

935 Bailey Ct | San Marcos, CA 92069



Description	A 12,500 SF multi-tenant, concrete tilt, industrial building on 30,492 SF of land – 7 leases roll in 2023 and one (1,750 SF) expires on 3/31/24.
Approximate 2022 NOI	\$125,517.02
Market Lease Rate	\$1.40 NNN
Proforma NOI (mark to market)	\$210,000.00
Investment Sale Price	\$3,818,181.82 (\$305 based on a 5.5% cap rate on proforma rent)
Owner/User Sale Price	\$3,973,500 (\$315 PSF)