

OWNER-USER OPPORTUNITY - FOR SALE OR LEASE

# ±7,023 SF FREESTANDING BUILDING WITH 3 VACANT UNITS

24515 Alessandro Blvd, Moreno Valley, CA 92553

Asking Sales Price: \$1,490,000

Asking Lease Rate: \$1.50/SF - \$2.00/SF



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**PROGRESSIVE**  
REAL ESTATE PARTNERS



## Presented By



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# INVESTMENT SUMMARY

## FOR SALE

Sale Price:	\$1,490,000
Building Size:	±7,023 SF
Down Payment:	10% (\$149,000)
Loan Payment:	\$8,620/month
Loan Payment/SF:	\$1.23/SF
Principal Paydown on Loan (Year 1):	\$2,580/month
Interest Portion of Loan Payment:	<b>\$6,040/month (\$0.86 PSF) Far less than leasing!</b>

## FOR LEASE

Asking Lease Rate:	\$1.50/SF - \$2.00/SF
Lease Type:	NNN
Space Sizes Available:	Suite A: ±3,423 SF
	Suite B: ±2,600 SF
	Suite C: ±500 SF
Common Areas Size:	±500 SF

*\* SBA Financing requires borrowers to occupy just 51% of the property. An owner-user can occupy Suite A while leasing Suites B & C, lowering their cost to occupy Suite A by potentially 50% or more*





# PROPERTY OVERVIEW



## FREESTANDING BUILDING LOCATED ALONG ALESSANDRO BLVD AT HIGH TRAFFIC INTERSECTION

- **Potential Drive-Thru** – Property previously was a bank with drive-thru. (Buyer to Verify With City)
- **Signalized Intersection** – Prominently situated on the corner of Alessandro Blvd & Indian St with  $\pm 48,430$  cars per day
- **Monument Signage Included**
- **Strong Demographics** – 165,800 residents with \$91,700 average household income (3-mile radius)
- **Growth Market** – With an annual growth rate of 3.44%, Moreno Valley is one of the fastest growing cities in the region. It recently became the 2nd largest city in Riverside County and 21st largest city in California by population.
- **Close Proximity to Regional Industrial Hub + Daytime Population** – Moreno Valley is home to over 32 million square feet of industrial space leased to national companies such as Amazon, ALDI, Home Depot, Lowe's, Ross, Skechers, and more.

## RARE OPPORTUNITY TO OWN RATHER THAN LEASE

- Purchase financing is available to owner-users through the Small Business Administration. Down payments are as little as 10%.
- If purchased with 10% down (\$149,000), the monthly loan payment is estimated at \$8,620/month. After accounting for \$6,200 of potential monthly gross rent from Suites B & C ( $3,100 \times \$2.00$  PSF Gross) the effective cost to occupy the remaining 3,423 SF is just \$2,420, or \$0.71/SF.
- After removing principal paydown (\$2,580/month during Year 1) and accounting for just the interest portion of the monthly loan payment, the cost to occupy drops to below \$0!
- As an owner, one can benefit from the potential appreciation of the asset.

# SBA FINANCING ANALYSIS

## PROPOSED SBA 504 LOAN STRUCTURE



BUILDING ACQUISITION	\$1,490,000
SBA/CDC FEES	\$16,000
<b>TOTAL PROJECT COST</b>	<b>\$1,506,000</b>

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$745,000	5.50%	25 Years 25 Yr. Amort.	1st Deed	\$4,575	\$54,899
SBA 504 LOAN	40%	\$612,000	6.28% Mar '24	25 Years Full Amort.	2nd Deed	\$4,049	\$48,582
BORROWER	10%	\$149,000					
<b>TOTAL</b>	<b>100%</b>	<b>\$1,506,000</b>				<b>\$8,623</b>	<b>\$103,482</b>

**RATES:** Bank: Rate is estimated.  
SBA 504: Rate is FIXED at the time of the debenture sale.

**FEES:** Bank: Vary depending on lender policy.  
SBA/CDC: 2.15%\* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.  
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

