

OWNER-USER OPPORTUNITY - FOR SALE OR LEASE

±6,523 SF FREESTANDING BUILDING WITH 3 VACANT UNITS

24515 Alessandro Blvd, Moreno Valley, CA 92553

Asking Sales Price: \$1,750,000

Asking Lease Rate: \$1.75/SF - \$2.50/SF



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INVESTMENT SUMMARY

FOR SALE

Sale Price:	\$1,750,000
Building Size:	±6,523 SF
Down Payment:	10% (\$175,000)
Loan Payment:	\$10,789/month
Loan Payment/SF:	\$1.62/SF
Principal Paydown on Loan (Year 1):	\$2,897/month
Interest Portion of Loan Payment:	\$7,892/month (\$1.21 PSF) Far less than leasing!

FOR LEASE

Asking Lease Rate:	\$1.75/SF - \$2.50/SF
Lease Type:	NNN
Space Sizes Available:	Suite A: 3,423 SF Suite B: 500 SF Suite C: 2,600 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

- **High Traffic Counts** – 48,430 cars per day
- **Signalized Intersection** – Prominently situated on the corner of Alessandro Blvd & Indian St
- **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 (\$175,000), the monthly loan payment is estimated at \$10,789/month. After accounting for \$6,200 of potential monthly gross rent from Suites B & C (3,100 x \$2.00 PSF Gross) the effective cost to occupy the remaining 3,423 SF is just \$1.34/SF.
- After removing principal paydown (\$2,897/month during Year 1) and accounting for just the interest portion of the monthly loan payment, the cost to occupy drops to approximately \$1,692/month, or just \$0.49/SF/month - far less than the cost of leasing.
- As an owner, one can benefit from the potential appreciation of the asset.

SBA FINANCING ANALYSIS

PROPOSED SBA 504 LOAN STRUCTURE



BUILDING ACQUISITION	\$1,750,000
SBA/CDC FEES	\$19,000
TOTAL PROJECT COST	\$1,769,000

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$875,000	5.95%	25 Years 25 Yr. Amort.	1st Deed	\$5,611	\$67,331
SBA 504 LOAN	40%	\$719,000	7.21% Oct '23	25 Years Full Amort.	2nd Deed	\$5,178	\$62,142
BORROWER	10%	\$175,000					
TOTAL	100%	\$1,769,000				\$10,789	\$129,473

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).

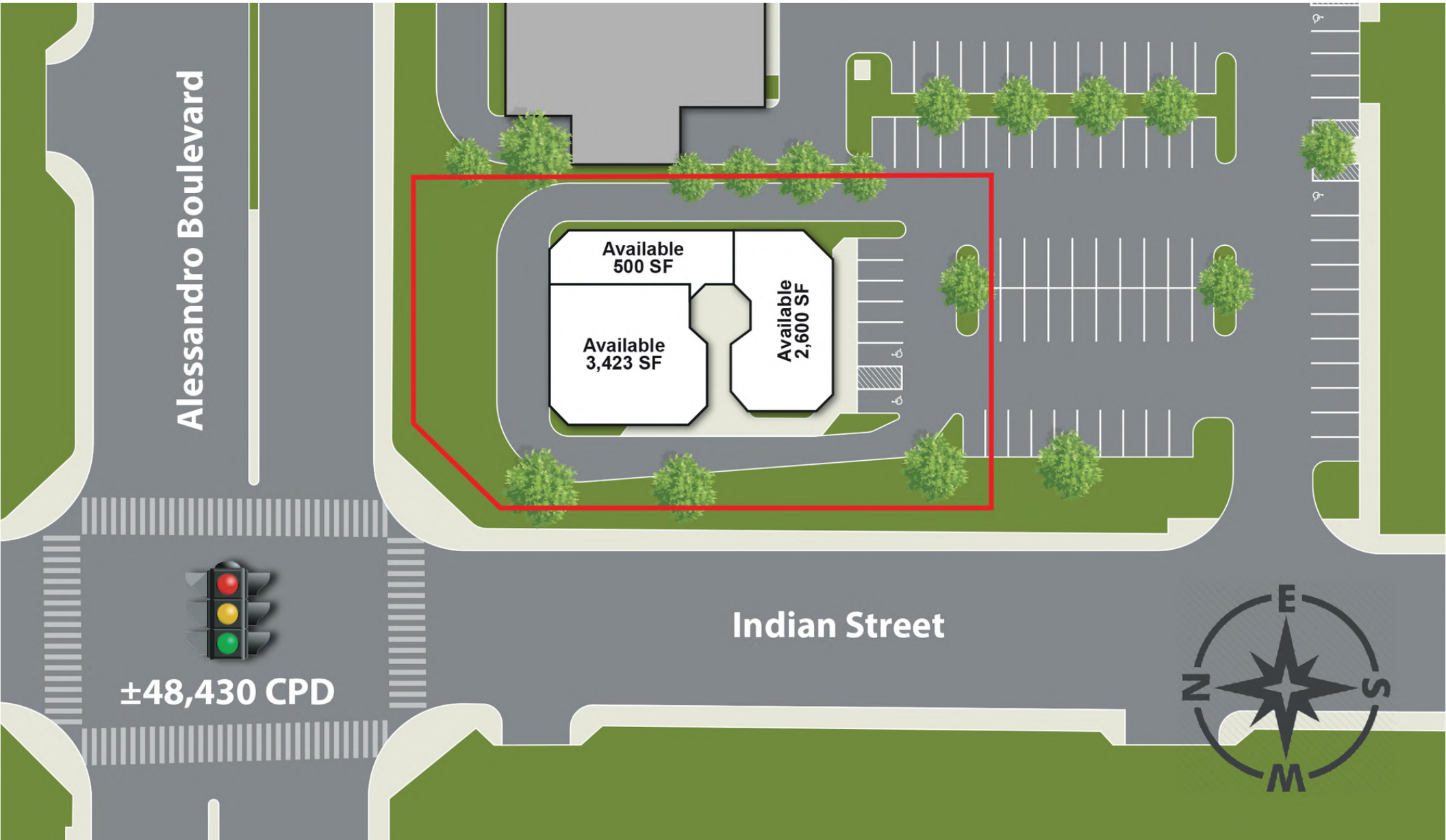
COLLATERAL: 90% financing generally does not require additional collateral.

