OFFERING MEMORANDUM · FOR SALE

San Jacinto Business Park

1330 · 1370 · 1398 S. State St. + 701 · 711 W. Esplanade Ave.
San Jacinto, CA 92582/83 · Inland Empire

6 parcels · ±49,441 SF · 4.91 acres · ~72% gov't-backed

PROFORMA NOI

$596,120

Call for Price · ~72% gov't-backed

EXCLUSIVELY LISTED BY

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ALL SIX LOTS OFFERED FOR SALE

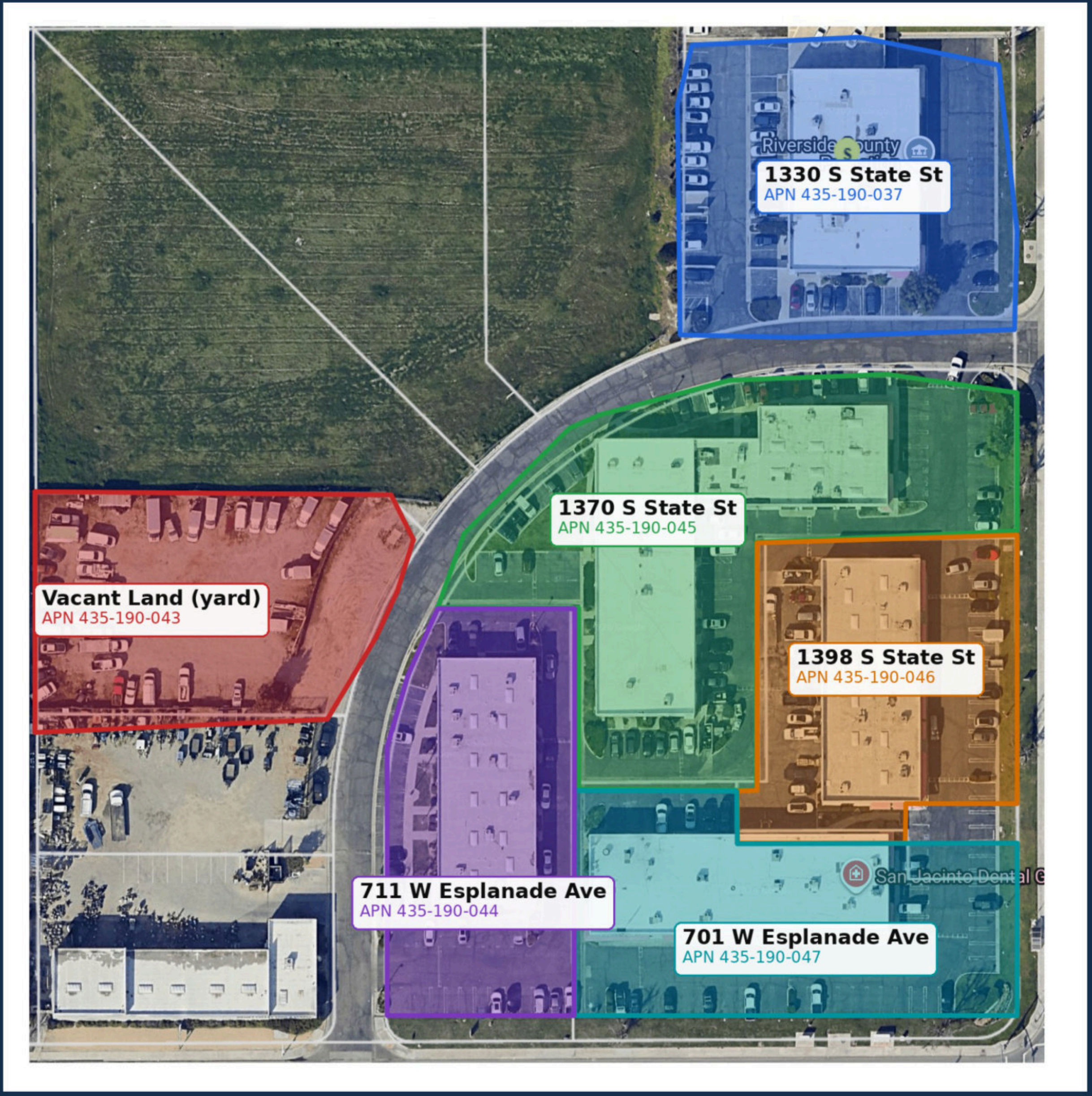


TABLE OF CONTENTS

INVESTMENT HIGHLIGHTS

- Government-anchored income — ~72% of income (~$55,881/mo) from three County of Riverside / RUHS leases; credit-quality, recession-resistant cash flow.

