

FOR SALE



RIALTO BUSINESS CENTER

1111 W Rialto 92376

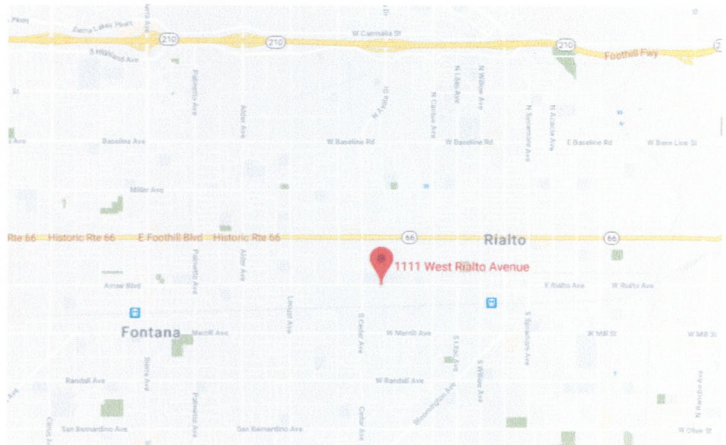
On West Rialto just East of Cedar

INDUSTRIAL UNITS:

Five (5) 2400 s.f. units
zoned light industrial and commercial

Features

- OH truck doors
- Individual bathrooms
- 100 amp 3 phase
- Freeway close #210 & Ayala



S&D ASSOCIATES

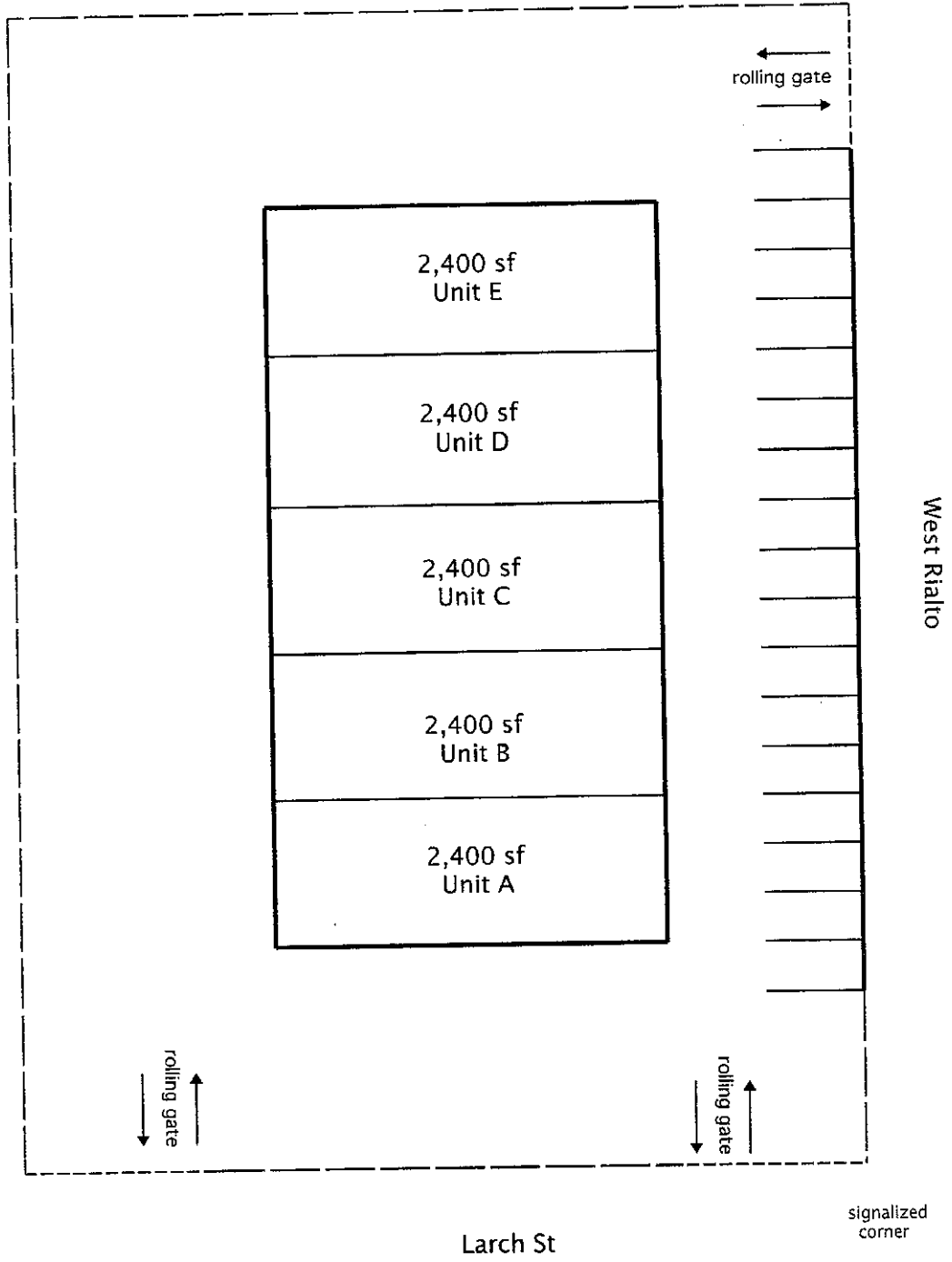
1020 N. Batavia, Ste B
Orange, California 92867

For further information,
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RIALTO BUSINESS CENTER

Site Plan



RIALTO BUSINESS CENTER
Rent Roll Summary

ADDR	TENANT	BUSINESS	TENANT	SQ. FT.	RENT/SF	RENT	CAM	TOTAL RENT	SEC Deposit	TERM	Lse Start
1111 W. Rialto Ave, Rialto, CA 92376											
A	Shutters	blinds	Irene Orellana	2400	\$0.54	\$1,300	\$0	\$1,300	\$2,500	mo-mo	7/1/14
B	Carole Lynn Dance	dance studio	Carolyn Herndon	2400	\$0.58	\$1,395	\$0	\$1,395	\$1,435	6 mo	8/1/13
C	vacant			2400	\$0.00	\$0	\$0	\$0			
D	Francisco Rodrigue	stainless welding	Daniel / Jose	2400	\$0.70	\$1,560	\$120	\$1,680	\$2,820	6 mo	4/1/17
E	Vodnik	storage	Anthony	2400	\$0.63	\$1,380	\$120	\$1,500	\$1,600	6 mo	4/1/17

TOTALS:

Annual Rent

12000 \$0.49

\$5,875 \$8,355

Projected at \$.70

\$100,800

electric	\$800
water & trash	\$2,000
gardening	\$1,200
insurance	\$1,684
property taxes	\$12,000
mortgage	\$53,916
Net Oper Income	\$52,500
Cash Flow	\$34,300
Cash on cash	8.58%
Purchase Price	\$1,150,000
Cap Rate	7.30%
Down	\$400,000
S carry 7%/3 yrs	\$750,000