



INDUSTRIAL PROPERTY FOR SALE

**1126 E ELM AVE**

FULLERTON, CA 92831

9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // [alliedcommercialrealestate.com](http://alliedcommercialrealestate.com)

Presented By:

**TONY M. GUGLIELMO, CCIM**

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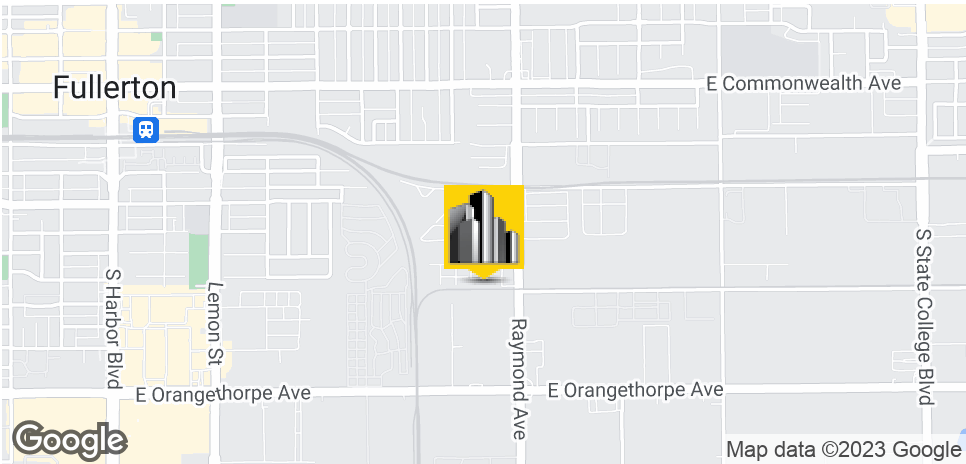
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CalDRE #01301532



**COMMERCIAL REAL ESTATE**

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$2,400,000
Cap Rate:	3.9%
NOI:	\$93,481
Lot Size:	0.71 Acres
Building Size:	12,502
Market:	Orange County
Price / SF:	\$191.97

## PROPERTY OVERVIEW

Offered for sale is a rare unique multi-tenant industrial investment building totaling approx. 12,502 Sq. Ft. Currently this property is fully leased with an active waiting list to occupy any available units. Current rents are under market and can be raised to meet the market demand. Please contact the listing agent for more information on this opportunity.

## PROPERTY HIGHLIGHTS

- Asking price: \$2,400,000 or \$192 psf
- Approx. 12,502 Sq. Ft. Building on a 30,862 Sq. Ft. Lot
- 16 Unit Multi-Tenant Investment Property
- Automotive & Industrial Uses Allowed
- Significant Recent Capital Improvements
- Prime Location near the 57 and 91 freeways.
- Excellent 1031 Exchange Investment

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# ADDITIONAL PHOTOS



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# RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	MONTHLY RENT	% OF BUILDING	PRICE PER SF/M
Juan Ramirez	A	850	MTM		\$859	6.8	\$1.01
Abel Duran	B	763	MTM		\$808	6.1	\$1.06
Lomeli Auto Repair	C	750	MTM		\$797	6.0	\$1.06
Eleuterio Naranjo	D	875	MTM		\$795	7.0	\$0.91
Jose Abel Candelario	E	750	MTM		\$867	6.0	\$1.16
Gerardo Auto Repair	F	875	MTM		\$899	7.0	\$1.03
Gerardo Auto Repair	G	763	MTM		\$786	6.1	\$1.03
A&R Electric	H	625	MTM		\$665	5.0	\$1.06
Juan Ramirez	I	850	MTM		\$884	6.8	\$1.04
Stephanie Gonzalez	J	763	MTM		\$700	6.1	\$0.92
Jose Murillo	K	750	MTM		\$769	6.0	\$1.03
Rodolfo Flores	L	875	MTM		\$834	7.0	\$0.95
Gustavo Comacho	M	750	MTM		\$774	6.0	\$1.03
Jorge Flores	N	875	MTM		\$982	7.0	\$1.12
Antonio Corona	O	763	MTM		\$797	6.1	\$1.04
A&R Electric	P	763	MTM		\$600	6.1	\$0.79
Totals/Averages		12,640			\$12,817		\$1.01