- Diversified 13-tenant roster — government, medical, retail, restaurant, service, automotive & church uses — with vacant suites offering near-term lease-up upside.

- Built-in value-add — a 0.68-acre vacant commercial parcel plus unleased area and several M-to-M / expiring leases to mark to market.

- Attractive basis — priced well below the ~$253/SF submarket average and below replacement cost.

- Irreplaceable infill — six parcels on 4.91 acres with frontage on S. State St. & W. Esplanade Ave. and ~205 surface parking spaces.

- Growing submarket — Beaumont/Hemet population projected +3.1% (3-mi, 2025–2030); ~120,000 residents within 3 miles.

PROPERTY SUMMARY

Property Name	San Jacinto Business Park
Owner	Private trust (single owner)
Addresses	1330/1370/1398 S State St; 701/711 W Esplanade
County / TRA	Riverside · TRA 10-009

Property Type	Multi-tenant office & retail + vacant land
Parcels	6 APNs (435-190-037/043/044/045/046/047)
Rentable Area (CoStar)	~49,441 SF
Gross Bldg Area (assessor)	55,680 SF
Land Area	4.91 acres
Parking	~205 surface spaces
Construction / Class	1-story reinforced concrete · B/C
Zoning	M-1
Year Built	1980–1989

$

$596K

Proforma NOI

%

~72%

Gov't Income

$925K

Gross Income

AC

4.91

Acres · 6 Parcels

OFFERING & SALE TERMS

List Price	**Call Broker for Price**
Price / SF (rentable)	**Upon request**
Capitalization Rate	**Upon request**
Proforma NOI	**$596,120**
In-Place NOI (2025 actual)	**$670,399**
Gross Scheduled Income	**$924,738**

Occupancy	**13 tenants + vacant-suite lease-up**
Lease Structure	**Primarily gross; government leases**
Property Taxes (reset)	**1.234% (TRA 10-009) on sale**
Value-Add	**Below-market gov't rents — see p.17**
Sale Process	**Offers reviewed as received**

$

$596K

Proforma NOI

$

$670K

In-Place NOI

%

~72%

Gov't Income

$

$925K

Gross Income

PROPERTY OVERVIEW & PARCELS

APN	Address	Use	Bldg SF	Lot AC	Built	2025 Assessed
435-190-037	1330 S State St	Office	9,920	0.93	1984	$928,350
435-190-045	1370 S State St	Office	16,600	1.10	1983	$1,271,936
435-190-046	1398 S State St	Retail	9,000	0.70	1986	$717,102
435-190-047	701 W Esplanade	Retail/Off	11,160	0.83	1989	$879,126
435-190-044	711 W Esplanade	Office	9,000	0.67	1980	$709,137
435-190-043	Vacant land	Land	—	0.68	—	$128,885
TOTAL	**6 parcels**		**55,680**	**4.91**		**$4,634,536**

