

255 Industrial Ave | San Marcos, CA 92078



Description	A 13,423 multi tenant, metal industrial building on 32,000 SF of Land. All leases are on a gross basis. All leases are month to month or roll between 2022-10/31/2024.
Approximate 2022 NOI	\$104,376.73
Market Lease Rate	\$1.40 NNN
Proforma NOI (mark to market)	\$225,506.40
Investment Sale Price	\$4,100,116.36 (\$305 based on a 5.5% Cap on proforma Rent)
Owner/User Sale Price	\$4,161,130 (\$310 PSF – slightly lower than the avg price in the portfolio because it's a metal building with 2nd floor office)