

FOR SALE

ABSOLUTE NNN 10 YEAR LEASE

68734 - 68748 Perez Rd, Cathedral City, CA 92234



310.839.3333



Buildings : Approx. 9,250 SF
 : + 5,400 SF
Total Building Area : 14,650 SF
Lot Size : 24,028 SF
Sale Price : \$6,855,000
Cap Rate : 9.25

- Absolute NNN Leased Investment with no landlord responsibilities whatsoever
- 10.5 Year lease remaining with annual 3% rent increases - lease expires 1/31/2032
- City and state licensed marijuana cultivation center
- Highly specialized improvements for cultivation with tons and tons of air-conditioning and other technological accoutrements for that industry.
- Tenant invested two million dollars into upgrading the building for their intended use.
- Opportunity Zone Benefits
(Likely will limit capital gains on future re-sale.)

CONTACT:

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LANCELOT

Commercial Industrial Brokerage

1539 Sawtelle Blvd. Suite 18, Los Angeles, CA 90025

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RENT INCREASES	68734 PEREZ	68748 PEREZ	TOTAL MONTHLY INCOME
August 1, 2021	\$ 33,652	\$ 19,177	\$ 52,829
August 1, 2022	\$ 34,661	\$ 19,753	\$ 54,414
August 1, 2023	\$ 35,701	\$ 20,345	\$ 56,046
August 1, 2024	\$ 36,772	\$ 20,956	\$ 57,728
August 1, 2025	\$ 37,875	\$ 21,584	\$ 59,460
August 1, 2026	\$ 39,012	\$ 22,232	\$ 61,243
August 1, 2027	\$ 40,182	\$ 22,899	\$ 63,081
August 1, 2028	\$ 41,387	\$ 23,586	\$ 64,973
August 1, 2029	\$ 42,629	\$ 24,293	\$ 66,922
August 1, 2030	\$ 43,908	\$ 25,022	\$ 68,930
August 1, 2030	\$ 45,225	\$ 25,773	\$ 70,998
August 1, 2031	\$ 46,582	\$ 26,546	\$ 73,128

January 31, 2032 both leases terminate

One option to extend lease 3 years at 3% annual increases

There are no lease termination rights

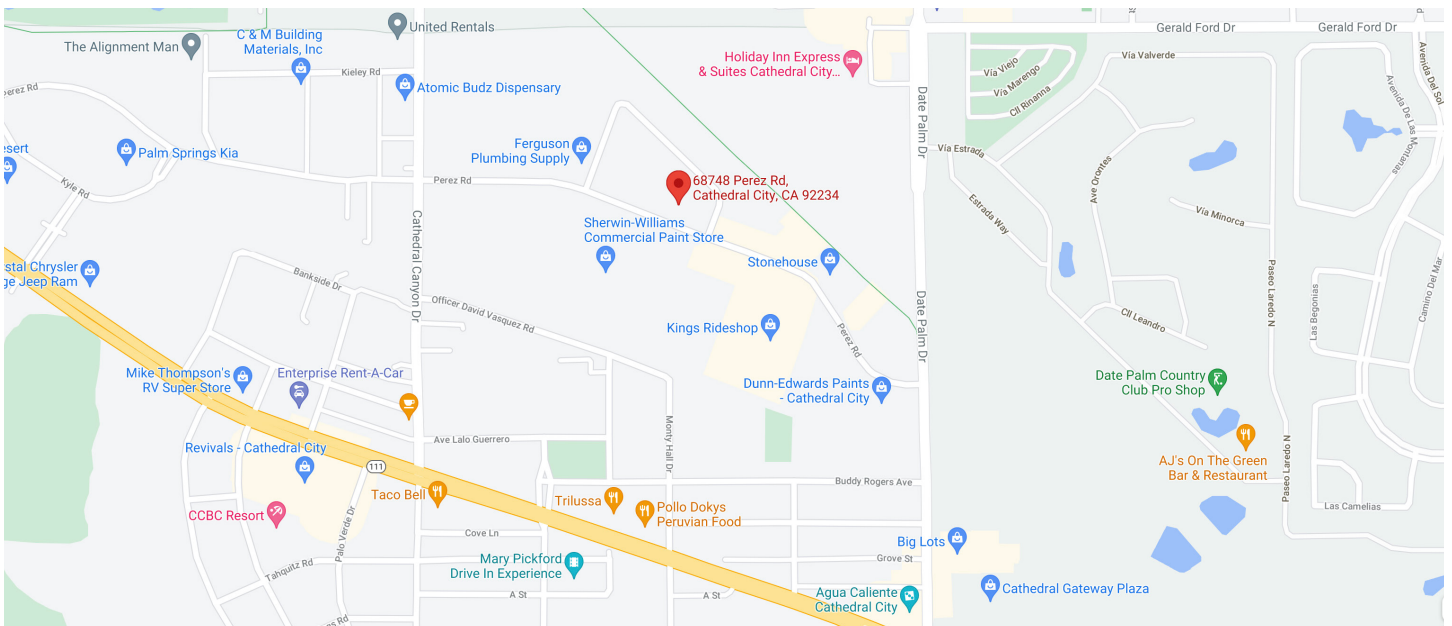
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