

342 E Barham Dr | San Marcos, CA 92078



Description	A 14,000 SF multi-tenant, metal industrial building on 31,799 SF of land. All leases are month to month or roll between 2022-11/30/2024.
Approximate 2022 NOI	\$143,215.45
Market Lease Rate	\$1.40 NNN
Proforma NOI (mark to market)	\$235,200.00
Investment Sale Price	\$4,276,363.64 (\$305 based on a 5.5% cap rate on proforma rent)
Owner/User Sale Price	\$4,340,000 (\$310 PSF- slightly higher than industrial as there's no 2nd story)