**COLLATERAL:** 90% financing generally does not require additional collateral.

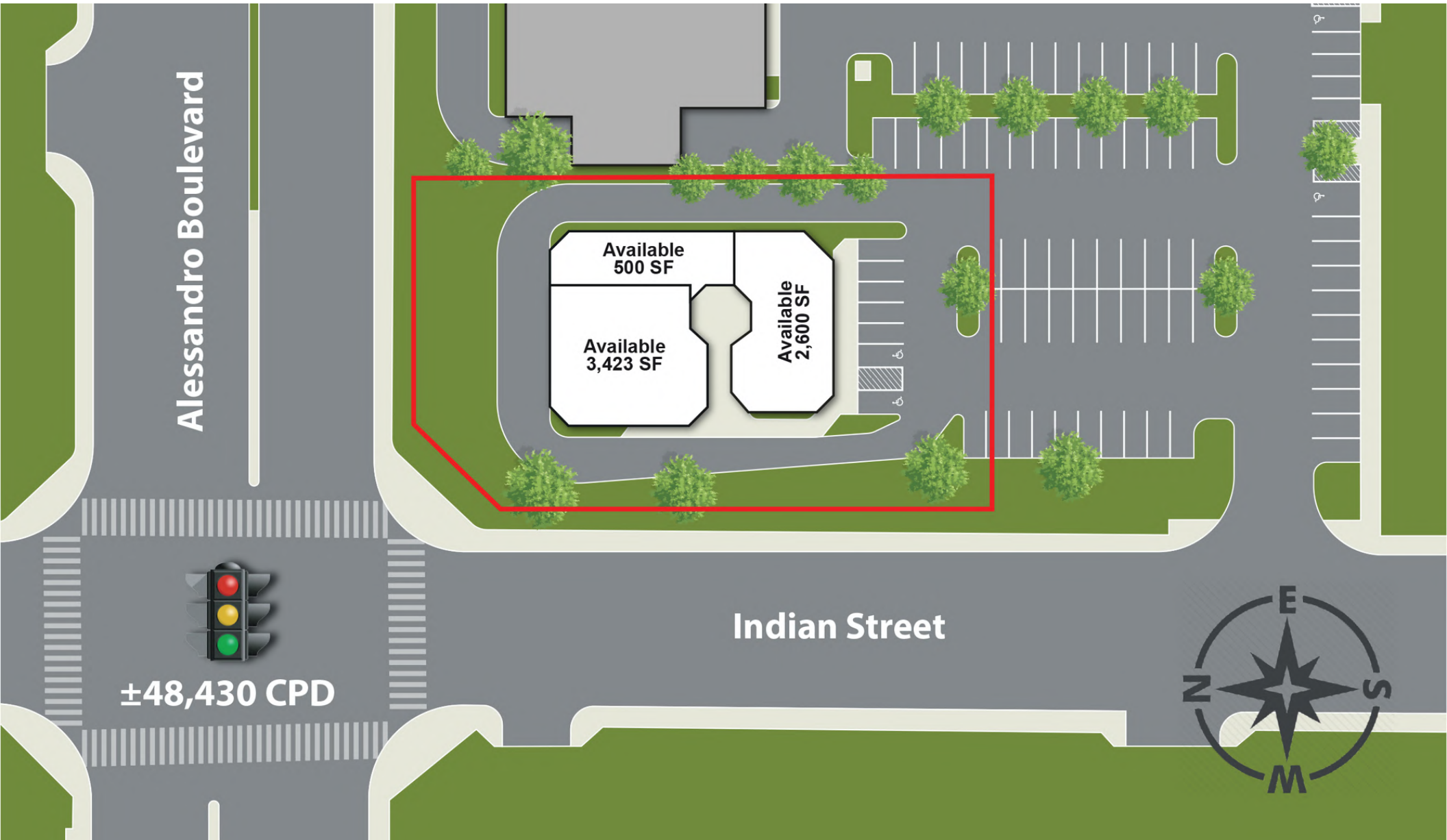
BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Lee Kleinman, SVP**

