

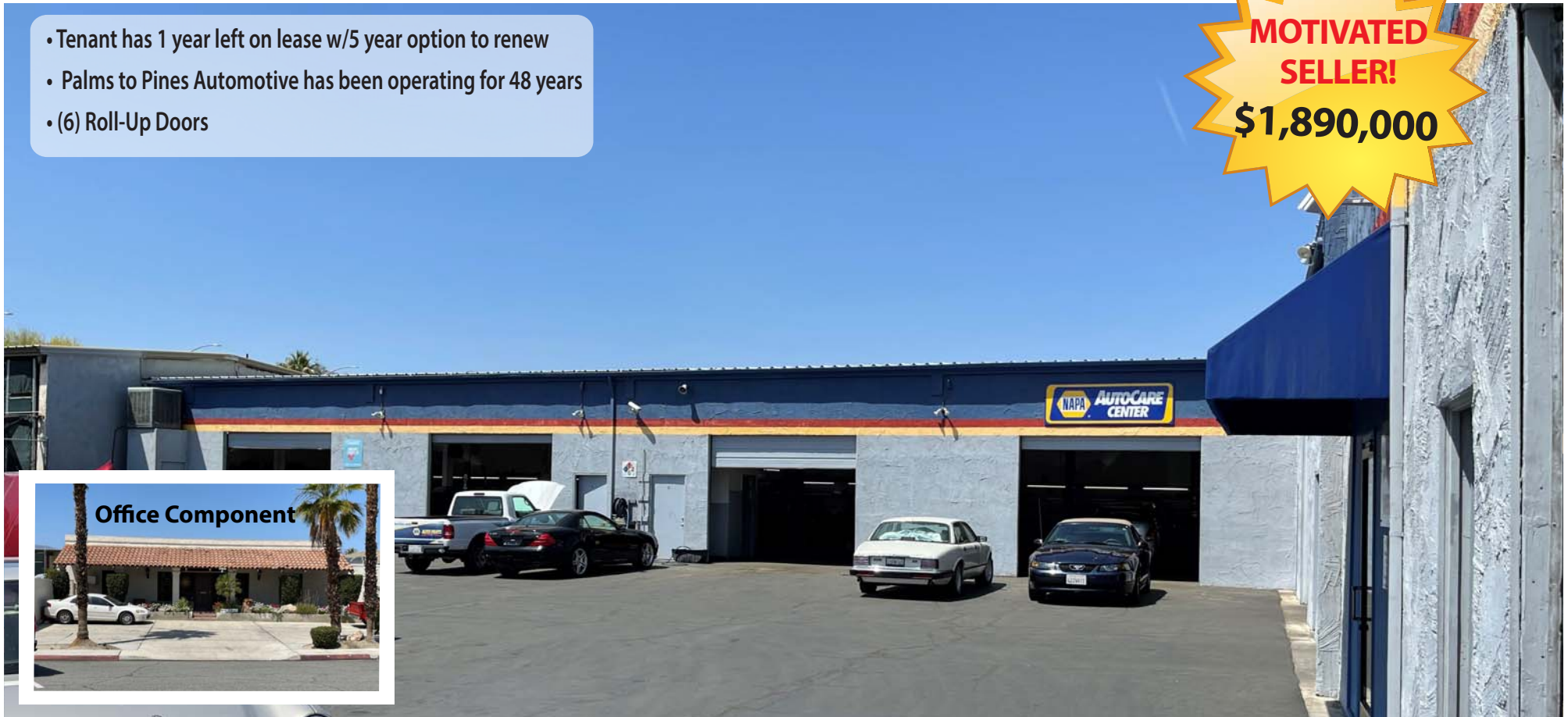
9,416 SF SINGLE-TENANT INVESTMENT FOR SALE

Off Cook Street Area - Palms to Pines Automotive

- Tenant has 1 year left on lease w/5 year option to renew
- Palms to Pines Automotive has been operating for 48 years
- (6) Roll-Up Doors

**MOTIVATED
SELLER!**

\$1,890,000



74725 Joni Drive, Palm Desert, CA 92260

Baxley
Properties, Inc.

