

## 251 Vinewood St | Escondido, CA 92029



<b>Description</b>	An 8,446 SF multi tenant, brick industrial building. 4 leases are month to month and two (1,349 SF each) which roll 3/31/23 and 10/31/24 respectively
<b>Approximate 2022 NOI</b>	\$70,151.22
<b>Market Lease Rate</b>	\$1.40 NNN
<b>Proforma NOI (mark to market)</b>	\$141,892.80
<b>Investment Sale Price</b>	\$2,579,869.09 (\$305 based on a 5.5% cap rate on proforma rent)
<b>Owner/User Sale Price</b>	\$2,702,720 (\$315 PSF)