



Triple net investments For Sale | Triple Net / Sale | Bank

# 9711 Mission Gorge Road . Santee , CA 92071

**For sale Bank Of America. For additional information regarding this transaction , please contact the listing agent, Janet Neman janet.neman@e.kidder.com (424) 653-1809**

## Listing Info

Listing ID: 2726  
**Sold**

For Sale

Posted: 05/23/2021 4:30 pm | On HOMEiZ: 1062 days | Updated: 2 years ago | Views: 1496

**\$5,200,000**

## Location Map

**Listing Presented by**



## Property Type

Property status	Sold
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## Property Price

Asking Price	\$5200000
Last Sold Price	\$5200000
Last Sold Date	05/24/2021

## Property Location & Description

Listing Headline	For sale Bank Of America. For additional information regarding this transaction , please contact the listing agent, Janet Neman janet.neman@e.kidder.com (424) 653-1809
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Property Description	Bank Of America Triple NNN.
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## Tenant Information

Tenant Overview	National Tenants (Public company)
No. of Locations	4,300 retail financial centers, including approximately 2,700 lending centers, 2,600 financial centers with a Consumer Investment Financial Solutions Advisor
Credit Rating	01
Total Revenue	85.52 billion (2020)
Net Worth	2.5 trillion (2021)
Headquarters	Charlotte, NC
Tenant Business	Banking

## Tenancy Type

Tenancy	Single
Tenant is a Franchise	No
Number of Tenants	1

## Corporate Overview

Stock Symbol	BAC
Total Assets Value	\$2.8

## Property Overview

Year built	1973
Overall Property Condition	Good

Construction Status	Exist
Total Building Sq. Ft.	11268
Total Lot Size	0.91 Acres
Net Leasable Area	11268 Sq. Ft.
APN#	384-340-22-00
Parking Type	Off-street Assigned Parking
Distressed	No
Zoning	GC
Number of Floors	1

## Income

Commission split %	Contact listing agent%
Price per Sq. Ft.	\$461
Cap Rate	5.84%
NOI	\$303680
Rent to sales ratio	No Data%
Annual Property Tax Rate for this property	1.25%
Responsibility for Property Tax increase	Tenant

## Lease overview

Rent Commencement	07/31/1973
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Lease Remaining Years	years: 2 months: 2
Renewal Options	Three (3) Five (5) Year Options
Annual Rent Increase %	No Data%
Sales Report Available	Do not know
Income tax free State	No
Roof & Structure Responsibility	Landlord
Options to Purchase	NO
Right of First Refusal	Yes

Lease Guarantor

Guarantee Type	Cooperate
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Lease Structure

Lease Type	100% Absolute Triple Net Lease (NNN Lease)
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Sewer

Type of Sewer	Sewer System (Public)
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Investment Overview

Type of use	Investor
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Ownership Overview

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Ownership Type	Fee simple absolute
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## Property Highlights

Highlights	PRIME San Diego County Location in the Retail Hub of Santee
	PREMIER Credit Tenant - 100% NNN Leased to Bank of America
	PREMIER Credit Tenant - 100% NNN Leased to Bank of America

## More information

MLS URL of this listing to link to your own site or brokerage site	
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