYPE	MODIFIED GROSS

5
NUMBER OF UNITS

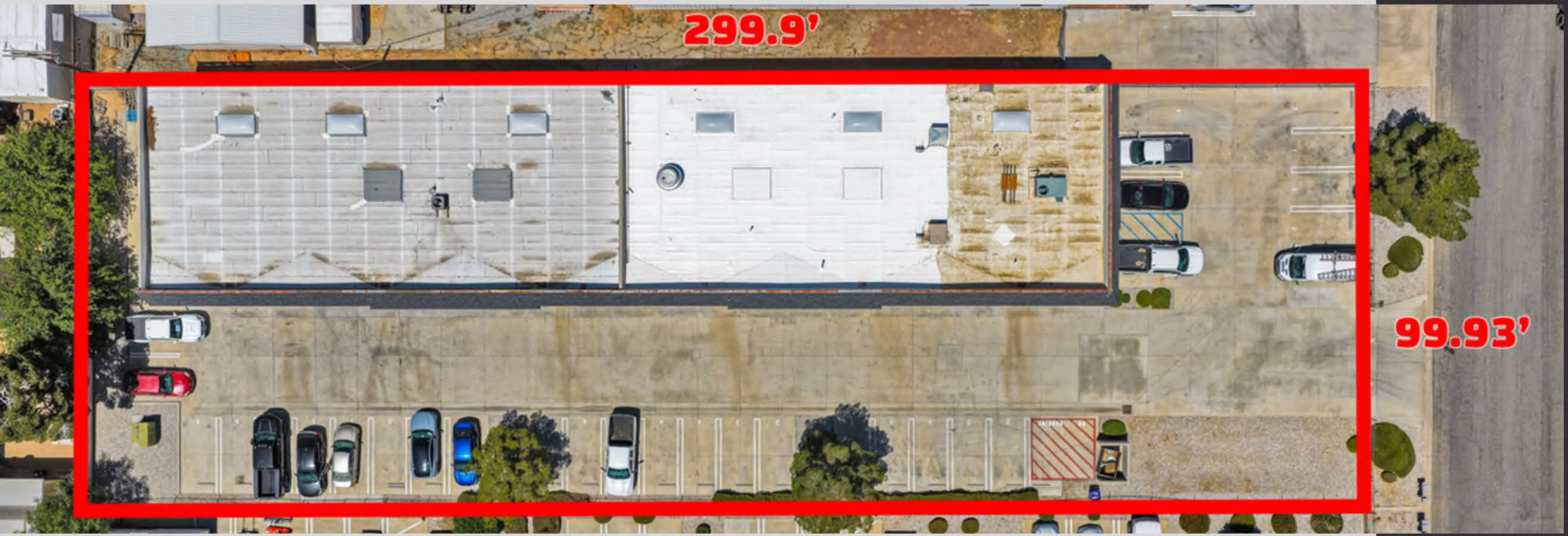
299.9' X 99.93'
LOT DIMENSIONS

33
PARKING SPACES

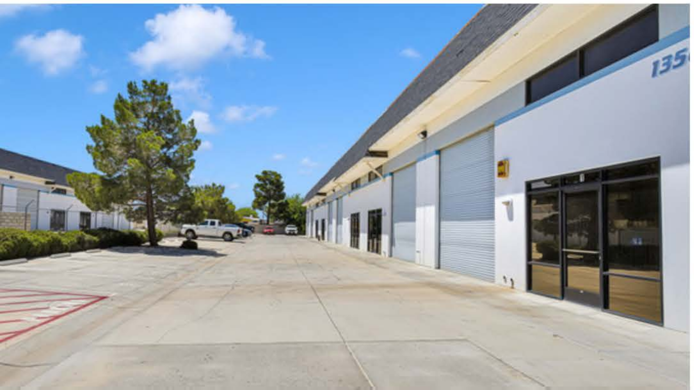
14'
GRADE LEVEL DOORS

2025/2026
ROOF REPLACEMENT

VARIES
OFFICE TO WAREHOUSE RATIO

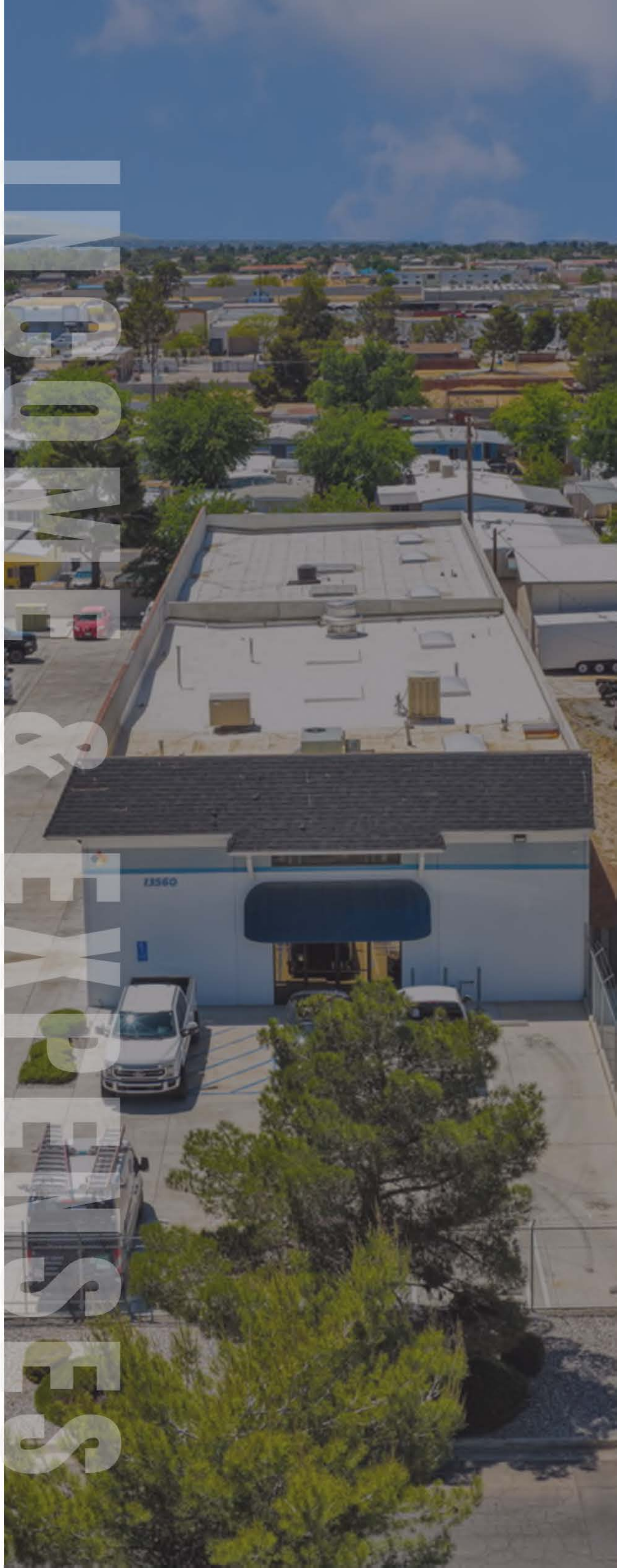



13560 TONIKAN RD | APPLE VALLEY, CA



INCOME	ANNUAL
GROSS RENT	$63,336
LOSS TO LEASE	$0
GROSS INCOME	$63,336
VACANCY	$0
TOTAL RENTAL INCOME	$63,336
OTHER INCOME	$0
UTILITY INCOME	$0
PARKING INCOME	$0
EFFECTIVE GROSS INCOME	**$63,336**

EXPENSES	ANNUAL
REPAIRS & MAINTENANCE	$0
CONTRACT SERVICES (GROUNDS)	$1,800
TURNOVER COSTS	$0
ADMINISTRATIVE	$0
MARKETING	$0
TRASH & SEWER	$3050
TOTAL VARIABLE EXPENSES (WATER & ELECTRIC)	$2,925
TAXES	$7,214
INSURANCE	$4,032
MANAGEMENT FEE	$0
TOTAL OPERATING EXPENSES	**$19,021**
CAPITAL RESERVES	$0
TOTAL EXPENSES	**$19,021**
NET OPERATING INCOME	**$44,315**



RENT ROLL

Unit #	Type	Sq. Ft. (±)	Lease To	Monthly Rent (Current)	Monthly Rent (Market)
1	Heating & A/C	1,551	Month-to-Month	$2,305	$1,396
2	Heating & A/C	1,504		combined above	$1,354
3	Storage	1,880	Month-to-Month	$752	$1,692
4	Security Transportation	1,880	Month-to-Month	$2,221	$1,692
5	Security Transportation	3,055			$2,444
		9,870		**$5,278**	**$8,578**

ABOUT

APPLE VALLEY

CALIFORNIA

Apple Valley is one of the High Desert's fastest-growing commercial and residential communities, strategically positioned within the Victor Valley region of Southern California. Located along the Interstate 15 corridor between the Inland Empire and Las Vegas, the town has become increasingly attractive to industrial, logistics, construction, and service-related businesses seeking more affordable operating costs and greater space availability compared to overcrowded Southern California markets.

