

# SINGLE TENANT LEASED INVESTMENT FOR SALE



## 600-A & 600-C CENTRAL AVENUE | LAKE ELSINORE, CA 92530

- Two Office Buildings on 2 separate parcels totaling ±8,572 Sq. Ft.
- Ideally located @ I-15 and Central Ave.
- Buy One or Both
- Tenant: Optimis Corp. (optimiscorp.com)
- Leased thru 5/31/2025
- 3% annual increases
- Priced below replacement cost
- Estimated Cap - ±5.20%

**600-A: Central = 3,577 Sq. Ft.**  
**\$751,170.00 (\$210/SF)**

**600-C: Central = 4,995 Sq. Ft.**  
**\$1,048,950.00 (\$210/SF)**

**Price for both = 8,572 Sq. Ft.**  
**\$1,800,120.00 (\$210/SF)**

### **CHARLEY BLACK**

951.445.4507  
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DRE #01000597

### **SAM ROBLES**

951.445.4519  
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

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## LEASED INVESTMENT - OPTIMIS CORP.

### ANNUAL INCOME INFORMATION

600-A CENTRAL AVE ±3,577 SQ. FT.		600-C CENTRAL AVE ±4,995 SQ. FT.	GROSS INCOME
6/1/20 - 5/31/21	\$53,652 (\$1.25/SF/MO.)	\$74,928 (\$1.25/SF/MO.)	<b>\$128,580</b>
6/1/21 - 5/31/22	\$55,260	\$77,172	<b>\$132,422</b>
6/1/22 - 5/31/23	\$56,928	\$79,488	<b>\$136,416</b>
6/1/23 - 5/31/24	\$58,632	\$81,876	<b>\$140,508</b>
6/1/24 - 5/31/25	\$60,384	\$84,324	<b>\$144,708</b>

### ESTIMATED EXPENSES

PROPERTY TAXES (@\$1,800,120)	<b>\$20,029</b>
INSURANCE	<b>\$3,000</b>
ASSOCIATION DUES	<b>\$5,280</b>
REPAIRS / RESERVES	<b>\$3,600</b>
MANAGEMENT	<b>\$3,000</b>
<b>TOTAL</b>	<b>\$34,909</b>

### ESTIMATED NET OPERATING INCOME

YEAR 1:	<b>\$93,671</b>
YEAR 3:	<b>\$101,507</b>
YEAR 5:	<b>\$109,799</b>

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# SINGLE TENANT LEASED INVESTMENT FOR SALE



Founded in 2006, OptimisCorp owns and operates 41 physical therapy outpatient clinics across the U.S. In addition to clinics, OptimisCorp offers Software Services, Billing Services and Consulting Services to physical therapy professionals.

600A and 600C Central Ave., Lake Elsinore is utilized by OptimisCorp's Billing Services division.



## Our Divisions



### Software Services

OptimisCorp's software offerings include a full array of health and wellness products, including OptimisPT, our flagship physical therapy EMR, OptimumCareProvider, for healthcare and fitness professionals, and OptimumMe, for their patients and clients.



### Clinical Services

OptimisCorp owns and operates 41 physical therapy outpatient clinics across the U.S. In addition to delivering top-notch patient care, they provide a test bed for our innovative software.



### Billing Services

OptimisCorp offers insurance billing and collection services to its OptimisPT customers. Compliance with Medicare's complex regulations is an integral component of OptimisPT



### Consulting Services

OptimisConsulting, a subsidiary of Optimis, provides consulting services to clinic directors and owners, helping them to operate their businesses as successfully as possible.

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