

# SINGLE TENANT LEASED INVESTMENT FOR SALE

529 S. State College Blvd., Fullerton

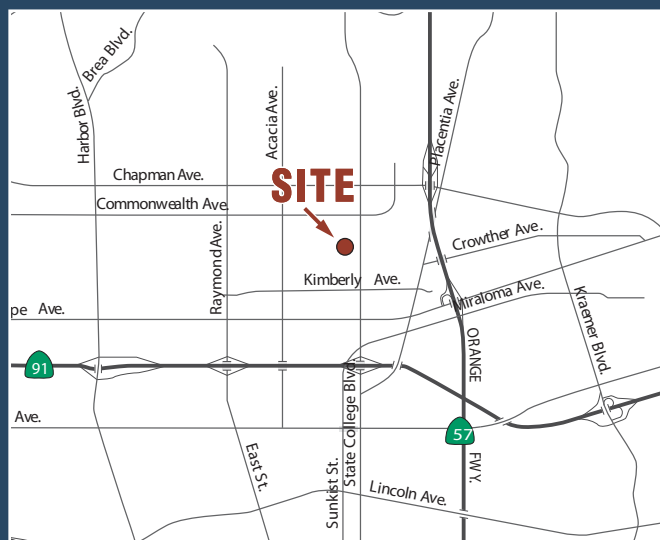


## PROPERTY HIGHLIGHTS

- ±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](http://www.glenair.com) )
- Tenant owns and occupies multiple adjacent facilities



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# 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



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