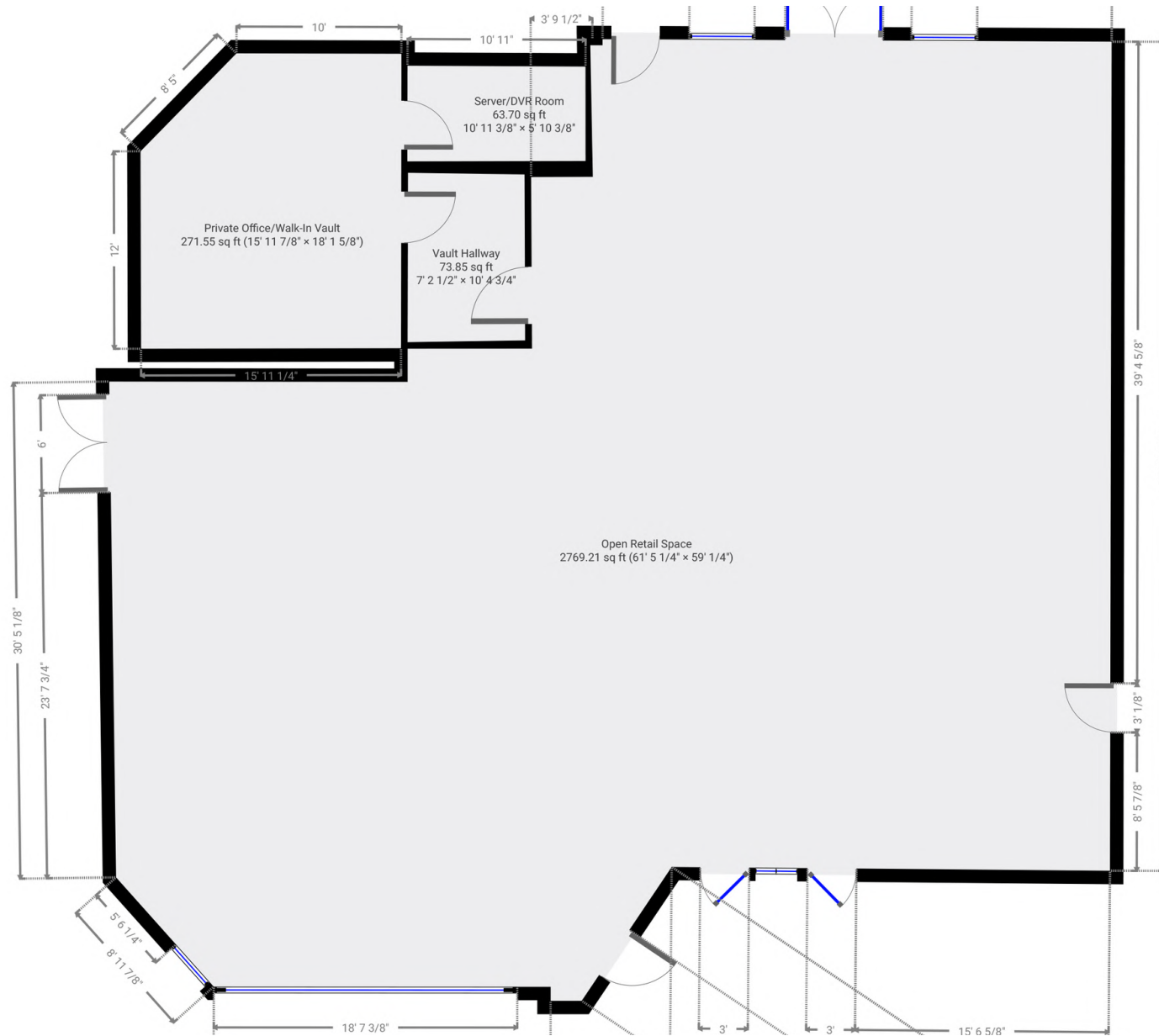
818-438-0828 / Lee@bfcfunding.com

# SITE PLAN

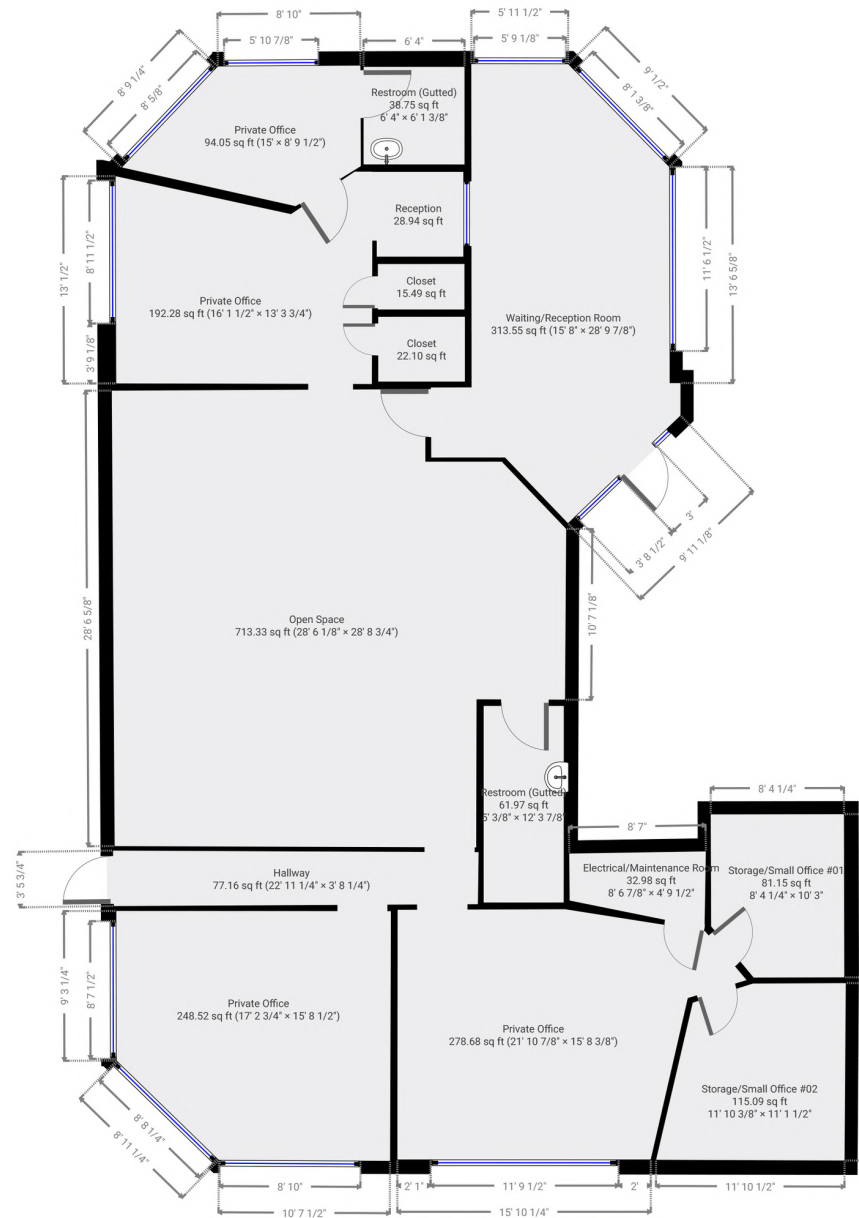




# FLOOR PLAN - SUITE A ( $\pm 3,423$ SF)

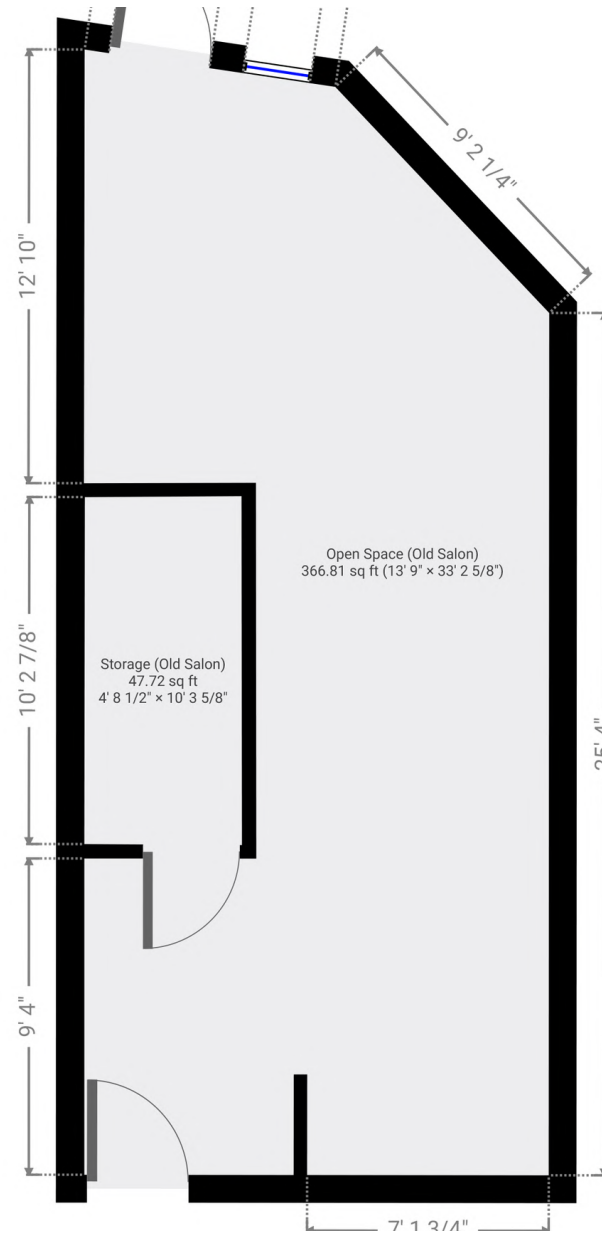


# FLOOR PLAN - SUITE B ( $\pm 2,600$ SF)