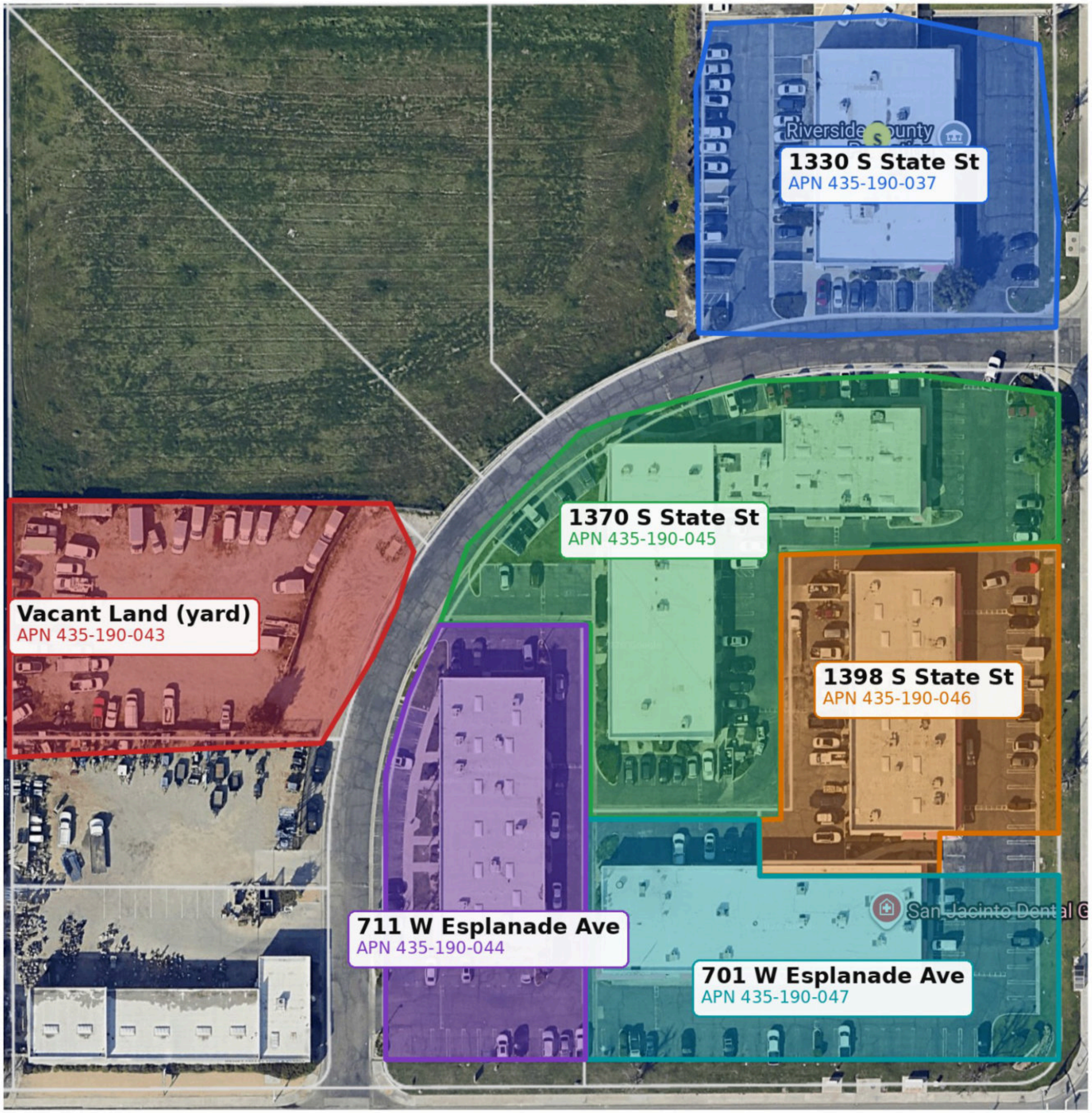
Six parcels held under single ownership in TRA 10-009 (1.234% effective rate). Rentable area ~49,441 SF (CoStar) vs. 55,680 SF assessor gross. The 0.68-acre parcel is vacant commercial land — development / expansion upside.

SITE PLAN & PHOTOS

- Site / parcel plan
- The buildings
- Interior photos
- Exterior & signage photos

San Jacinto Dental — 701 W. Esplanade

SITE / PARCEL PLAN



PARCEL SIZES

1330 S. State St.

0.93 AC · 9,920 SF

1370 S. State St.

1.10 AC · 16,600 SF

1398 S. State St.

0.70 AC · 9,000 SF

701 W. Esplanade Ave.

0.83 AC · 11,160 SF

711 W. Esplanade Ave.

0.67 AC · 9,000 SF

Vacant land / yard

0.68 AC · leased to Complete Towing

Six parcels · 4.91 acres · TRA 10-009. Colors match the parcel map; on-map labels show APN & primary tenant.