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# AERIAL MAP



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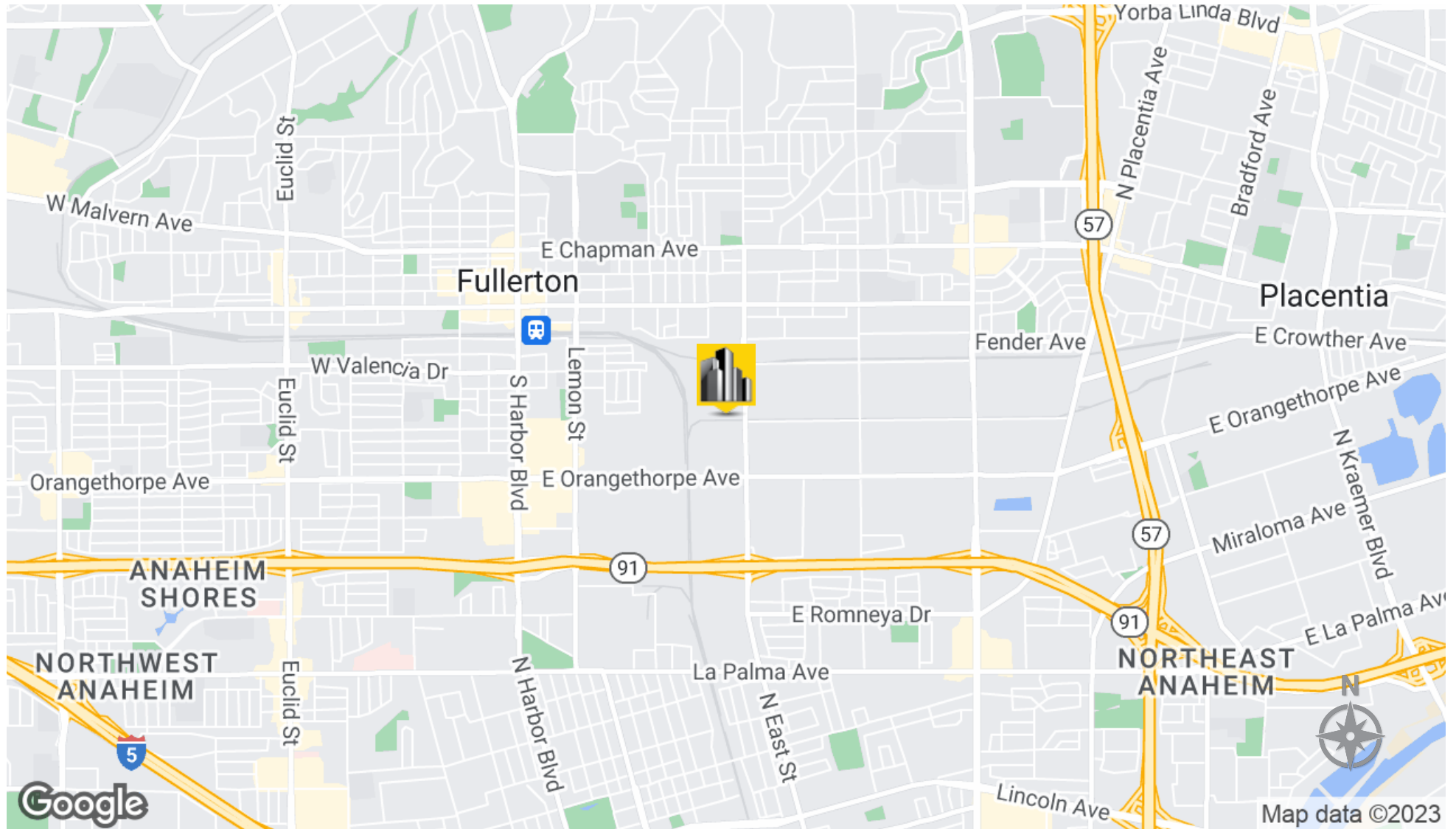


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# LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT