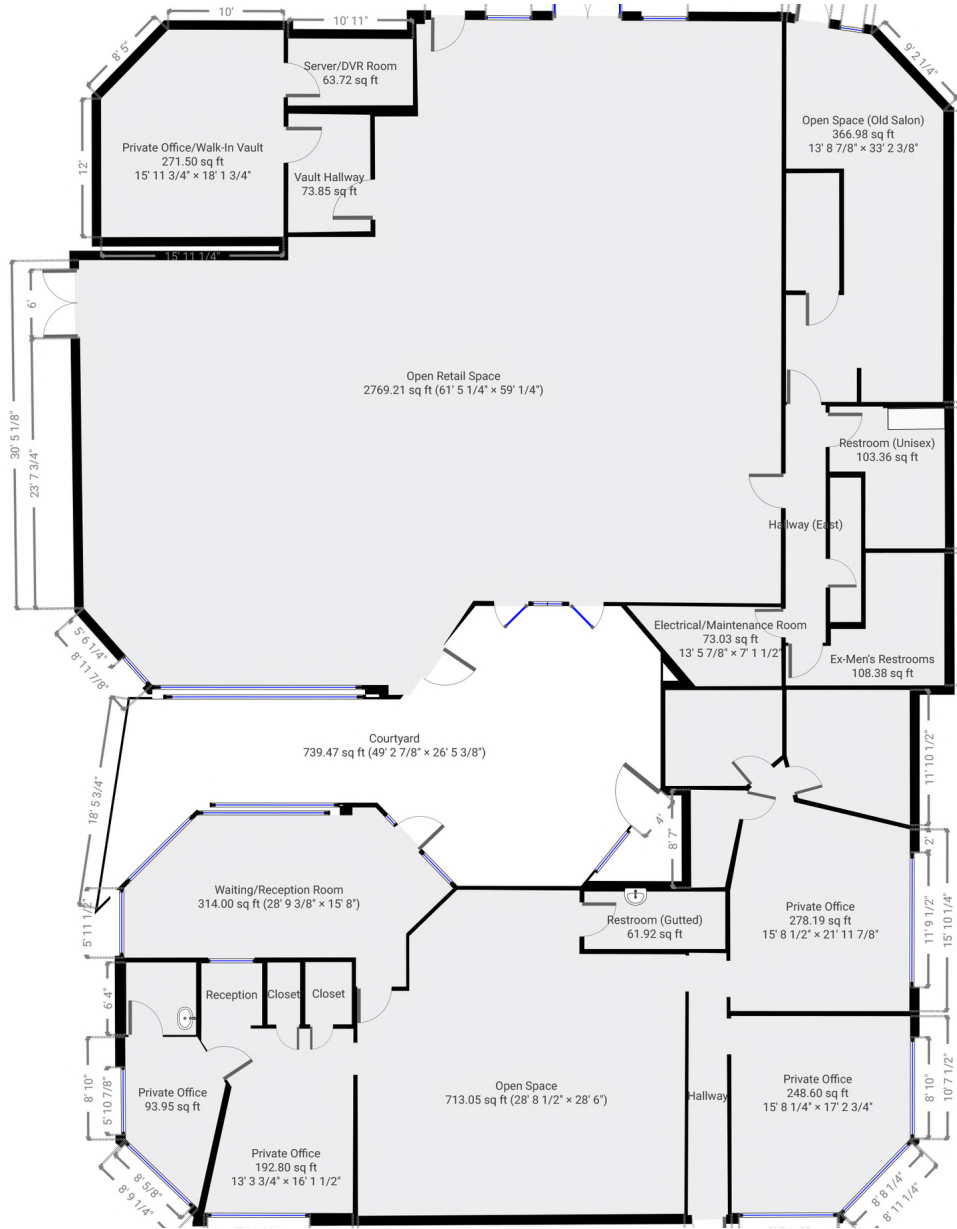




## FLOOR PLAN - SUITE C ( $\pm 500$ SF)



## ENTIRE BUILDING FLOOR PLAN (±7,023 SF)





# INTERIOR PHOTOS



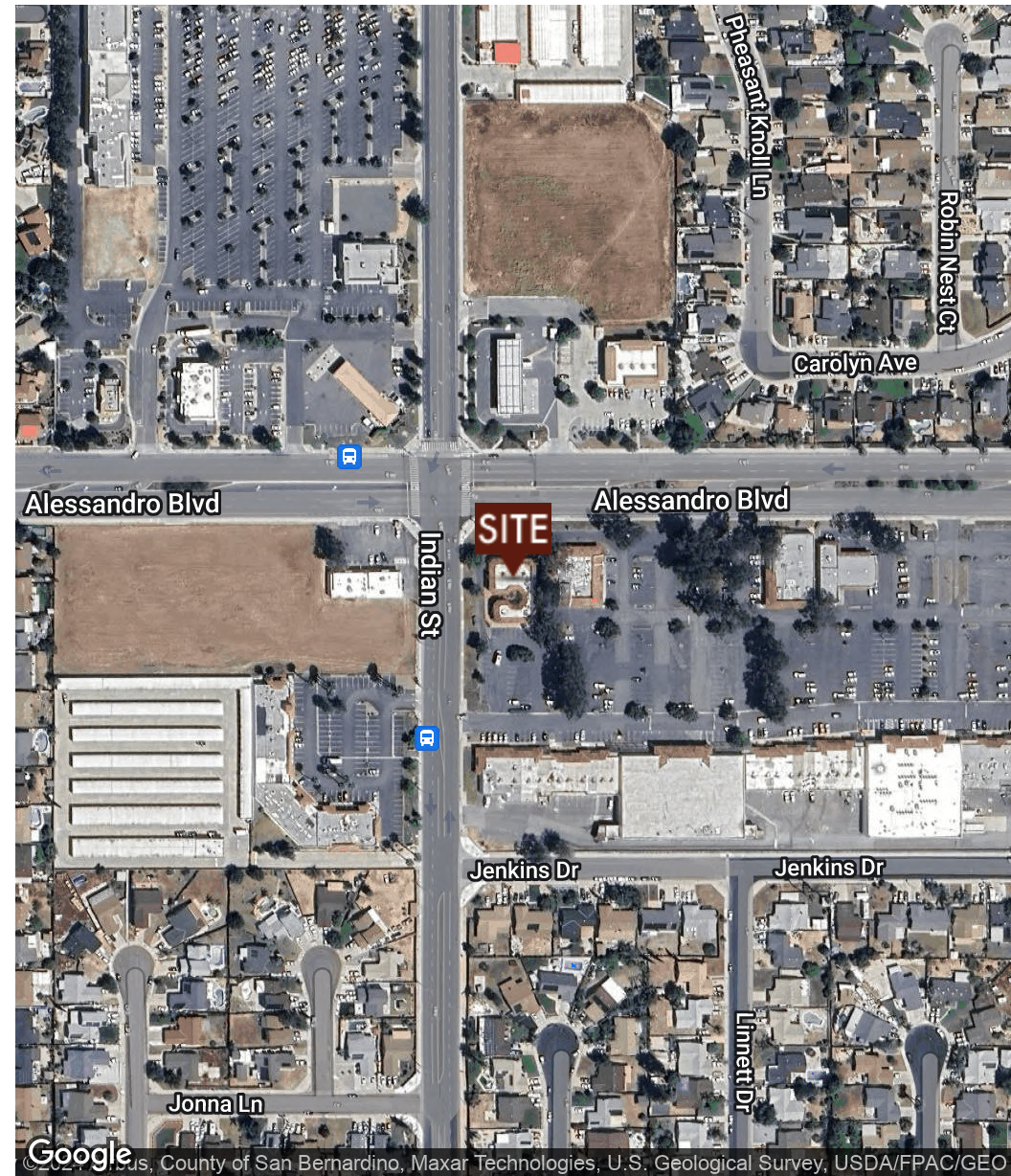


# RETAILER MAP





# LOCATION MAPS





## TRADE AREA INFORMATION





# DEMOGRAPHICS

	1 mi	2 mi	3 mi
<b><u>POPULATION</u></b>			
2023 Total Population	27,186	92,527	165,767
2023 Median Age	30.9	30.9	31.3
2023 Total Households	6,801	23,680	44,054
2023 Average Household Size	4.0	3.9	3.7
<b><u>INCOME</u></b>			
2023 Average Household Income	\$75,773	\$84,871	\$91,709
2023 Median Household Income	\$65,367	\$71,437	\$78,632
2023 Per Capita Income	\$19,020	\$21,783	\$24,423
<b><u>BUSINESS SUMMARY</u></b>			
2023 Total Businesses	454	1,763	3,139
2023 Total Employees	2,423	11,992	25,478