THE BUILDINGS

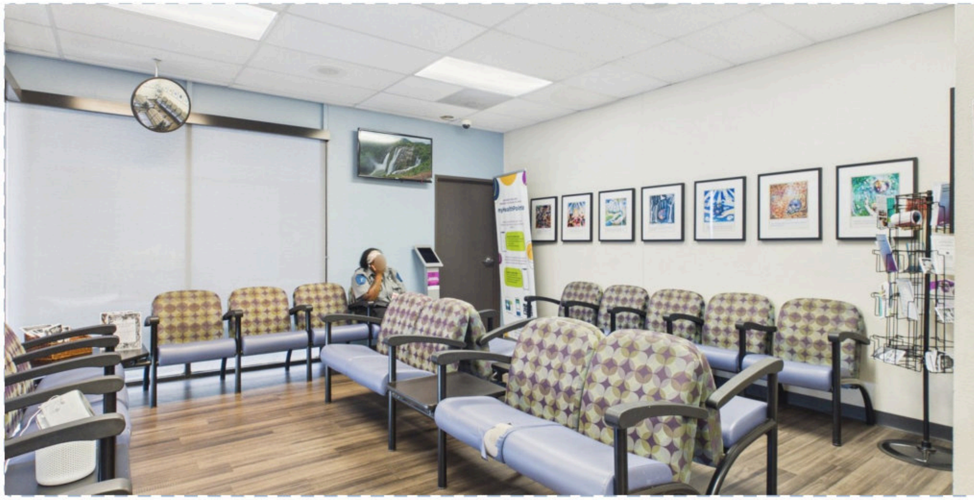
1330 S State — County Probation

711 W Esplanade — Multi-tenant

701 W Esplanade — RUHS / Dental / Pizza

Campus drive aisle & parking

INTERIOR & EXTERIOR PHOTOS

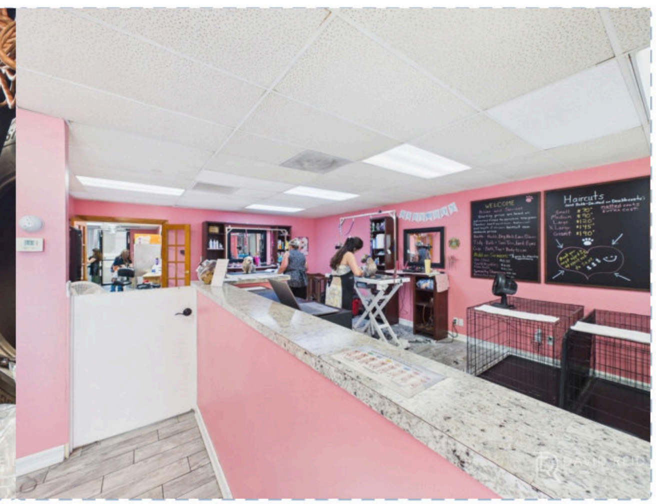


RUHS-BH — Patient Waiting Area

RUHS New Life / FFSP — Office

San Jacinto Dental — Reception

Complete Towing — Service Bay



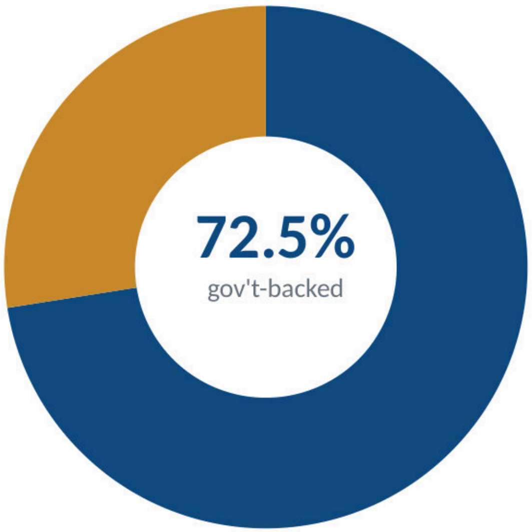
Pet Grooming Salon

INTERIOR PHOTOS (CONT.)

Government Suite — Break Room

Community / Training Room

TENANT OVERVIEW



Government / credit — $670,567/yr

Local / service — $254,171/yr

GOVERNMENT ANCHOR TENANTS (~72% OF INCOME)

- **County of Riverside — Probation Dept.**

  10,000 SF · $18,500/mo · exp. 05/2028 · 2% annual escalator

- **RUHS — Behavioral Health (RUHS-BH)**

  15,813 SF · $28,305/mo · renewal in negotiation · largest tenant

- **RUHS — New Life / FFSP**

  5,070 SF · $9,075/mo · 5-yr gov't lease + two 5-yr options

The remaining ~27.5% is diversified local income — dental, restaurant (Stadium Pizza), salon, towing, security, diesel parts, and church — providing granularity and mark-to-market upside on M-to-M and expiring leases.

