

# FOR SALE

## 4 UNIT STRIP CENTER

44521 10<sup>th</sup> Street West,  
Lancaster, CA 93534



PRICE: \$639,000

BUILDING SIZE: 6,000 SQ. FT.  
LOT SIZE: 12,300 SQ. FT.  
YEAR BUILT: 1964

Current Net Operating Income: \$56,100  
Current Actual Cap Rate: 8.8

Price per sq. ft.: \$106

This 4 unit Strip Center is fully occupied with long term and stable tenants. 3 out of the 4 tenants have been at this location for over 10 years. All tenants have excellent payment history. 3 leases expire 12/2016. 1 lease expires 12/2015. Current actual cap rate on existing income is 8.8%. All leases have annual rental increases.

For More Information:

Chris Comfort  
424-293-8085

[ccomfort@gowithapex.com](mailto:ccomfort@gowithapex.com)



The information contained herein is neither warranted nor guaranteed by Chris Comfort or Apex Properties.

Unit #	TENANT	SQ. FT.	MONTHLY BASE RENT	RENT per sq. ft.	CURRENT CAM	LEASE EXPIRATION	Tenant Since
44521	A-1 Appliance	1,500	\$ 1,250	\$0.83 NNN	\$ 225	12/31/2016	13 yrs
44523	Church	1,500	\$ 1,215	\$0.81 NNN	\$ 225	12/31/2016	5 yrs
44525	Korean Restaurant	1,500	\$ 1,080	\$0.72 NNN	\$ 225	12/31/2016	10 yrs
44527	TV & Video Repair	1,500	\$ 1,130	\$0.75 NNN	\$ 225	12/31/2015	23 yrs
	<b>TOTALS:</b>	<b>6,000</b>	<b>\$ 4,675</b>		<b>\$ 900</b>		

Net Income = \$4,675 x 12 = **\$56,100**

<b>Expenses:</b>	
Property Tax:	\$ 9,000
Insurance:	\$ 2,103
Utilities:	\$ 450
<b>TOTAL:</b>	<b>\$ 11,553</b>

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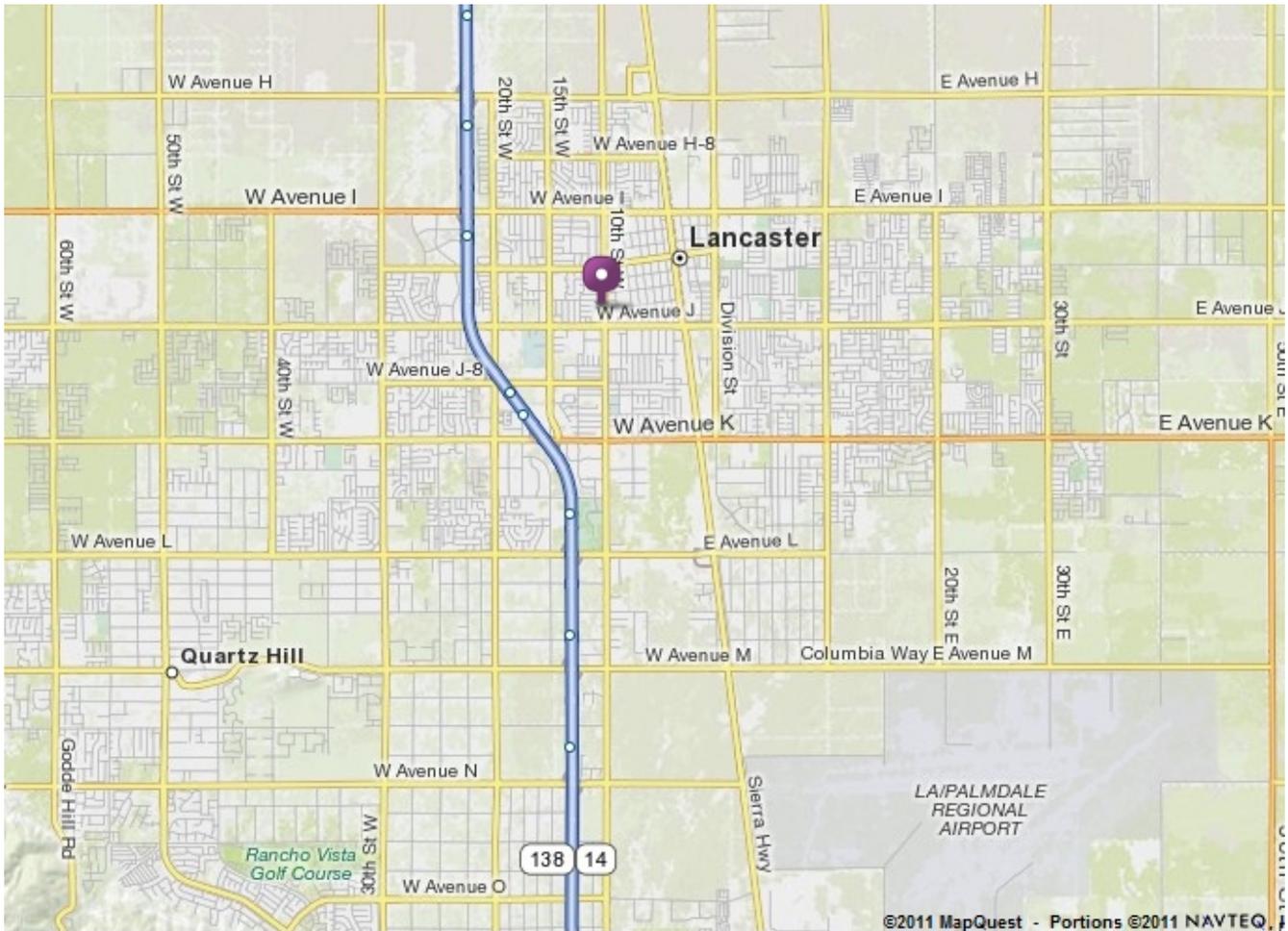


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## Additional Pictures:



## MAP:



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