

# Ontario Industrial

NO DEFERRED MAINTENANCE  
FULL TURNKEY USE READY

ONTARIO, CA



Marcus & Millichap  
DUONG INVESTMENT GROUP

OFFERING MEMORANDUM



# Ontario Industrial

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FULL TURNKEY USE READY

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# Investment Highlights



**Rare Single Tenant Turnkey Industrial Property**



**Attractive Price Per Square Foot of Just \$317.71 – Ideal for an Investor or Owner User**



**The Only Single Tenant Industrial Building of this Size on the Market in Ontario with No Deferred Maintenance and such Excellent Curb Appeal**

## Strong Real Estate Fundamentals

- ▶ This **Turnkey Property** Requires **No Maintenance** and Is Ready for **Immediate Occupancy**
- ▶ Nestled In a **Double Cul-De-Sac**, Offering Seclusion and with **Minimal Through Traffic**
- ▶ **Fenced Gated Yard** Allows Excellent Security
- ▶ Strategic Location in Ontario – **Immediate Accessibility to Key Roads and Highways** Facilitates Seamless Business Connectivity
- ▶ Benefiting from **Owner Occupation Since 1995**, the Property Has Been **Maintained in Pristine Condition**

## Pride Of Ownership Property in Ontario, CA

- ▶ Dense, Infill Location with **Over 1,000,000 Residents within 10 Miles**, Providing a Substantial Customer Base for Businesses
- ▶ Located in a Dense Trade Area with Other National Brands such as **PoolCorp**, **Niagra Bottling**, Flex Logistics, **Haliburton**, Staples Fulfillment Center, **Target Distribution**, UPS, Converse, NRT, DHL Express, **Fed-Ex Ship Center**, Hilti, GPA Logistics, **SRS Distribution**, Pilot Freight Services, Hasco Wholesale, Midwest Trucks, Upak, YUMA USA, Philips Lighting, **Mazda** and More
- ▶ Excellent Opportunity to Invest in a Property in a **National & Global Industrial Trade Hub**



Interior Photo





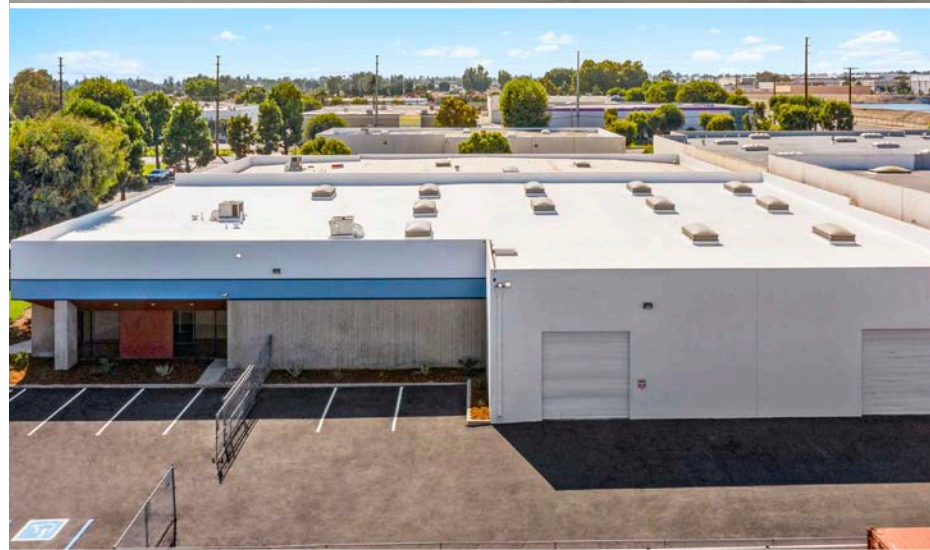
# Investment Highlights - Specs

## Building Features

- ▶ Building Size: 14,121 SF (Bonus Sq Ft - Call Broker)
- ▶ Lot Size: .62 Acres (26,920 SF)
- ▶ Clear Height: 16ft
- ▶ 2 Drive In Grade-Level Doors
- ▶ 5,200 SF Fenced Yard
- ▶ 1,047 SF Office Space
- ▶ 771 SF of Shop Offices
- ▶ 800A, 120/208V, 3PH Electrical Panel

