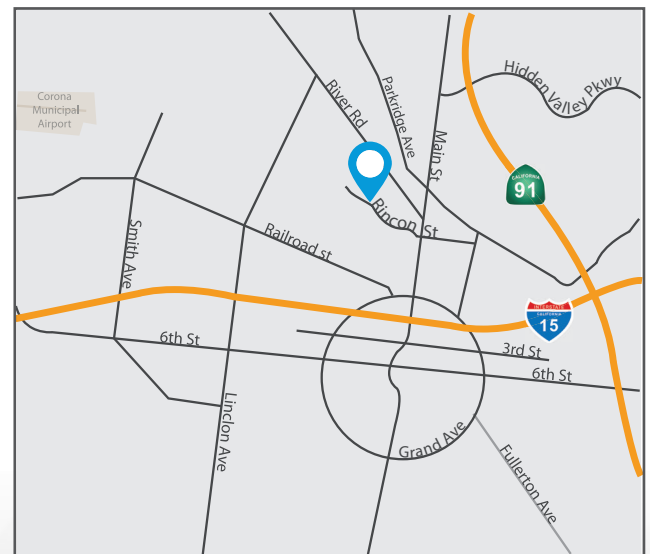




PROPERTY HIGHLIGHTS

Offering Price	\$12,115,000.00 (\$205/SF)
Projected 10 Year IRR	Unleveraged: 8.72% Leveraged: 11.69%
Current Occupancy	88.4%
Average NOI/Hold Period	\$1,045,153.00
Building Size	±59,096
Lot Size	±2.93 AC
Leased Rates/Lease Type	\$2.25/SF Full Service Gross
Estimated Replacement Cost	\$15,936,367.00



**For More
Information
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INVESTMENT SUMMARY

Value-Add Opportunity

88.4% leased with 62% of those tenants currently paying below-market rents

Common areas, building exterior, landscape and parking lot have all been renovated in the last 24 months

Excellent freeway access at new on/off ramp and direct access to/from new commuter express lanes

Premier location within Southern California's "Inland Empire" at the intersect of Orange County and Riverside County

PROPERTY HIGHLIGHTS

Building RBA 59,096 SF

Three (3) Stories, Elevator Served

Constructed 2001 / Renovated 2017

±2.93 AC Zoned for Commercial Office

4.2/1,000 Surface Parking

Market Rents \$2.25/SF (Monthly) / \$27.00/SF (Annual)

Diverse Tenant Mix & Flexible Floor Plans



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