

264 N Highland Spring #4 Banning, CA 92220



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Highland Spring Info



- **Zoning:** Professional Office
- **Current Use:** Medical Office
- **Year Built:** 1992
- Building Square Footing: 6757
- **Lot Size:** 8,624 SF / 88' x 98'
- Adjacent to San Geronio Hospital
- Ample Parking
- Virtual Tour Link: <https://view.3dtours.biz/cp/5f6b1442/>



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Highland Springs Narrative



Located at 264 N. Highland Springs Ave. #4, Banning, CA 92220, this well-maintained, single-story professional medical office building was constructed in 1992 and offers approximately 6,757 square feet of gross interior space on a 8,624 square-foot lot. Currently configured as a medical office and zoned for Professional Office use, the property features a highly functional floor plan that includes more than 20 private offices/exam rooms, three restrooms, a conference room, kitchen, exercise/therapy room, and five dedicated storage rooms, providing flexibility for a variety of medical or professional office users. The property also offers ample on-site parking for staff and visitors and is located within Flood Zone X, indicating minimal flood risk. Conveniently situated adjacent to San Geronio Memorial Hospital, the location provides excellent accessibility and is well-positioned for medical, healthcare, and other professional office practices. The adjacent / identical building #5 sold in February 2024 for \$1,690,000.

Highland Springs Worksheet



Actual Expenses

Maintenance Costs	\$3,000
Pest Control	\$0
Landscaping	\$0
Management	\$0
Insurance	\$0
New Property Tax	\$0
Electricity	\$0
Gas	\$0
Water / Sewer	\$0
Trash	\$0

Actual Expenses

\$3,000

Actual Income

Gross Annual Rent	\$114,000
Other Income	\$0
Gross Annual Income	\$114,000
Vacancy (5%)	\$5,700
Effective Gross Income (EGI)	\$108,300
Net Operating Income (NOI)	\$105,300
CAP Rate	6.19%
Sales Price	\$1,700,000
GRM	14.91
Sale Price Per Square Foot	\$251.59
Sale Price Per Unit	\$1,700,000

**These numbers are based on new owner renting other 50% at \$4,750 per month and tenants paying for all expenses except roof and exterior.*

DO NOT DISTURB TENANTS. CONTACT LISTING AGENT WITH ANY QUESTIONS.

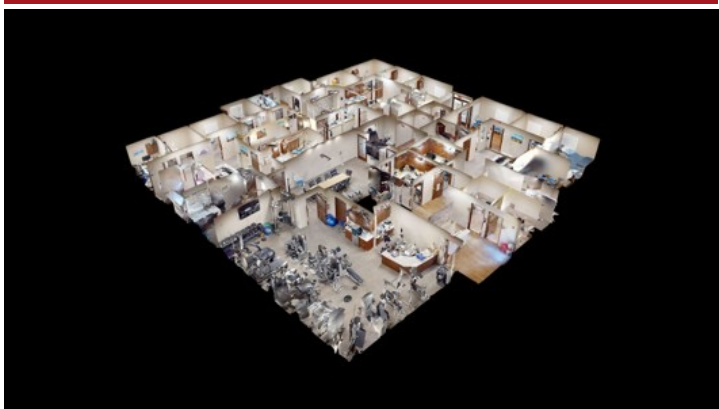
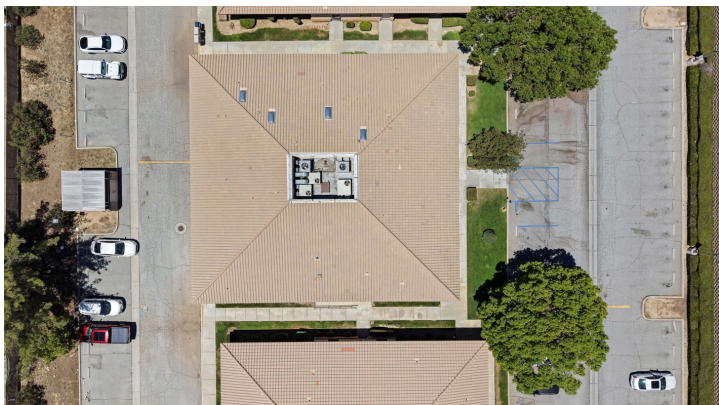
Bradley Petersen / Cell: 714 855 8184 / BKP81@yahoo.com