The area continues to experience steady population growth, ongoing commercial development, and increasing demand for industrial and flex space as businesses expand into emerging inland markets. Apple Valley offers strong regional connectivity, a business-friendly environment, and access to a growing workforce, making it an ideal location for warehousing, distribution, contractor services, and light industrial operations.

With limited quality industrial inventory available throughout the High Desert, properties in well-located industrial corridors continue to see strong demand from both owner-users and investors seeking long-term growth potential and value-add opportunities.

DEMOGRAPHICS

$70,000
MEDIAN HH INCOME

78,000
POPULATION

30,000
EMPLOYED POPULATION

37
MEDIAN AGE

ABOUT US

Rigel Capital is a full-service commercial real estate brokerage and investment firm based in the High Desert, with a key office in Apple Valley, California. Founded in 2019, the company specializes in industrial, land, retail, office, and investment property sales, leasing, and asset management, serving clients throughout Southern California and select Western U.S. markets.

The firm positions itself as a client-focused, value-driven brokerage, emphasizing long-term investment strategy, market knowledge, and a hands-on approach to transactions. In the Apple Valley and broader Victor Valley region, Rigel Capital is active in industrial and development-oriented deals, reflecting the area's growing role as an emerging logistics and commercial hub.

30+
Number of years combined experience

2,100+
Number of total transactions closed

$273M+
Value of Transactions Closed

800+
Number of Commercial Properties Sold

OUR SERVICES

SALES

LEASING

MANAGEMENT

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