

Attractive Shopping Center

**68300 Ramon Road
Cathedral City, CA 92234**



\$ 2,999,000

**High Visibility on Prestigious Road in Attractive City
After 22 Years, For The First Time For Sale
Triple Net Leases**

Presented By: Janti Shabani
Keller Williams Realty Westside
Mobile: (310) 490-0902
Office: (310) 482-2550
Jshabani26@sbcglobal.net

Investment Information

Property Price: \$2,999,000

Actual Cap: 8.26

Properties were built in 1982.

68300 Ramon has 11 units, each one 1,050 sq. ft.; $11 \times 1050 = 11,550$ sq. ft. for the property. Contains four parcels - approximate lot size 33,133 sq ft. Approximately 37 parking spaces. The roof is 2-3 years old and has a 5-year transferable warranty.



Financial Summary of Bride of Ramon Actual Rent Roll 2009

Unit	TENANT	RENT	INCREASES	OPTIONS	COMMENCE	EXPIRES
1-2	Carniceria Rancho Grande	4,388	4% 6/1	2-5 YRS.	6-1-08	05-31-14
3-4-5-6-7	Carniceria Rancho Grande	7,925	3% 6/1	2-5 YRS.	09-01-88	05-31-14
8	Pager Express	1,781	5% 10/1	NONE	10-01-01	09-30-11
9-10	Carniceria Rancho Grande	3,644	4% 6/1	2-5 YRS.	09-01-88	05-31-14
11	Sol Del Desierto Travel	1,748	6% 3/1	NONE	02-01-97	02-28-10
	Glacier Water Vending Machine	900+ Avg				
	TOTAL	20,386				

20,386x12 * = 244,416 Net Income

Map of the Bride of Ramon

The information listed above has been obtained from sources we believe to be reliable; however we accept no responsibility for its correctness.



Bride of Ramon 2009 Expenses

Taxes	\$11,618
Insurance	\$3,549
Management	\$2,400
Water	\$3,851
Electric	\$421
Gardening	\$1,200
Trash	\$2,564
Maintenance & Repair	\$451
TOTALS	\$26,054

The information listed above has been obtained from sources we believe to be reliable; however we accept no responsibility for its correctness.