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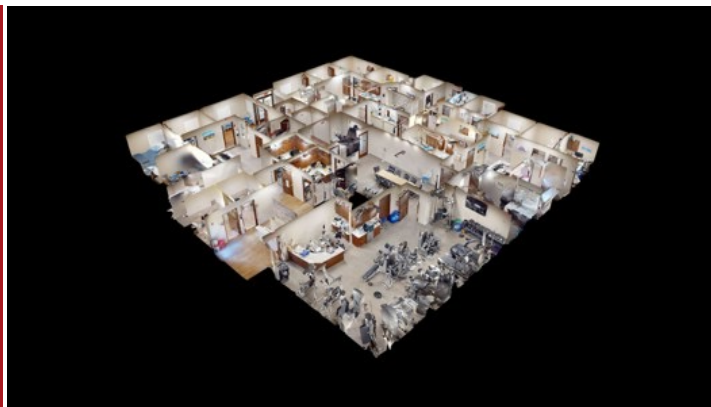
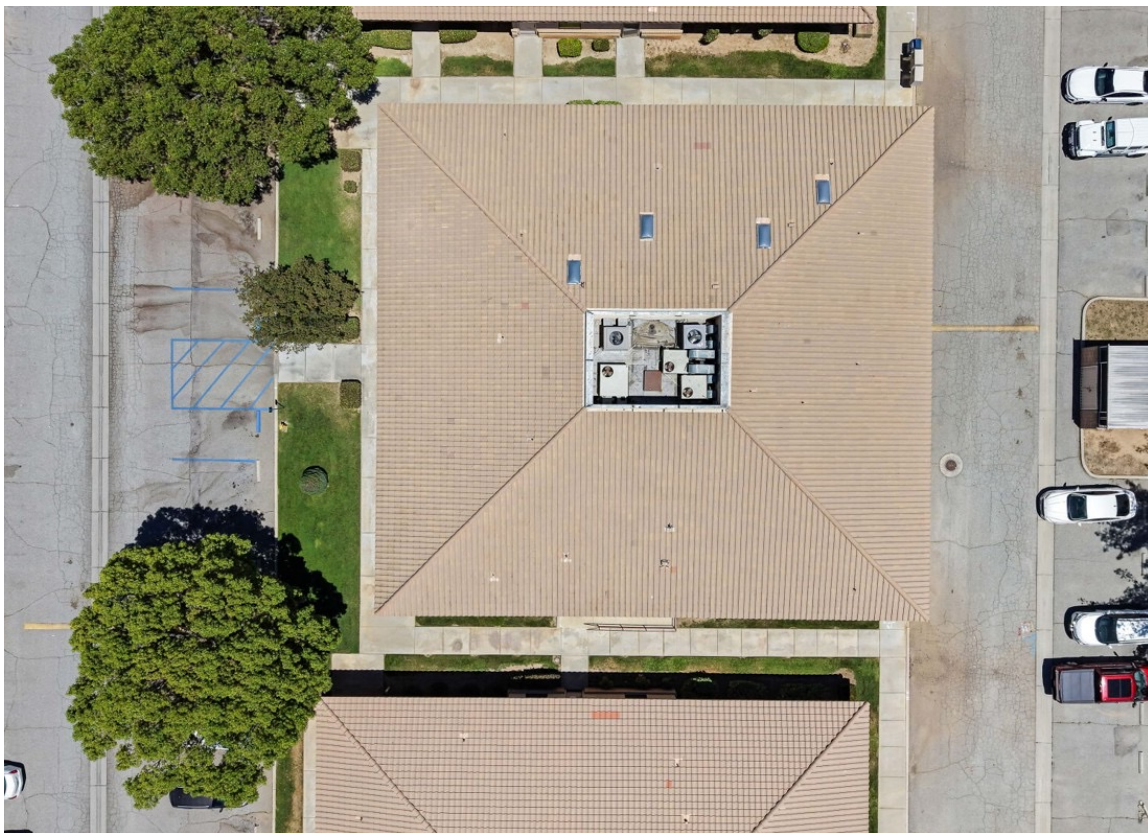
Highland Springs Pictures