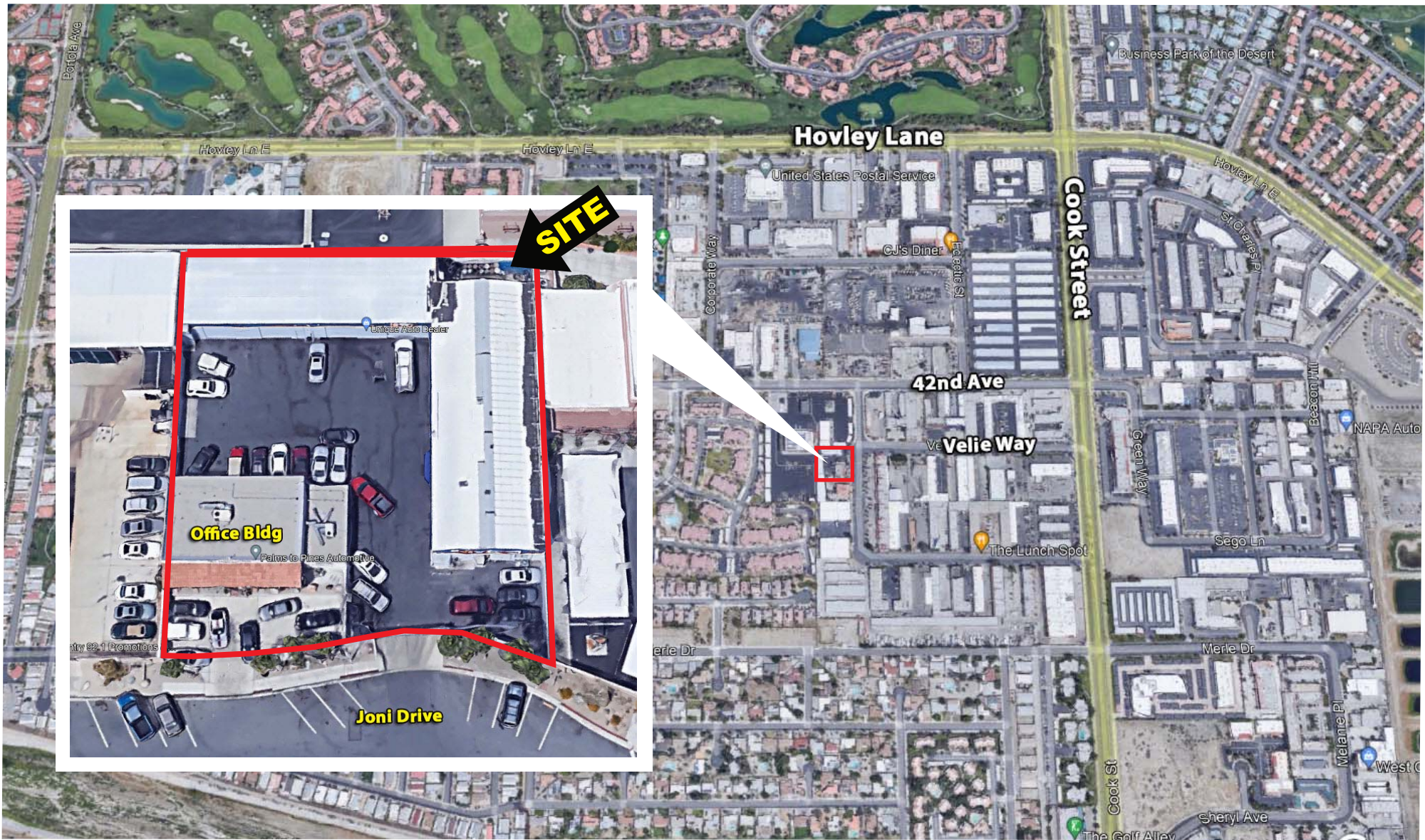
www.baxleyproperties.com
Phone: 760-773-3310
Fax: 760-773-3013
73712 Alessandro Drive, Ste B-4,
Palm Desert, CA 92260

Size: 9,416 SF

John Marshall
john@baxleyproperties.com
Off: 760-773-3310
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DRE# 00684680

9,416 SF SINGLE-TENANT INVESTMENT FOR SALE

74725 Joni Drive, Palm Desert, CA 92260



Disclaimer: Information has been secured from sources we believe to be reliable, however, Baxley Properties, Inc. cannot guarantee its accuracy.

INCOME STATEMENT
Investment Property



For More Information, Please Call
John Marshall (760) 774-9763

www.baxleyproperties.com

DRE License # 00684680

Property Information

Address 74725 Joni Drive
City Palm Desert
Zip Code 92260
Cross St. Velie Way
SF 9,416
APN 624-071-027
Zoning SI (Service Industrial)
Year Blt 1978
Lot Size 22,651
No. Stories Single



Comments

Tenant has (1) year left on lease with a (5) year option to renew.

Financial Information

Price	\$1,890,000.00	
Income	Gross Scheduled Income	\$154,332.00
	Gross Operating Income	\$154,332.00
Expenses	RE Taxes	\$23,200.00
	Insurance	\$6,854.00
	Water Tenant	\$0.00
	Landscaping Tenant	\$0.00
	Association Dues	\$360.00
	Total Operating Expenses	\$30,414.00
	Net Operating Income	\$123,918.00
	CAP Rate	6.6%
	PSF	\$200.72

Tenant Information

Suite	Tenant	Space SF	Monthly Total	Lease Exp.
74725	Palms to Pines Automotive	9,416	\$12,861.00	7/6/2027
TOTALS		9,416	\$12,861.00	

DISCLAIMER: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property.