## Recent Improvements

- ▶ 2023 - 'Five Year Sprinkler Certification' To 2028
- ▶ 2023 - New COOL Roof (Warranty To 2028)
- ▶ 2023 - New Warehouse Ceiling (Heat Restricting Foil)
- ▶ 2023 - New Paint (Interior & Exterior)
- ▶ 2023 - New Windows (All Replaced / Low E - In Glass Tint)
- ▶ 2023 - New Landscaping (New Lines & Fixtures)
- ▶ 2023 - New Slurry Seal (Four Coats)
- ▶ 2023 - New Modern LED Lights
- ▶ 2023 - New Trash Gate
- ▶ 2023 - New Chain Link
- ▶ 2023 - HVAC Service Performed
- ▶ 2023 - New Rear Entry Door & Hardware



**SUBJECT  
PROPERTY**

# Financial Analysis

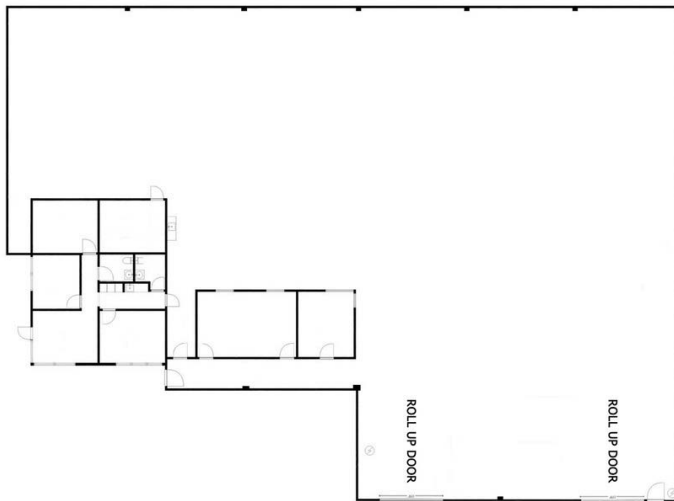
## Offering Summary

Property Name	Ontario Single Tenant Industrial
Property Address	1735 Monticello Court Ontario, CA 91761
Assessor's Parcel Number	0113-581-07-0000
Year Built	1982
Gross Leasable Area (GLA)	±14,129 Square Feet
Lot Size	±0.62 Acres (±26,920 Square Feet)

## Pricing

Price	\$4,488,888
Price Per Square Foot	\$317.71

## Building Floor Plan



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## Proposed Financing Information

Down Payment	10% / \$494,600
LTV/Loan Amount	90% / \$4,451,400
Interest Rate	6.75%
Amortization	25-Year
Term	25 Years
Program	Fixed for 25 years.

Note: Loan information is time sensitive and subject to change.  
Please contact Agent for more details.

## Effective Rent Analysis

Annual Debt Service	\$334,914
Monthly Debt Service	\$27,913
<b>Effective Rent (Mo. Mortgage/SF)</b>	<b>\$1.98 /SF NNN</b>
Principal Paydown (Year 1)	\$64,216



# Financial Analysis

## Reduce your down payment to 6.51% (or less).

### How is this achieved?

- ▶ Cost segregation is a tax-saving strategy where investors receive additional tax savings from accelerated (bonus) depreciation in year 1.
  - ▶ Instead of the standard depreciation schedule of 39 years (also called “straight line” depreciation), cost segregation depreciates certain components of the improvements, such as plumbing fixtures, electrical systems, roofing, flooring, etc. These individual components can be depreciated on a much faster timeline compared to straight line depreciation (5-15 years vs. 39 years).
  - ▶ **The End Result:** Investors benefit from increased tax savings due to accelerated depreciation, **often resulting in hundreds of thousands of dollars in tax savings** in the year the property was purchased.
- **Important Note:** The Tax Cuts and Jobs Act of 2017 included a “sunset” provision for cost segregation. Beginning in 2023, the bonus depreciation benefit is 80% of prior levels and will continue to be reduced by 20% each year until the bonus depreciation rule sunsets in 2026.
- A full cost segregation analysis of the subject property can be provided upon request. Please contact Agent for more details.

