

5105 MAUREEN LANE
NNN INDUSTRIAL INVESTMENT
MOORPARK, CA. 93021



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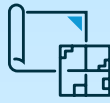
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



BUILDING SIZE:
24,310 SF



OFFICE:
±6,000 SF



PARCE SIZE:
47,916 SF



ZONING:
M2



LOADING:
2 GROUND
LEVEL



CLEAR
HEIGHT:
20 FEET



POWER:
800 AMPS

SALE PRICE: \$6,400,000 (\$263 PSF) | CAP RATE 5.25%



PROPERTY INFORMATION

| | |
|---------------|-------------|
| BUILDING SIZE | : 24,310 SF |
| OFFICE | : ±6,000 SF |
| PARCEL SIZE | : 47,916 SF |
| ZONING | : M2 |
| CLEAR HEIGHT | : ±18 FEET |
| POWER | : 800 AMPS |

| | |
|------------|---------------------------|
| TENANT | : ULTRON SYSTEMS INC. |
| LEASE RATE | : \$1.15 PSF NNN |
| LEASE TERM | : 5-YEARS |
| ANNUAL NOI | : \$336,000 |
| CAP RATE | : 5.25% |
| SALE PRICE | : \$6,400,000 (\$263 PSF) |



ULTRON SYSTEMS

Tenant:

Ultron Systems, Inc. is a privately owned corporation established in 1982, with the goal of providing quality assembly equipment and products for the Semiconductor and Electronics Industries. Ultron has occupied the subject property for over 25 years.

Ultron Systems offers a wide range of precision and value-oriented semiconductor assembly equipment in both manual- and fully-automatic models, as well as one of the largest selections of semiconductor adhesive plastic tape -- which include everything from conventional "blue tape" to our industry leading Silicone-Free and UV tapes -- for dicing and backgrinding processes.

Lease:

| | |
|-------------------|---------------------------------------|
| Lease Form: | AIR/CRE Single-Tenant Lease Net |
| Lease Expiration: | December 31, 2028 |
| Rent Adjustments: | Fixed 3%, Annually, Commencing 1/1/26 |
| Options: | Two (2), 5-Year, Extensions |
| Option Rent: | FMV w/ 3% Annual Increases |

Building Notes:

| | |
|--------------|------------------------------|
| Roof: | Renovated 2020 |
| Parking Lot: | Re-Slurry & Re-Stripped 2024 |

