

## 341 Enterprise St | San Marcos, CA 92078



<b>Description</b>	A 9,980 SF single-tenant, concrete tilt, industrial building on 40,946 SF of land. Current Lease runs until 12/31/2026.
<b>Approximate 2022 NOI</b>	\$84,185.94
<b>Market Lease Rate</b>	\$1.50 NNN
<b>Proforma NOI (mark to market)</b>	\$179,640.00
<b>Investment Sale Price</b>	\$3,266,181.82 (\$327 based on a 5.5% Cap on proforma rent)
<b>Owner/User Sale Price</b>	\$3,493,000 (\$350 PSF)