

FOR SALE - 6.15% Cap - 4.5 Year NNN Lease - Credit Tenant

RSPaul Company, Inc.

1154 E Grand Ave. Arroyo Grande, CA 93420



Key Property Features:

- Cap rate: 6.15%
- 4.5 Year NNN lease with annual rent increase
- Adventist Health - \$6 Billion Total Revenue
- Total building renovation - 2018
- Building Size: 4,443 sq.ft.
- Profitable and secure investment opportunity

\$2,350,000

RSPaul Company Lic. #01979685
805 - 544 - 2400 | info@RSPaulcompany.com | www.rspaulcompany.com

Floor Plan

A. Reception



B. Exam Room

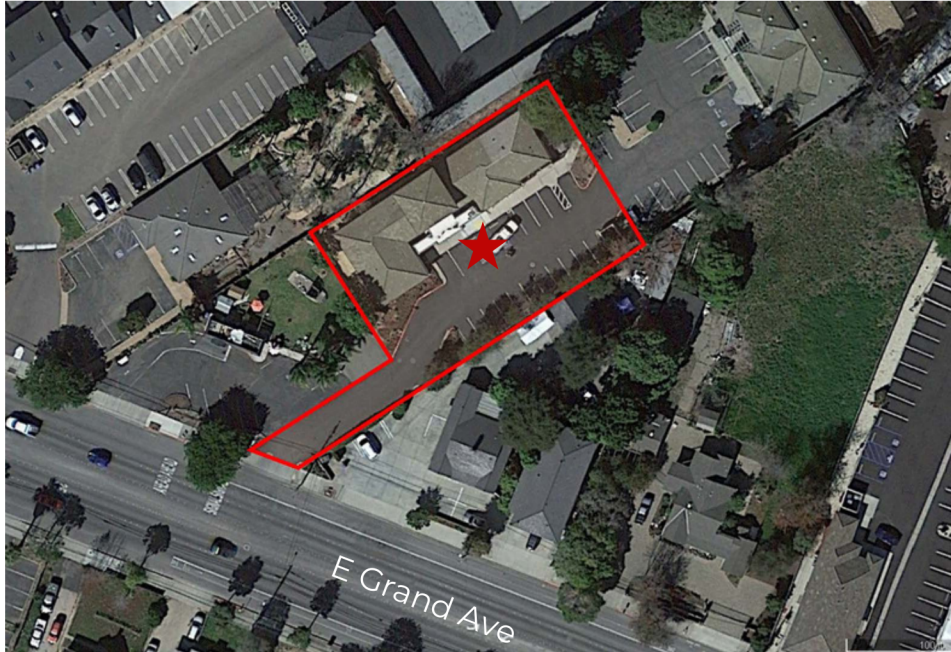


C. Nurse Station



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Location Guide



Location Features:

- 20 on-site parking spaces
- Easy access to/from US 101 Freeway
- 3 min. (0.8 mi) to nearest hospital
- Average household income: \$105,639



RSP RSPaul Company, Inc.

Property Gallery



RSP RSPaul Company, Inc.

Financial Analysis

Rent Roll

| Tenant | Lease Term | Sq.Ft | Monthly Rent | Monthly CAM | Comments |
|-----------------------|-------------------------|-------|--------------|-------------|---|
| Tenet Health C. Coast | 11/01/2018 - 11/30/2028 | 4,443 | \$ 12,251.00 | \$ 3,537 | Annual CPI 2% min - 5% max; 3 - 5 year options; 1st and 3rd option at Mrkt Rent |

2024 Property Expense Estimates

| | | | |
|-----------------------|-------------|----|---------------|
| Admin | 0.20 | \$ | 900 |
| Alarm Monitoring | 0.24 | \$ | 1,080 |
| Electrical/Water | 0.20 | \$ | 890 |
| Water | 0.61 | \$ | 2,731 |
| Trash Collection | 0.65 | \$ | 2,900 |
| Repairs/Maintenance | 1.06 | \$ | 4,700 |
| HVAC Maintenance | 0.11 | \$ | 480 |
| Landscaping | 1.08 | \$ | 4,800 |
| Insurance | 0.31 | \$ | 1,387 |
| Property Taxes | 3.13 | \$ | 13,924 |
| Management - 6% | 1.95 | \$ | 8,651 |
| Total Annual Expenses | | \$ | <u>42,383</u> |
| Monthly Expense | <u>0.80</u> | \$ | <u>3,537.</u> |

Net Operating Income:

\$ 144,644



Listing Price

\$ 2,350,000

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Visit our website for more information - www.RSPaulcompany.com