

920 Rancheros Dr | San Marcos, CA 92078



Description	An 18,200 SF multi-tenant, concrete tilt industrial building on 47,916 SF of land – 4 leases are month to month, one (7,000 SF) expires 10/31/24.
Approximate 2022 NOI	\$129,213.41
Market Lease Rate	\$1.40 NNN
Proforma NOI (mark to market)	\$305,760.00
Investment Sale Price	\$5,559,272.73 (\$305 based on a 5.5% cap rate on proforma rent)
Owner/User Sale Price	\$5,733,000 (\$315 PSF)