

SEDONA MEDICAL PLAZA

81800 & 81812 DOCTOR CARREON BLVD
INDIO, CA



FOR SALE | \$6,511,555


Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE

DesertPacificProperties.com



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03 INVESTMENT OVERVIEW

81800 & 81812 DOCTOR CARREON, INDIO, CA

PROPERTY OVERVIEW

Address:	81800 DR CARREON	81812 DR CARREON
Rentable SF:	8,085	12,563
Parcel Size:	0.7 AC	1.16 AC
APN:	616-120-008	616-120-050
Year Built:	2006	2003

Project Building Size: 20,648 SF

Parking: 4.74/1000(98)

Project Parcel Size: 1.86 AC

Project Occupancy: 83.5%

PPSF: \$315.36

Project Price: \$6,511,555

Cap Rate: 6.3%

Suite F and Suite E both occupied by Tenet Healthcare/ JFK Hospital contain a "Hospital Based" surgery center which has a much higher level of TI's and regulatory approvals and therefore valued much higher than a traditional ambulatory surgery center (aka- an "out-patient ASC"). Hospital Based surgical operating space can cost \$600-\$800 per sq foot for tenant improvements. In 2015, Tenet invested approximately \$400,000 into a hospital grade HVAC system for their space (no cost to landlord).

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04 PROPERTY FINANCIALS

81800 DOCTOR CARREON, INDIO, CA

81800 DOCTOR CARREON

SUITE	SIZE	TENANT	LEASE END	RENT	PSF	CAM	TOTAL	TOTAL ANNUAL ESC.	OPT.
Suite A:	1,450	Healing Hands	7/25	\$2,175	\$1.50	\$797.50	\$2,972.50	3%	2-5 YR
Suite B:	2,054	San Diego Spine	1/21	\$3,534	\$1.72	\$1,022.79	\$4,556.79	NO	1- 3 Yr
Suite D:	1,158	Irvar Services	12/24	\$2,026.50	\$1.75	\$573.81	\$2,600.31	3%	
Suite C & F:	3,423	Halo Imaging	2/25	\$6,333.11	\$1.85	\$1,709.26	\$8,042.37	2.5%	
TOTAL:	8,085			\$14,608		\$4,103.36	\$18,171.97		
Occupied:	8,085 SF	100%							
Vacant:	0	0%							
81800 Total:	8,085 SF	100%							
*Electric Room: 153 SF									
				Gross Income: \$15,265.38					

	MONTHLY	YEARLY	PSF	NOTES
Rental Income:	\$14,068.61	\$168,817	\$20.88	IN-PLACE
CAM Reimbursements:	\$4,103.36	\$49,240.32	\$26.97	
Total Income:	\$18,171.47	\$218,057.64	\$26.97	

EXPENSES

	MONTHLY	YEARLY	PSF
Property Taxes	\$2,200	\$26,399	\$3.27
Property Insurance	\$450	\$5,400	\$0.66
Landscape	\$597	\$7,164	\$0.88
Secuirty Monitoring	\$186	\$2,232	\$0.27
Repairs and Maintenance	\$423	\$5,078	\$0.63
Trash	\$150	\$1,800	\$0.22
Utilities	\$364	\$4,368	\$0.54
Property Management (4%)	\$729	\$8,753	\$1.08
Misc. Expenses	\$137	\$1,644	\$0.20
TOTAL EXPENSES:	\$5,236	\$62,832	\$7.75
NET INCOME:	\$12,935	\$155,226	

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PROPERTY FINANCIALS

81812 DOCTOR CARREON, INDIO, CA

81812 DOCTOR CARREON

SUITE	SIZE	TENANT	LEASE END	PSF	RENT	CAM	TOTAL	ANNUAL ESC.	OPT
81812 Suite A:	1,524	Vacant							
81812 Suite B:	1,913	Vacant							
81812 Suite C:	1,000	Sonotec Medical Imaging	9/23	\$1.50	\$1,500	\$550	\$2,050	3%	2- 3YR
81812 Suite D:	2,176	Desert Clinic	9/22	\$1.48	\$3,218.10	\$785.74	\$4,003.84		
81812 Suite E:	1,029	JFK Hospital	8/22	\$3.21	\$3,306.28	\$519	\$3,825.78		
81812 Suite F:	4,921	Sedona Surgery Center	8/22	\$3.21	\$15,814	\$2,531	\$18,345		
TOTAL:					\$24,567.96	\$4,385.74	\$28,953.70		
Occupied:	9,126 SF	73%							
Vacant:	3,437 SF	27%							
81812 Total:	12,563 SF								

	MONTHLY	YEARLY	PSF	NOTES
Rental Income:	\$23,834	\$286,068	\$22.77	IN-PLACE
CAM Reimbursements:	\$4,385.74	\$52,629	\$4.19	
Total Income:	\$28,224	\$338,697	\$26.96	

EXPENSES

Property Taxes	\$3,422.81	\$41,073.72	\$3.27	Property taxes @ 1.25%
Property Insurance	\$500	\$6,000	\$0.47	
Landscape	\$597	\$7,164	\$0.57	
Security Monitoring	\$125	\$1,500	\$0.12	
Repairs and Maintenance	\$100	\$1,200	\$0.10	
Trash	\$473	\$5,676	\$0.45	
Utilities	\$244	\$2,928	\$0.23	
Janitorial Services:	\$175	\$2,100	\$0.17	
Property Management(4%)	\$1,129	\$13,547	\$1.07	
Misc. Expenses	\$209	\$2,506	\$0.20	
TOTAL EXPENSES:	\$6,915	\$83,695	\$6.65	
NET INCOME	\$21,249	\$255,002		