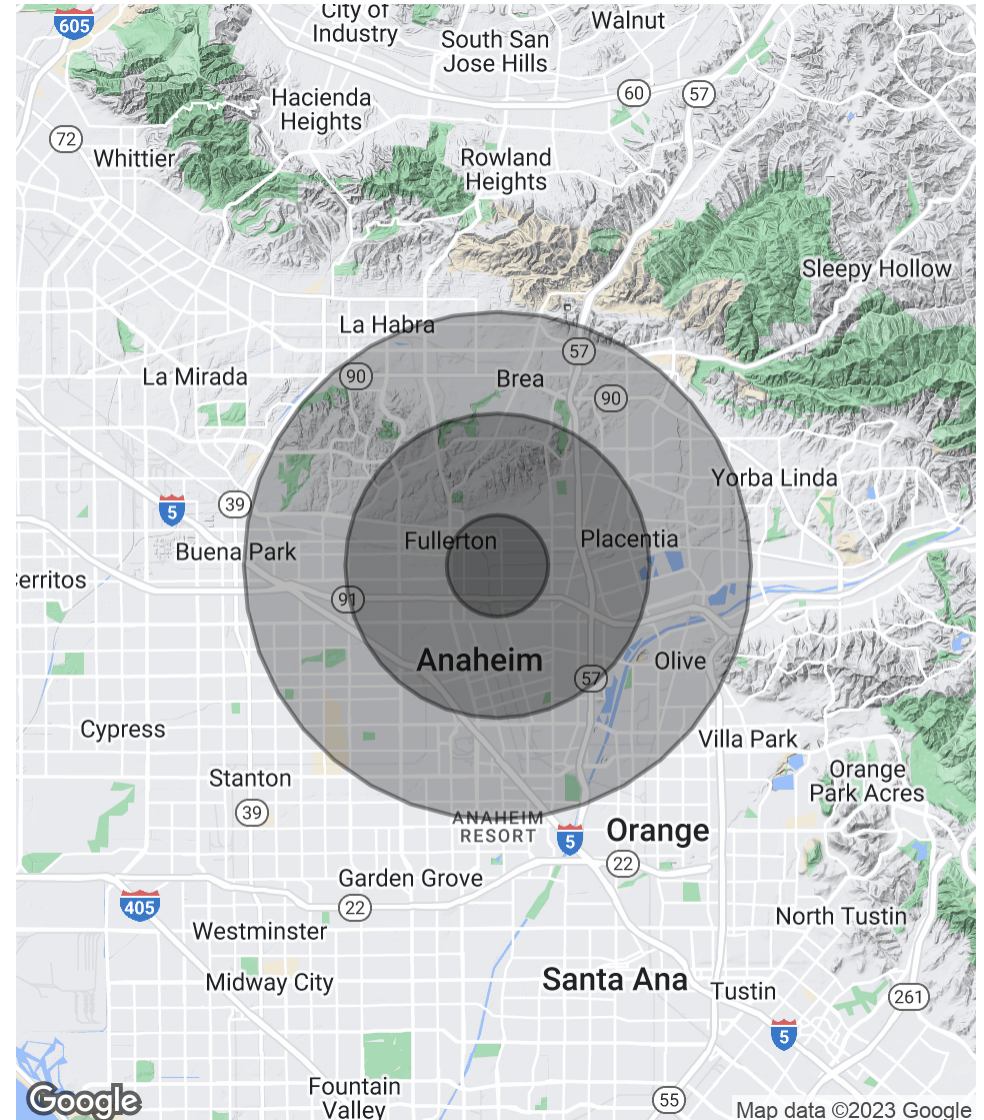
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,707	222,394	534,571
Average age	30.8	31.6	33.3
Average age (Male)	29.1	30.8	32.4
Average age (Female)	31.4	32.6	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,397	67,185	165,162
# of persons per HH	3.3	3.3	3.2
Average HH income	\$66,205	\$70,795	\$76,591
Average house value	\$585,727	\$568,924	\$560,368

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	64.5%	57.8%	48.6%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	11,027	140,798	316,900
Total Population - Black	286	5,579	11,697
Total Population - Asian	1,327	22,792	84,499
Total Population - Hawaiian	1	330	1,127
Total Population - American Indian	91	1,192	2,671
Total Population - Other	4,608	45,212	102,677

\* Demographic data derived from 2020 ACS - US Census



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# INCOME & EXPENSES

INCOME SUMMARY	ACTUAL FINANCIALS	PER SF	PROFORMA FINANCIALS	PER SF
All Units Bumped to \$1.25psf	-	-	\$189,600	\$15.17
Gross Income	\$149,188	\$11.93	\$189,600	\$15.17

EXPENSE SUMMARY	ACTUAL FINANCIALS	PER SF	PROFORMA FINANCIALS	PER SF
Maintenance & Repair	\$8,217	\$0.66	\$8,217	\$0.66
Insurance	\$4,000	\$0.32	\$4,000	\$0.32
Utilities	\$1,300	\$0.10	\$1,300	\$0.10
Property Taxes	\$24,390	\$1.95	\$24,390	\$1.95
Property Manager	\$9,600	\$0.77	\$9,600	\$0.77
Gardening	\$1,280	\$0.10	\$1,280	\$0.10
Trash Service	\$6,920	\$0.55	\$6,920	\$0.55
Gross Expenses	\$55,707	\$4.46	\$55,707	\$4.46
Net Operating Income	\$93,481	\$7.48	\$129,278	\$10.34

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# FINANCIAL SUMMARY

INVESTMENT OVERVIEW	ACTUAL FINANCIALS	PROFORMA FINANCIALS
Price	\$2,400,000	\$2,400,000
Price per SF	\$191.97	\$191.97
CAP Rate	3.9%	5.4%
Cash-on-Cash Return (yr 1)	3.9 %	5.39 %
Total Return (yr 1)	\$93,481	\$129,278
Debt Coverage Ratio	-	-

OPERATING DATA	ACTUAL FINANCIALS	PROFORMA FINANCIALS
Gross Scheduled Income	\$153,803	\$153,803
Other Income	-	-
Total Scheduled Income	\$153,803	\$189,600
Vacancy Cost	\$4,614	\$4,614
Gross Income	\$149,188	\$184,985
Operating Expenses	\$55,707	\$55,707
Net Operating Income	\$93,481	\$129,278
Pre-Tax Cash Flow	\$93,481	\$129,278

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