

COMMERCIAL AREA: (1105) Cathedral City North
RETAIL

MAP: [787/D2](#) **APN:**

LOT SF: 16552 **#FLRS TOT:** 0 **#FLRS AVAIL:** 1 **FLR SF:** 16552 **RE TAXES:** 0
TOT SF: 6600 **MIN SF:** 0 **OFF SF:** 0 **RET SF:** 6600 **ADD PARCEL#:**
% OCCUP: 00 **LR MTH:** 0 **LR SF:** 1.86 **LR FSG Y/N:** No **LR NET:** Yes
YEAR BUILT: 1982 **LR MDG Y/N:** No **POSS:** COE **INSUR EXP:** 1997 **CAM FEES:** \$ 11880
LEASE TERM: always **RNT ADJ:** 00 **3PRTY RIGHTS:** Yes **\$/SF:** 1.86 **USABLE Y/N:** Yes
RENTABLE Y/N: Yes **LOAD %:** 0 **GR RNT MULT:** 00 **TRIPLE NETS:** 122832 **INSURANCE:** Tenant
UTILITIES: Tenant **JANITOR:** Tenant **AIR COND:** Tenant **#SPACES:** 0 **COST PER SPACE:** 00
SPRK Y/N: Yes **TI ALLOW:** no **CONST:** Stucco **ZON:** CPS
BLDG NAME: Ramon Diamond **#ELEVS:** 0 **PUBREC USE:** COMMERCIAL ACREAGE, COMM ACREAGE
PREV USE: Nothing **ANN GR INC:** 0 **ACT/PRO:** Actual **VAC RESRV:** 0
USABLE Y/N: Yes **NET OP INC:** 122832 **CAP RATE:** 9.80 **ANN DEBT:** 0 **PRETAX INC:** 00
IMP % TAX: **REPMINT EXP:** 267 **LNDSCP EXP:** 2160 **UTILS EXP:** 1200 **MGMNT EXP:** 2400
OTHER EXP: **#PRKING SPC:** 16 **SALE/LEASE:** Sale

DIRECTIONS: Next to the Palm Springs.

REMARKS: A beautiful Shopping Center with the very good Tenants from 1996 and after ,High Visibility on Prestigious Road in Attractive City.After 25 years for sale.Triple Net Leases.Please send your offer up to the 16 of March, This Attractive Shopping Center has 6 Unites, Each one 1,100 Sq. ft. 6, 600 Sq. ft. Property and Approximately 16 parking Space, and approximate lot size 16,552 Sq.ft. and the roof is in a good shape .

LP: \$1,260,000 **DOM:** 88 **LD:** 01/22/2010 **SP:** **SSP:** **BLOG Y/N:** Yes
OLP: \$1,260,000 **CD:** **SD:** **WD:** **AVM Y/N:** Yes