



THE BANK



Single-Tenant Retail | 9.72% Pro-Forma Cap Rate | \$5,500,000
296 S. Palm Canyon Dr. Palm Springs, CA 92262



Property can be delivered vacant



Tenancy is currently month to month



Attractive Seller financing option of 75% LTV at 5% interest only



Attractive cost per square foot



\$2M + in capital improvements & tasteful renovations



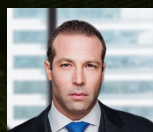
Trophy property consisting of 16,200± SF of stunning class A retail space



44 dedicated parking spaces & potential to acquire additional parking



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Retail

SUMMARY	CURRENT	MARKET
Purchase Price:	\$5,500,000	
Down Payment: 25%	\$1,375,000	
Current CAP:	5.45%	9.72%
Year Built:	1973 Renovated 2020	
Approx. Building SF:	16,200	
Cost per Building SF:	\$339.51	
Approx. Lot SF:	20,038	
Zoning:	C1	
Garage Parking Spaces	44	

PROPOSED FINANCING

Loan:	\$4,125,000
Rate:	5.00%
Interest Only:	
Term (Yrs.):	3

The above rates and terms are based upon Seller Financing currently being offered to qualified Buyers and is subject to Seller approval

ANNUAL OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income:	\$300,000	\$534,600
Less Vacancy Reserve:	*	*
Gross Operating Income:	\$300,000	\$534,600
Less Expenses:	*	*
Net Operating Income:	\$300,000	\$534,600
Less Debt Service:	(\$206,250)	(\$206,250)
Pre-Tax Cash Flow:	\$93,750 6.82% **	\$328,350 23.88% **
**		

* As a percentage of Scheduled Gross Income. ** As a percentage of Down Payment.

HIGHLIGHTS

Property

- * Can Be Delivered Vacant at The Close of Escrow
- * Attractive Seller Financing 25% Down | 5.0% I.O.
- * Pro-Forma Cap Rate of 9.72%
- * 37 Reserved Parking Space | 7 Common Spaces
- * Competitive Cost Per SF

Location

- * Located on the most desirable retail st.
- * Situated on a highly trafficked hard corner
- * Steps from dining, shopping & entertainment

SCHEDULED INCOME			CURRENT		MARKET	
No. of Units	Tenancy	Approx. Sq.Ft.	Month Rent P/SF	Monthly Income	Month Rent P/SF	Monthly Income
1	Single	16,200	\$1.54	\$25,000	\$2.75	\$44,550
Tenant currently paying \$12,500 p/mo.						
Monthly Scheduled Rent:				\$25,000		\$44,550
Monthly SGI:				\$25,000		\$44,550
Annual SGI:				\$300,000		\$534,600
Utilities Paid by Tenant:			Electricity & Gas			

ESTIMATED ANNUAL EXPENSES

Total Expenses:
Per Gross Sq. Ft.:

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