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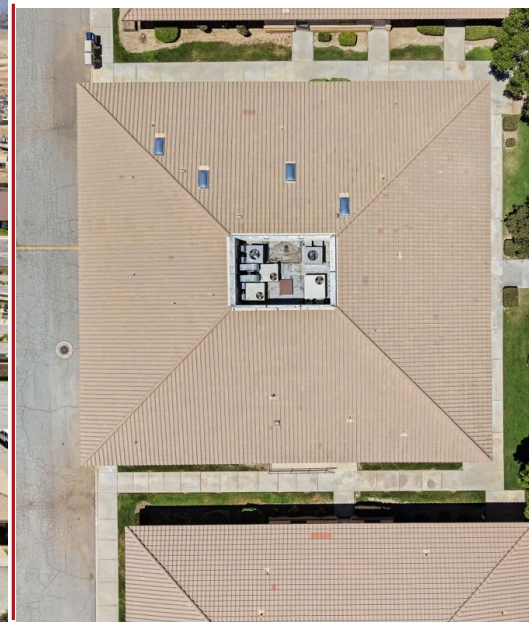
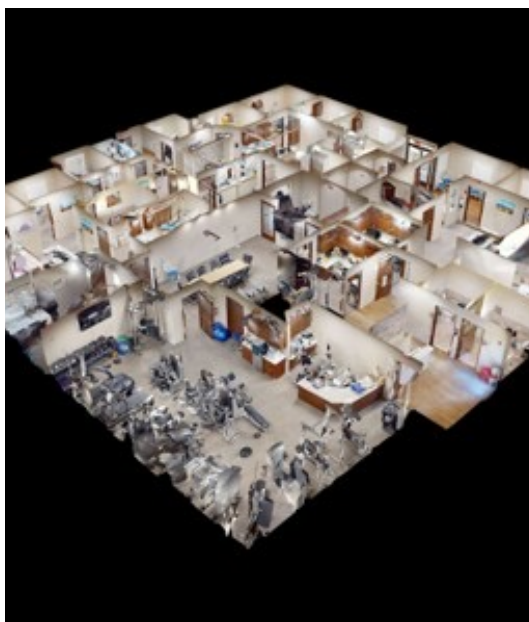
Highland Springs Pictures



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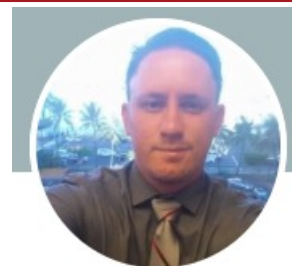
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Rate Sheet / Lender Option



Logan Rodrigues

Phone: (808) 385-5222

Email: lrodrigues@kpcu.com

Commercial Credit Administrator

KeyPoint's lending focus includes:

- CRE Investor
 - 3YR CMT + 2.40%
 - 5YR CMT + 2.40%
- CRE Owner Occupied
 - 3YR CMT + 2.40%
 - 5YR CMT + 2.40%
- SBA 7(a) Lending

General lending parameters:

- **CRE Loan Size:** Typically \$1 million to \$5 million, with the ability to consider opportunities up to \$10 million. We can lend nationwide.
- **SBA 7(a) Loan Size:** Up to \$5 million and available nationwide.

Property types of interest include:

- Multifamily
- Mixed-Use
- Industrial
- Retail
- Self-Storage
- Medical Office
- Quick Service Restaurants (QSR)



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Broker Biography



First and foremost, I am a proud father to an amazing daughter and believe that real estate is one of the best ways to build long-term wealth and create lasting opportunities for families.

With more than 20 years of experience, I have brokered over \$100 million in commercial, residential, multifamily, and land transactions. As an active real estate investor, I also flip homes, develop new construction projects, and own and manage investment properties, giving my clients the benefit of real-world experience beyond the traditional real estate transaction.

I also serve as the Broker of Record for a large property management company overseeing approximately 1,800 units and more than \$350 million in real estate assets throughout Victorville and the surrounding High Desert communities.

Before entering real estate, I proudly served 11 years in the U.S. Army, including two deployments to Afghanistan. The discipline, integrity, and commitment to service I developed in the military continue to guide every client relationship.

Whether you're buying, selling, or investing, my goal is to provide expert guidance, honest advice, and a smooth experience from start to finish. I look forward to helping you achieve your real estate goals.



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