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PROPERTY FINANCIALS

81800 & 81812 DOCTOR CARREON, INDIO, CA

COMBINED ASSET

TOTAL SQUARE FEET: 20,648
OCCUPANCY: 83.5%
PRICE: \$6,511,555

<u>CURRENT</u>	<u>Monthly</u>	<u>Yearly</u>	<u>PSF</u>
IN PLACE RENTAL INCOME:	\$37,907	\$454,885	\$22.03
CAM REIMBURSEMENTS:	\$8,489	\$101,869	\$4.93

TOTAL INCOME:	\$46,396	\$556,754	\$26.96
TOTAL EXPENSES:	\$12,151	\$145,812	\$7.06

NOI:	\$34,245	\$410,942	\$19.13
CAP RATE:	6.3%		

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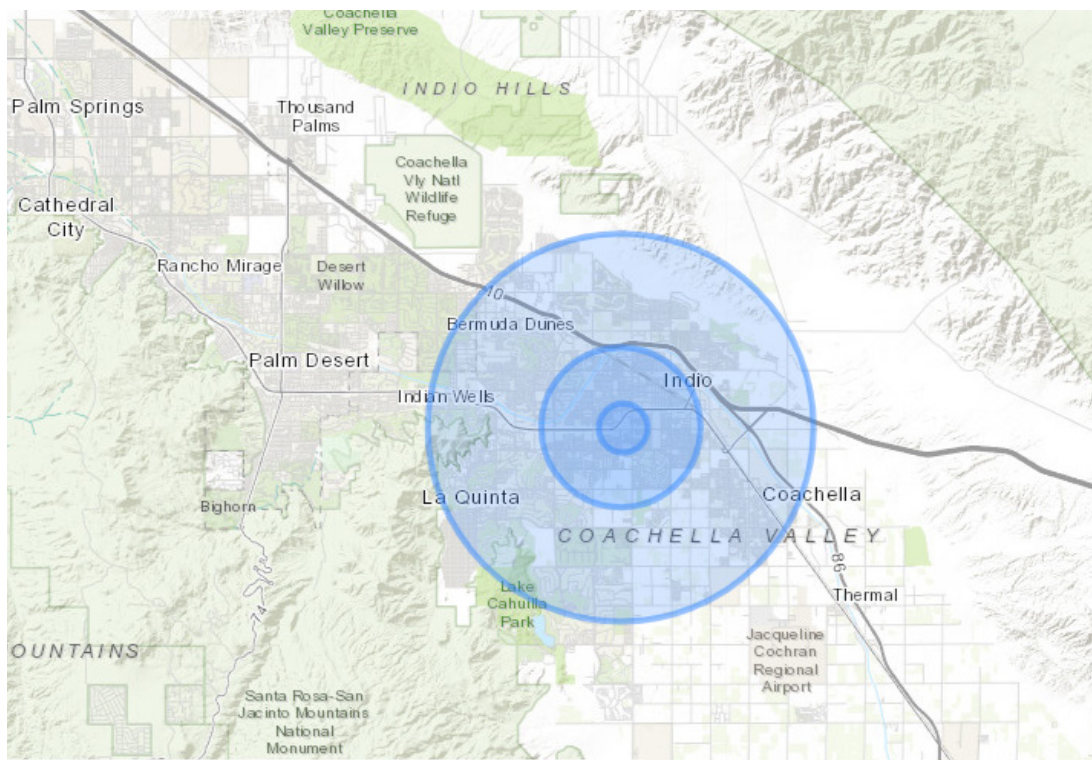

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07 DEMOGRAPHICS

81800 & 81812 DOCTOR CARREON, INDIO, CA

INDIO, CA

	1 MILE	3 MILE	5 MILE
Total Population	23,526	101,655	186,457
Average Age	34	36	37
Total Households	6,898	30,225	58,107
Average # of people per household	3	3	3
Average HH Income	\$41,884	\$53,051	\$57,869



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08 AREA OVERVIEW

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This prominent medical space in Indio California is situated in a prime location across from JFK Hospital and Kaiser Permanente. This location is the dominant medical hub serving the East Coachella Valley between La Quinta and Coachella. Excellent signage and exposure on Dr. Carreon Blvd.

- Indio is the fastest growing city in the Coachella Valley. Indio is also the largest in area and has a population of 90,000.
- Indio is known as “The City of Festivals” home to the world renowned Coachella Music Festival & Stagecoach Country Music Festival attracting almost 1 Million visitors each year
- The City of Indio’s diverse population hosts a wide variety of entertainment and attractions for all ages
- Indio is currently introducing a number of new developments including a newly renovated downtown, the Indio Grand Marketplace, & the Indio Gateway Corridor
- Ranked in the Top 20 Best Cities for Young Families in California
- Indio is a business friendly city

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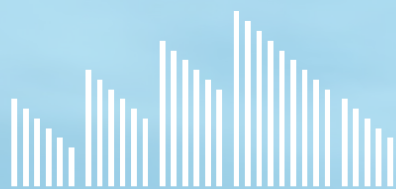


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SEDONA MEDICAL PLAZA

Sedona Surgical Center, Inc.

31-312



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