



1791 Erringer Road

Simi Valley, California 93065

Property Highlights

- Well-maintained 2-Story Multi-tenant Office Building
- Well located on the south west corner of Erringer Rd/ & Patricia Ave.
- 20 parking spaces (4/1000sf); 3 are covered.
- See excel spread sheet for detailed Capitalization Analysis
- Exterior Staircase
- 2 2-fixture private bathrooms downstairs & 2 2-fixture common area bathrooms upstairs
- Five units, 82% occupied by 4 tenants
- 24,200 ADT's (2018)

Property Description

1/2 Undivided interest in the building is for sale for \$682,500. \$439,500 down payment required to assume 1/2 interest of current loan of \$486,000; i.e., \$243,000. Lender will allow assumption to qualified buyer at existing 3.85%. Great opportunity for an owner-user requiring 1,503 (units 201 & 202) contiguous sf. All offers will be subject to a mutually acceptable partnership agreement with the ownership of the remaining 50% undivided interest

OFFERING SUMMARY

Sale Price:	\$682,500
Lot Size:	13,939 SF
Building Size:	5,006 SF
Year Built	1976
NOI:	\$71,726.00
Cap Rate:	5.25%

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	6,907	14,996	22,563
Total Population	23,176	49,322	71,925
Average HH Income	\$89,204	\$94,211	\$98,430

Gary Seaton

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FOR SALE



OFFICE BUILDING



5,006 SF

UNIT NUMBER	UNIT SIZE (SF)	LEASE END	MONTHLY RENT	PRICE PER SF/M
101/102	2,034	06/2023	\$4,291	\$2.11
201	916	Now	\$1,832	\$2.00
202	687	MTM	\$1,600	\$2.33
203	682	12/2022	\$1,336	\$1.96
204	687	MTM	\$1,483	\$2.16
5,006			\$10,545	



