

SINGLE TENANT LEASED INVESTMENT FOR SALE

529 S. State College Blvd., Fullerton

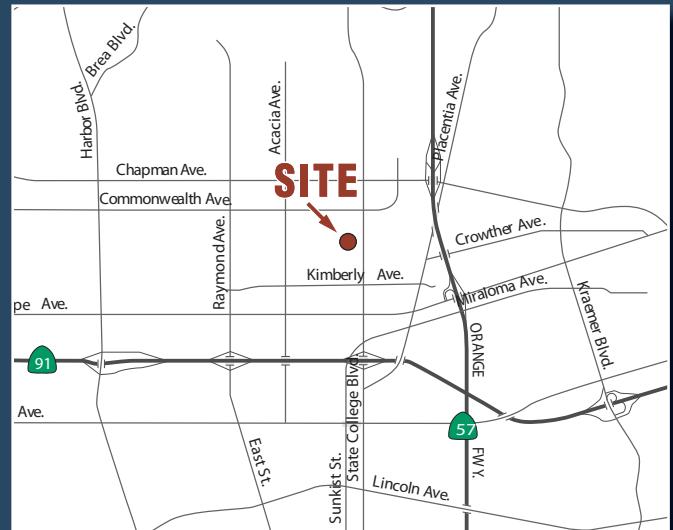


PROPERTY HIGHLIGHTS

- ±13,800 Sq. Ft. Industrial Property
- High Image Business Park Environment
- Major Street Frontage
- Two (2) Dock High Doors
- One (1) Ground Level Door
- 18' Warehouse Clearance
- Fire Sprinklers

INVESTMENT HIGHLIGHTS

- Long Term Lease in Place (11/30/2017 Expiration)
- Financially Strong Tenant (Glenair, Inc)
- Tenant is privately held and has been in business since 1956 (www.glenair.com)
- Tenant owns and occupies multiple adjacent facilities



Voit

REAL ESTATE SERVICES

Mike Vernick, CCIM, SIOR
Vice President
714.935.2354
MVernick@voitco.com
Lic. #01420885

Michael A. Hefner, SIOR
Executive Vice President
714.935.2331
MHefner@voitco.com
Lic. #00857352

SINGLE TENANT LEASED INVESTMENT FOR SALE

529 S. State College Blvd., Fullerton

INVESTMENT SALE ANALYSIS

Sale Price	\$1,600,000 (\$115.94 psf)
Year 1 Net Operating Income	\$80,545.00 (Assuming a January 1, 2013 close date)
Year 2 Net Operating Income	\$83,813.00
Year 1 Cap Rate	5.03%

TENANT INFORMATION

Tenant	Glenair, Inc. (www.glenair.com)
Building Use	Manufacturing and assembly of electronic parts
Building Square Feet	13,800 Sq. Ft.
Tenant Improvements	Tenant will install HVAC throughout the warehouse and reconstruct all offices at Tenant's sole cost.
Base Rent	\$0.65 Gross PSF
Annual Rent Increases	3% annual increases
Original Lease Term	5 years and 4 months
Renewal Option	One (1) five (5) year option to renew lease with rents at fair market rent
Estimated Operating Expenses	\$2,370.00 monthly (\$0.17 psf)
Security Deposit	\$15,000.00
Lease Form	AIR Standard Single Tenant Lease-Gross



Mike Vernick, CCIM, SIOR
Vice President
714.935.2354
[MVerneck@voitco.com](mailto:MVernick@voitco.com)
Lic. #01420885

Michael A. Hefner, SIOR
Executive Vice President
714.935.2331
MHefner@voitco.com
Lic. #00857352

Voit
REAL ESTATE SERVICES