RENT ROLL — BY BUILDING

Suite	Tenant	SF	Type	Monthly	Annual	Lease End	Status
1330 S. STATE ST. · 1 unit · $18,500/mo · $222,000/yr							
A	County of Riverside – Probation	10,000	**Gov**	$18,500	$222,000	05/31/28	Active
1370 S. STATE ST. · 1 unit · $28,305/mo · $339,663/yr							
A&B	RUHS-BH – Behavioral Health	15,813	**Gov**	$28,305	$339,663	12/31/26	**Neg. renewal**
1398 S. STATE ST. · 4 units · $8,097/mo · $97,161/yr							
D&E	Complete Towing	2,928	Gross	$4,288	$51,456	05/31/30	Active
H	Magnum Diesel Parts	764	Gross	$943	$11,310	06/30/26	Expiring
G	Allure Hair Salon	829	Gross	$1,036	$12,435	M-to-M	M-to-M
D	Clippendales (pet grooming)	TBD	Gross	$1,830	$21,960	M-to-M	Leased
701 W. ESPLANADE AVE. · 3 units · $17,017/mo · $204,208/yr							
F	RUHS – New Life / FFSP	5,070	**Gov**	$9,075	$108,904	5-yr/TI	Active
—	Stadium Pizza	3,056	Gross	$6,300	$75,600	M-to-M	Verify
K&L	San Jacinto Dental	1,152	Gross	$1,642	$19,704	08/31/26	Expiring
711 W. ESPLANADE AVE. · 4 units · $5,142/mo · $61,706/yr							
H	Excalibur Security	825	Gross	$1,031	$12,375	05/31/27	Active
G&F	Iglesia Cristiana	2,287	NNN	$1,624	$19,485	In place	Leased
D&E	Iglesia Cristiana	2,928	NNN	$1,537	$18,446	In place	Leased
B	3rd Gen Towing	667	Gross	$950	$11,400	Vacating	**Vacating**
TOTAL — 13 units · 5 buildings				**$77,062**	**$924,738**		

OPERATING EXPENSES — 2025 ACTUAL

Owner-provided 2025 "Distribution of Expenses" ledger. Property taxes reflect the seller's current Prop-13 basis and reconcile to the six parcels' 2025 tax bills. No management fee, reserves, or insurance appear in the ledger.

Property Taxes (Prop-13 basis)	**$57,180**	Electric (Edison, common)	**$4,814**
Janitor — Maria	**$43,705**	Tree Trimming	**$4,200**
Trash	**$37,279**	AT&T (telephone)	**$3,297**
Gardening	**$28,570**	Valley Glass	**$2,547**
Water	**$25,442**	Carpet Cleaning	**$2,400**
Air Conditioning Repair	**$16,526**	Pest Control	**$1,800**
Maintenance — SJBP	**$10,276**	Security	**$780**
Roof Repair	**$8,595**	Fence Repair	**$497**
Janitorial Supplies	**$6,041**	Fire Extinguishers	**$390**

TOTAL 2025 EXPENSES $254,339 **IN-PLACE NOI $670,399**

OPERATING EXPENSES — SMOOTHED PROFORMA (FORWARD-LOOKING)

Forward-looking, buyer-realistic projection: recurring costs held at 2025 levels; insurance added (no replacement reserve — buyer to underwrite capital separately). Property taxes are shown at a placeholder 1.234% of an assumed value (see note below). Reflects current in-place leases; vacating space offers lease-up upside not underwritten here.

Property Taxes (reset @ 1.234%)	**$113,500**
Insurance (building/liability)	**$35,000**
Janitorial / Custodial	**$49,746**
Trash / Waste	**$37,279**
Landscaping / Grounds	**$28,570**
Repairs & Maintenance (normalized)	**$28,000**
Water / Sewer	**$25,442**
Electric (common area)	**$4,814**
Telephone / Internet	**$3,297**
Pest Control	**$1,800**
Security / Alarm	**$780**
Fire & Life Safety	**$390**

TOTAL PROFORMA EXPENSES $328,618 · 35.5% of income · Proforma NOI $596,120

Property-tax placeholder: under California Proposition 13 the assessment resets to the buyer's actual purchase price on sale. The 1.234% figure is illustrative only — each buyer should re-underwrite property tax to its own basis.