Cost Segregation Analysis	with Cost Segregation	without Cost Segregation
Down Payment	10% / \$448,888	10% / \$448,000
Year 1 Depreciation	\$521,723	\$75,145
Estimated Tax Bracket	30%	30%
<b>Estimated Tax Savings</b>	<b>\$156,616</b>	<b>\$22,543</b>
Adjusted Down Payment (Includes Tax Savings)	\$292,272	\$426,345
<b>Approximate Down Payment % (After Tax Savings)</b>	<b>6.51%</b>	<b>9.49%</b>

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# Market Overview

Aerial Photo

**COSTCO**  
BUSINESS CENTER

Ontario International Airport (ONT)



Ontario Hosts Over 650 Warehouses and Distribution Centers

ECCPP

WARREN  
PACKAGING  
Since 1999

QSC  
TRUCK PARTS



I-10 Freeway  
±270,000 Cars Per Day



**SUBJECT  
PROPERTY**

SUPERIOR  
POOL PRODUCTS LLC

BISMOTO

De Soto  
Sales Inc.  
Wholesale  
Floor Covering Supplies

CINTAS

L.A. Girl

LOWE'S

FAST 5  
XPORESS  
CARGO 1000-24



KAISER PERMANENTE

CALIFORNIA  
60

niagara

SHILPARK PAINT

ACCO

7  
ELEVEN

IHOP  
RESTAURANT



Demographics - 5-Mile Radius  
Population: ±315,804  
Households: ±89,764  
Avg. HH Income: \$94,847



