

14.44 Acres - Land For Sale Long Term Solar Farm Lease

64801 & 64851 DILLON ROAD , DESERT HOT SPRINGS, CA 92258



PROPERTY DESCRIPTION

14.44 acres of land located on major thoroughfare Dillon Road in Desert Hot Springs currently leased long term to a subsidiary of ConEdison for the generation and distribution of energy through a solar photovoltaic system. Cost to entitle, permit and improve the land and Dillon Road was incurred by Tenant. All utilities, water, street improvements, curb, gutter, and landscaping existing and maintained by Tenant.

Tenant pays all taxes and insurance directly.

Fantastic opportunity to land bank while passively earning income. Long term, annual increases, and tenant is owned by Consolidated Edison, Inc. Con Edison is one of the largest investor-owned energy companies in the United States, with approximately \$12 billion in annual revenues as of 2017, and over \$48 billion in assets. The company provides a wide range of energy-related products and services to its customers through its subsidiaries primarily based on the East Coast.



FOR MORE INFORMATION CONTACT:

HEATHER SHARP

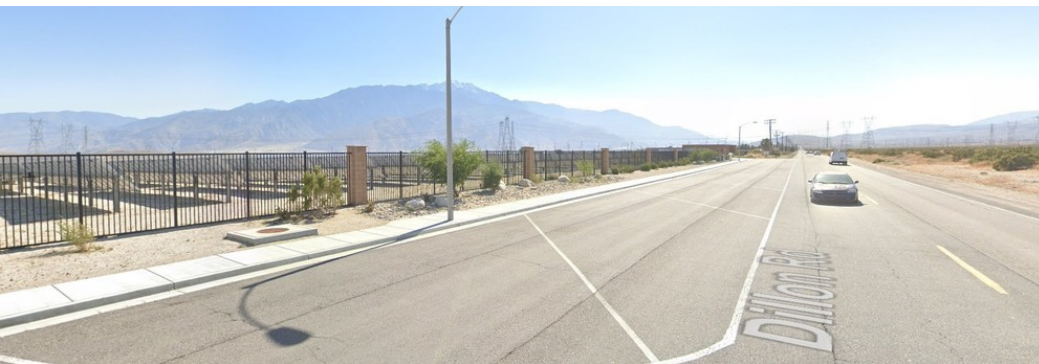
760.779.8841

Hsharp@wilson-meade.com

CalBRE #01146312

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LOCATION INFORMATION

Property Name	14.44 Acres - Land For Sale Long Term Solar Farm Lease
Street Address	64801 & 64851 Dillon Road
City, State, Zip	Desert Hot Springs, CA 92258
County	Riverside
Cross-Streets	Little Morongo Rd
Signal Intersection	No
Road Type	Paved
Nearest Highway	I-10
Nearest Airport	Palm Springs International Airport

PROPERTY HIGHLIGHTS

- Long term lease
- Utilities
- Curb and Gutter
- Street Fully Improved
- Annual increases
- Stable passive income
- Landbank
- Financially strong Tenant

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TENANT NAME	LEASE START	LEASE END	ANNUAL RENT	ESCALATIONS	LEASE TYPE
CES DHS Solar	2013	2032	\$12,719	2% Annually	
INCOME SUMMARY					SOLAR FARM LEASE
Rent					\$12,719
Expense Reimbursement (Taxes)					\$18,431
Gross Income					\$31,150
EXPENSE SUMMARY					SOLAR FARM LEASE
Taxes					\$21,618
Gross Expenses					\$21,618
Net Operating Income					\$9,532
INVESTMENT OVERVIEW					SOLAR FARM LEASE
Price					\$300,000
Price per SF					\$0.48
CAP Rate					3.2%