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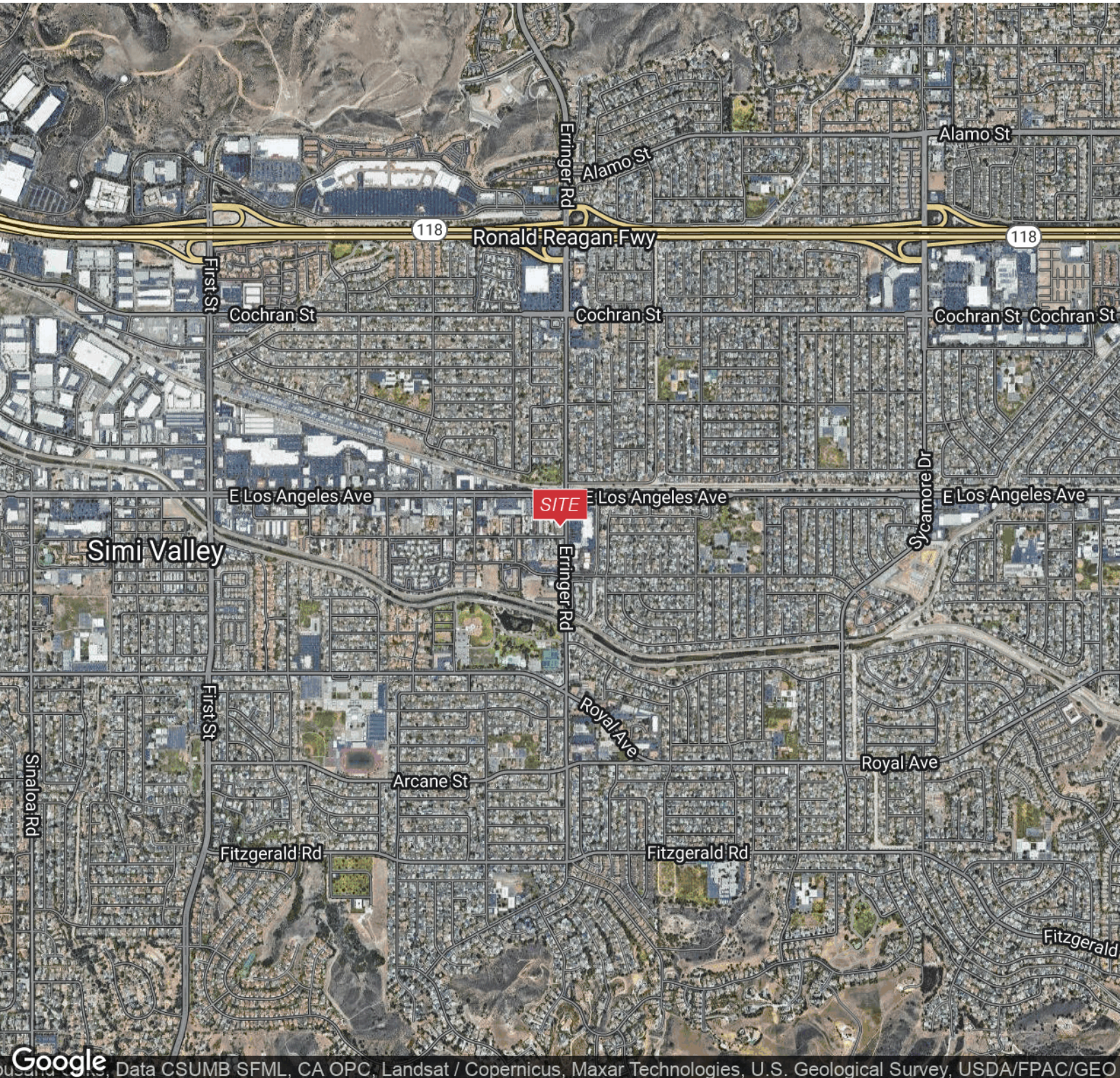
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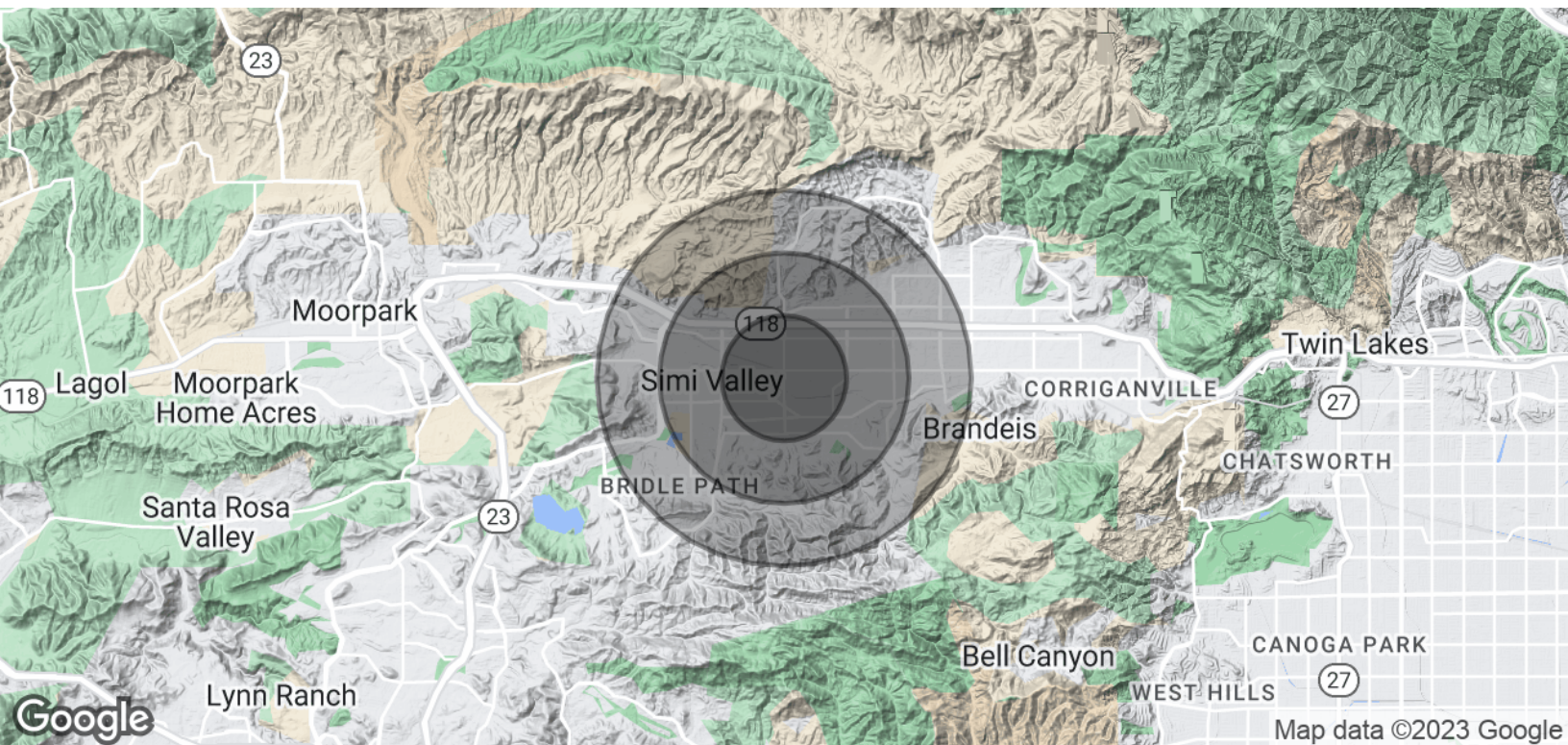
FOR SALE



OFFICE BUILDING



5,006 SF



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	23,176	49,322	71,925
Average Age	34.4	35.2	36.1
Average Age (Male)	33.1	34.0	35.2
Average Age (Female)	36.2	36.5	36.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,907	14,996	22,563
# of Persons per HH	3.4	3.3	3.2
Average HH Income	\$89,204	\$94,211	\$98,430
Average House Value	\$518,779	\$543,937	\$582,731

* Demographic data derived from 2020 ACS - US Census

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