60 Freeway  
±222,000 Cars Per Day



# Market Overview

Aerial Photo



60 Freeway  
±222,000 Cars Per Day



SHERFAB

DANCO

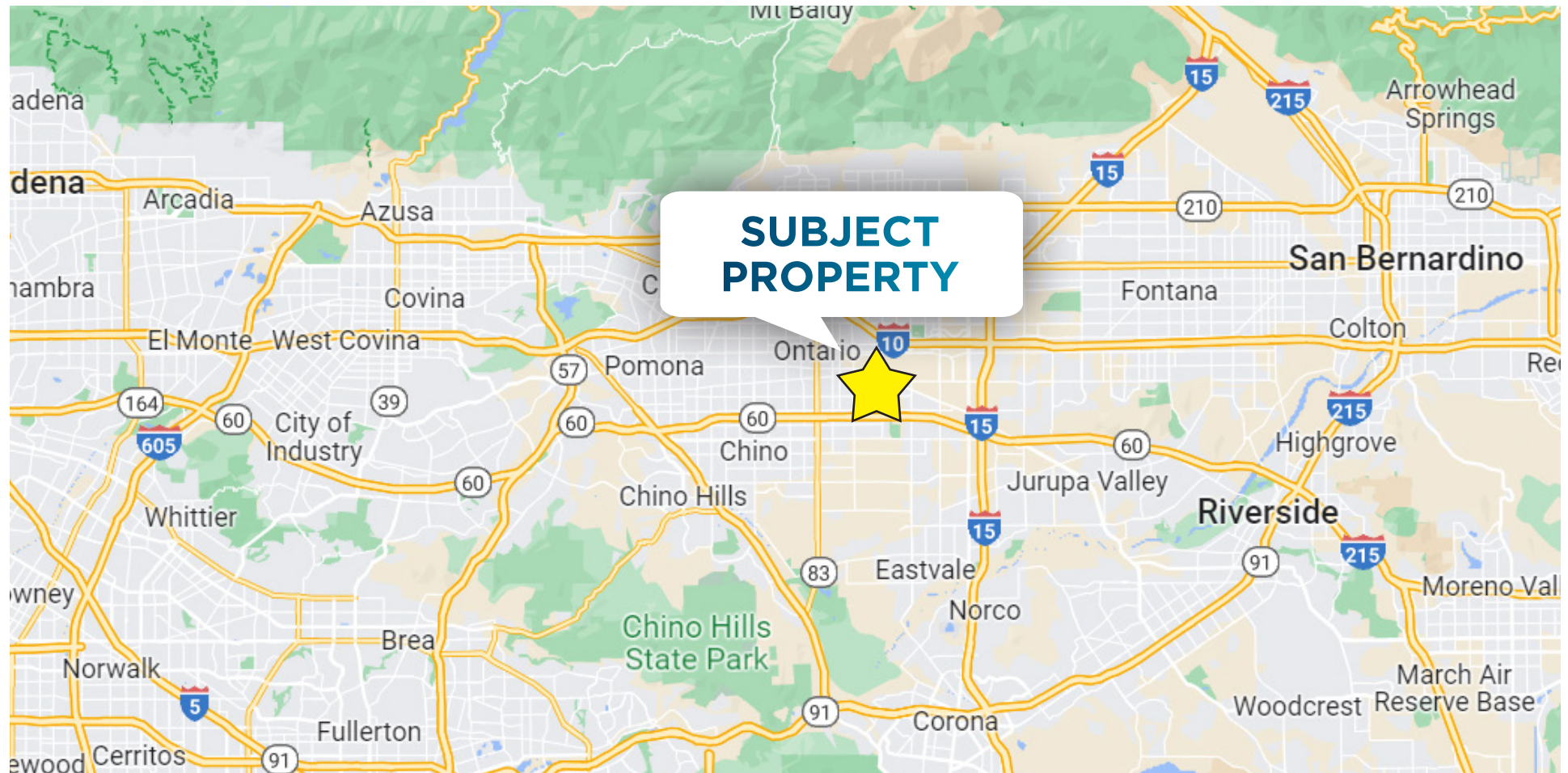
SUBJECT  
PROPERTY





# Market Overview

## Regional Map



**±222,000 CARS**

PER DAY ON THE 60  
FREEWAY



**±1 MILE**

FROM ONTARIO INTERNATIONAL  
AIRPORT (ONT)



**±15,000 CARS**

PER DAY ON E. PHILADELPHIA  
STREET



# Market Overview

## The City Of Ontario, CA

Ontario is a vibrant and diverse city situated in the heart of Southern California's Inland Empire. Located approximately 35 miles east of downtown Los Angeles, Ontario has grown into a significant urban center with a range of notable features.



The city's economy is characterized by its multifaceted nature. Boasting a mix of industries, including manufacturing, logistics, healthcare, and retail, Ontario serves as a vital economic hub for the region. A standout feature is the Ontario International Airport (ONT), a key player in the city's economic landscape. The airport not only facilitates domestic and international travel but also plays a crucial role in the movement of cargo, contributing to the broader regional trade network.

Ontario offers a variety of attractions that cater to diverse interests. The Ontario Mills Mall stands out as a shopping destination, featuring numerous stores, restaurants, and entertainment options. Meanwhile, the Citizens Business Bank Arena serves as a versatile venue, hosting sports events, concerts, and live performances that add to the city's cultural tapestry.

A hallmark of Ontario's character is its cultural diversity. The city is home to a rich tapestry of communities, including Hispanic, Asian, and African American populations. This diversity is often celebrated through various cultural events, festivals, and an array of cuisines available throughout the city.

Education is a significant aspect of Ontario's infrastructure. The city is home to Chaffey College, a community college that provides a range of academic and vocational programs to residents seeking higher education and career development.