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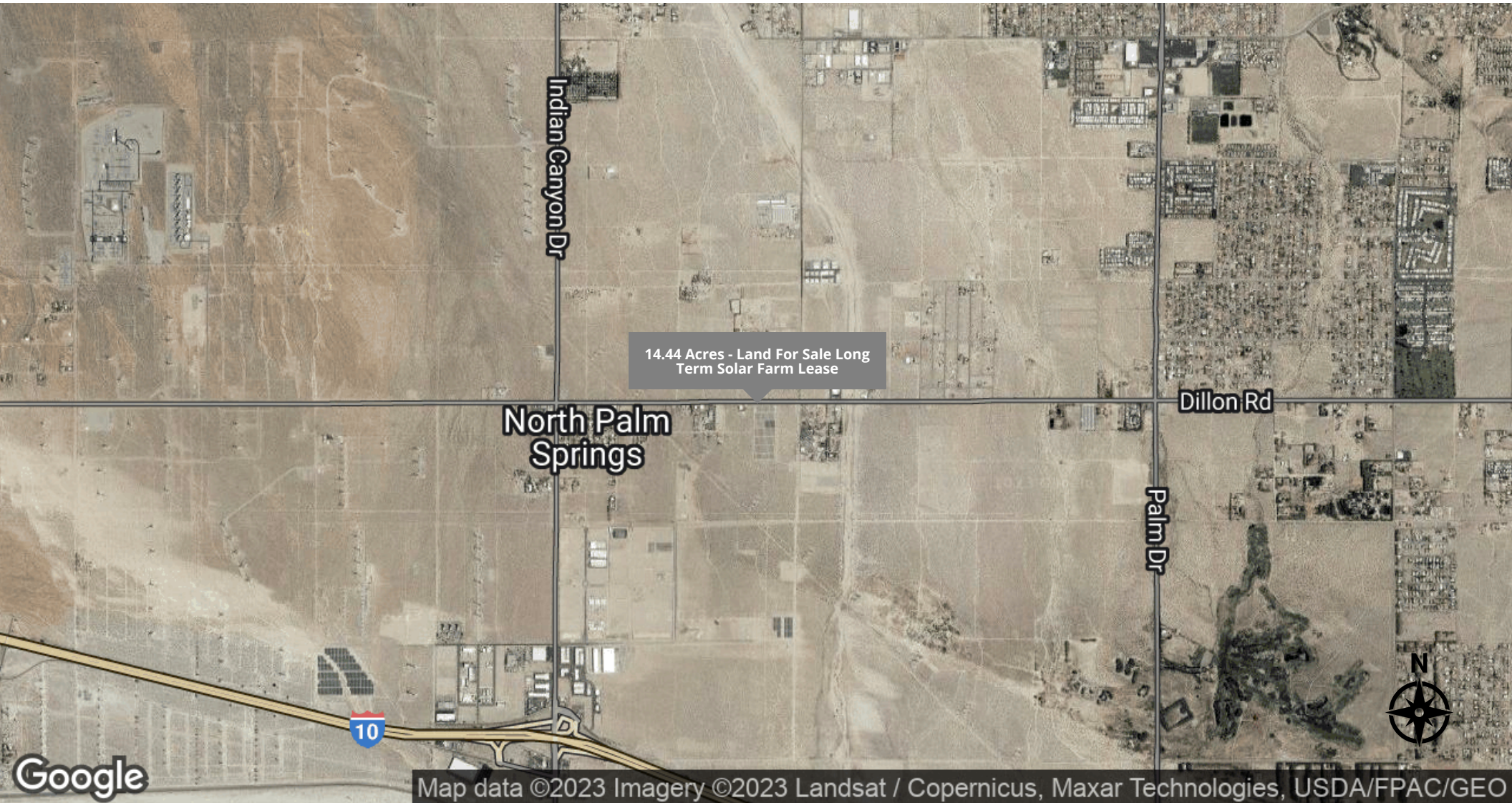
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	50,540	152,821	206,821
Median age	34.7	40.5	43.3
Median age (Male)	34.0	40.3	43.2
Median age (Female)	35.5	41.0	43.4
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	18,351	61,596	86,101
# of persons per HH	2.8	2.5	2.4
Average HH income	\$51,752	\$59,929	\$69,118
Average house value	\$288,061	\$319,916	\$394,596

* Demographic data derived from 2020 ACS - US Census

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