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

FOR MORE INFORMATION, PLEASE CONTACT:

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SITE PLAN



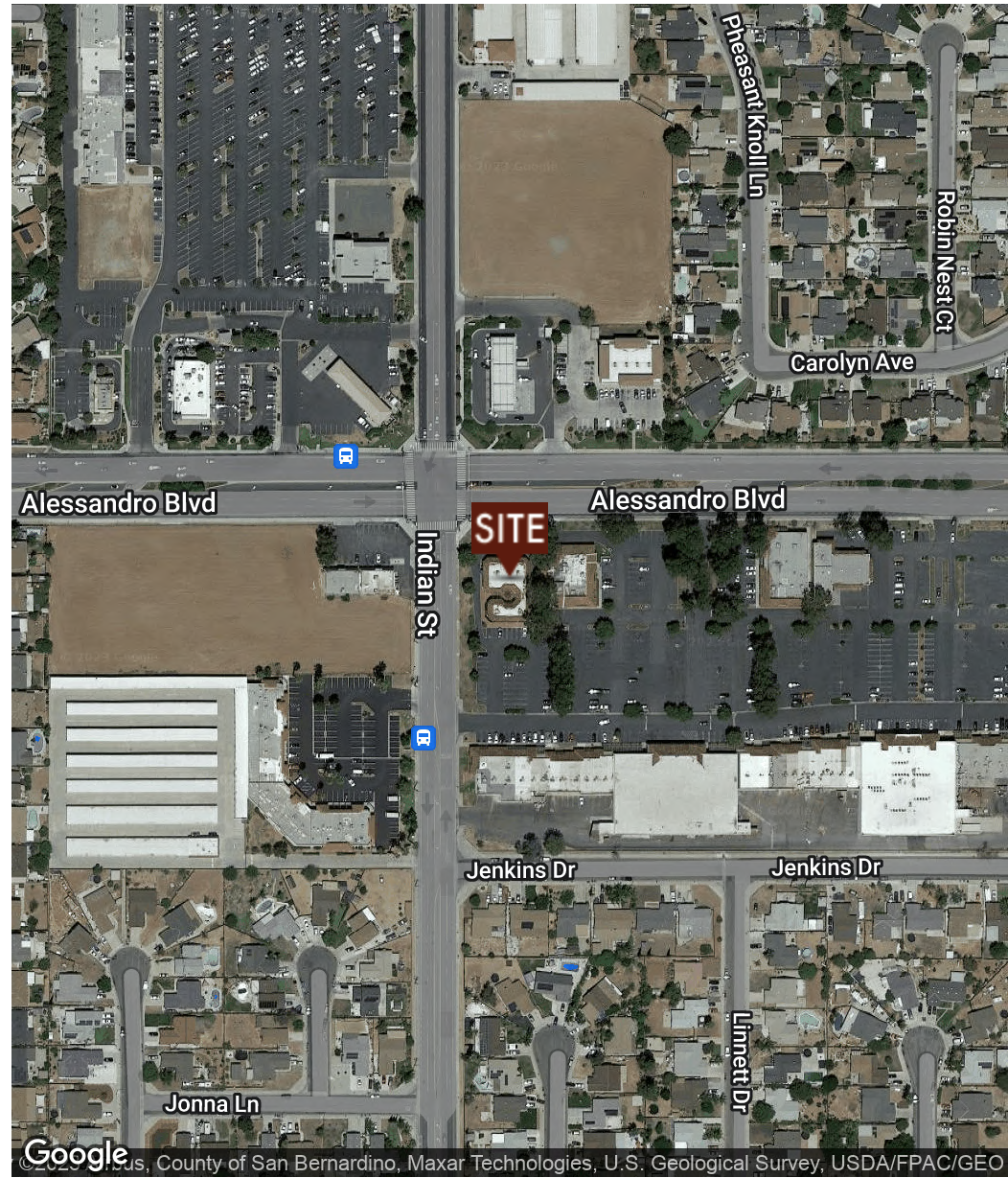
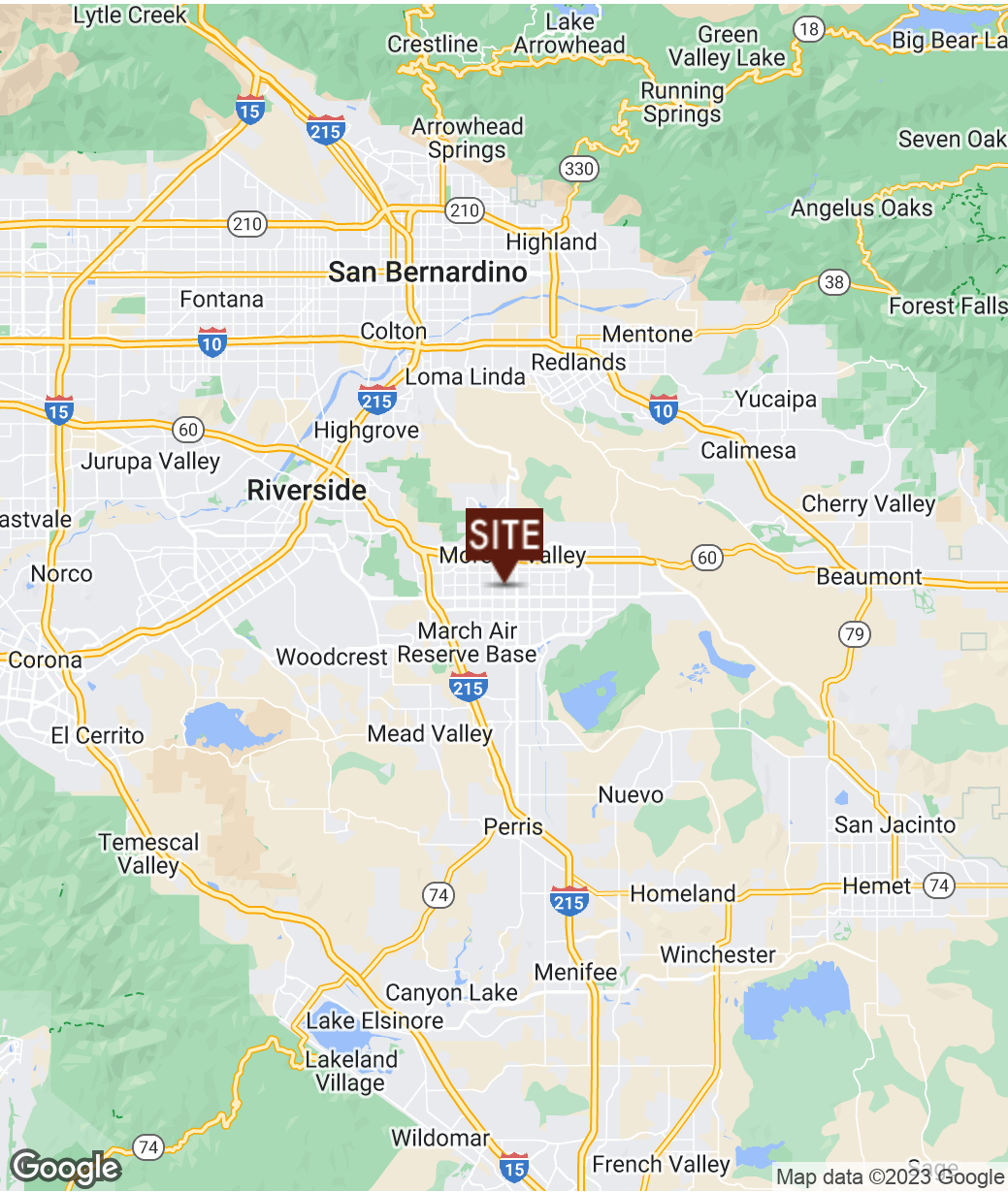
INTERIOR PHOTOS



RETAILER MAP



LOCATION MAPS



TRADE AREA INFORMATION



DEMOGRAPHICS

	1 mi	2 mi	3 mi
<u>POPULATION</u>			
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
<u>INCOME</u>			
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
<u>BUSINESS SUMMARY</u>			
2023 Total Businesses	454	1,763	3,139
2023 Total Employees	2,423	11,992	25,478