## City Highlights

- ▶ Ontario International Airport (ONT) - A Airport not only facilitates domestic, international travel and cargo.
- ▶ Ontario Mills Mall - A shopping destination, featuring numerous stores, restaurants, and entertainment options.
- ▶ Citizens Business Bank Arena - A venue, hosting sports events, concerts, and live performances.

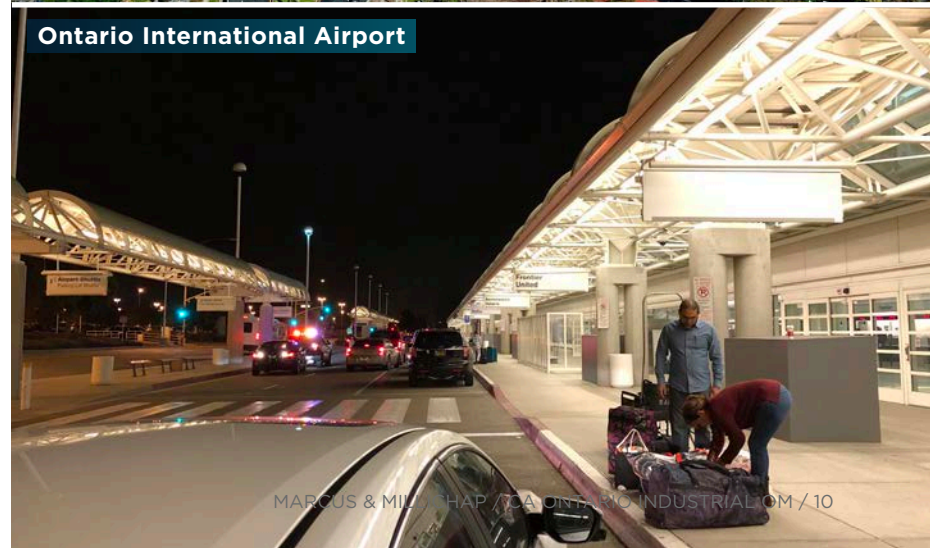
Ontario Mills Mall



Ontario Cityscape



Ontario International Airport





# Market Overview

## Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2027 Population	10,872	108,606	331,413
2022 Population	10,753	106,338	315,804
2010 Population	10,227	99,004	279,551
2000 Population	9,916	96,171	245,329

Households	1-Mile	3-Miles	5-Miles
2027 Households	3,140	29,011	94,449
2022 Households	3,064	28,258	89,764
2010 Households	2,823	25,941	78,140
2000 Households	2,698	24,541	67,841
2027 Owner Occupied Housing	71.0%	59.4%	55.8%
2027 Rent Occupied Housing	29.0%	40.6%	44.2%
2022 Owner Occupied Housing	71.3%	59.4%	55.7%
2022 Renter Occupied Housing	28.7%	40.6%	44.3%
2010 Owner Occupied Housing	73.4%	60.5%	57.3%
2010 Renter Occupied Housing	26.6%	39.5%	42.7%

Income	1-Mile	3-Miles	5-Miles
\$ 0 - \$ 14,999	5.1%	6.5%	6.5%
\$ 15,000 - \$24,999	5.3%	5.6%	6.5%
\$ 25,000 - \$34,999	6.7%	6.6%	6.7%
\$ 35,000 - \$49,999	9.7%	10.1%	10.8%
\$ 50,000 - \$74,999	18.8%	18.3%	18.6%
\$ 75,000 - \$99,999	21.0%	19.5%	17.6%
\$100,000 - \$124,999	13.5%	12.2%	11.8%
\$125,000 - \$149,999	8.8%	9.2%	8.2%
\$150,000 - \$200,000	8.2%	7.6%	7.7%
\$200,000 to \$249,999	1.5%	2.1%	2.2%
\$250,000 +	1.3%	2.3%	3.4%
2022 Median Household Income	\$80,355	\$78,556	\$76,155
2022 Average Household Income	\$89,431	\$92,726	\$94,847



**\$94,847**

2022 AVERAGE HOUSEHOLD INCOME  
(5-MILE RADIUS)



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