FINANCIAL ANALYSIS & VALUATION

NET OPERATING INCOME

Line	2025 Actual	Proforma
Effective Gross Income	$924,738	$924,738
Operating Expenses (ex-tax)	($197,159)	($215,118)
Property Taxes	($57,180)	($113,500)
Net Operating Income	**$670,399**	**$596,120**

Priced on the forward proforma (reset taxes) — the basis a buyer underwrites. Property tax is confirmed at 1.234% (TRA 10-009).

VALUE DRIVERS

- ~72% government-anchored income (County / RUHS)
- 13 diversified tenants + vacant-suite lease-up
- Below-market gov't rents — embedded rent-growth upside
- 0.68-ac vacant parcel + M-to-M mark-to-market

PRICING — CALL BROKER · Proforma NOI $596,120 · ~72% government-backed income · below-market gov't rents (value-add, see p.17)

VALUE-ADD — GOVERNMENT RENT GROWTH

As each government lease renews, a new owner can reset the County of Riverside / RUHS rents from ~$1.79–$1.85/SF toward **~$2.25/SF** — in line with the RUHS-BH renewal now in negotiation. The projection rolls those resets in by year, holding smoothed operating expenses and the placeholder tax basis constant so the income growth is isolated.

	In-Place (2026)	2027	2028	2029 · Stabilized
County / RUHS rent reset	**Current $1.79–$1.85/SF**	**RUHS-BH → $2.25 (+$87,288/yr)**	**+ Probation → $2.25 (+$48,000/yr)**	**+ New Life → $2.25 (+$27,986/yr)**
Gross Scheduled Income	$924,738	$1,012,026	$1,060,026	$1,088,013
Operating Expenses (smoothed, ex-tax)	($215,118)	($215,118)	($215,118)	($215,118)
Property Taxes (placeholder @ 1.234%)	($113,500)	($113,500)	($113,500)	($113,500)
NET OPERATING INCOME	**$596,120**	**$683,408**	**$731,408**	**$759,395**
NOI growth vs. in-place	—	**+$87,288**	**+$135,288**	**+$163,274**

Stabilized potential — proforma NOI grows to ~$759,000 (+$163,274 / +27% vs. in-place) as all three county units reach $2.25/SF, with further upside from the 3rd Gen (711-B) vacancy lease-up.

Reset timing: RUHS-BH exp. 12/31/2026 (renewal in negotiation); County Probation exp. 5/31/2028; RUHS New Life / FFSP at its next option/renewal (timing per lease). Operating expenses are held at smoothed 2025-normalized levels and property taxes at the placeholder 1.234% basis to isolate income growth — a buyer resets tax to its actual purchase price. Illustrative of stabilized potential; subject to executed renewals and final TI terms.

MARKET OVERVIEW & DEMOGRAPHICS

THE SUBMARKET

San Jacinto sits in Riverside County's Beaumont/Hemet submarket within the broader Inland Empire — one of Southern California's fastest-growing population and logistics corridors. The park fronts South State Street and West Esplanade Avenue with direct access to SR-79, linking Hemet, Beaumont and the I-10 corridor.

- Steady population and household growth is driving demand for medical, government and neighborhood-serving commercial space.
- An established County of Riverside / RUHS government presence anchors the immediate area and supports community-service demand.
- Limited new small-bay office and retail supply in the trade area supports rents and occupancy.
- Deep, diversified local tenancy across medical, retail, service, automotive and civic uses.

SAN JACINTO VALLEY — BEAUMONT/HEMET

Population (1 mi)	**~14,700**
Population (3 mi)	**~120,000**
Population (5 mi)	**~180,095**
Households (3 mi)	**~38,500**
Median HH income	**~$67,700**
Median age	**~32**
Pop. growth (3-mi)	**~3.1%**
Daytime employees	**~24,500**
Submarket vacancy	**~6.8%**

Source: CoStar (2025). Steady population and household growth support sustained demand for commercial services and government community programs.

THE OFFERING

San Jacinto Business Park is offered on a call-for-price basis; pricing and detailed financials are provided upon execution of a confidentiality agreement. Offers are reviewed as received and the Owner reserves the right to set a call-for-offers date. Interior property tours are arranged after an executed LOI due to tenant-coordination requirements. All inquiries are handled exclusively through David Reid Real Estate.

01 Review OM & sign confidentiality agreement

02 Submit letter of intent (LOI)

03 Interior tours by appointment — post-LOI (tenant coordination)

04 Best-and-final; select buyer; open escrow

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