7-Eleven Anchored Retail Center

5844-5872 Pacheco Boulevard (AKA Contra Costa Blvd.) Pacheco, California (Pleasant Hill)

FOR SALE



Price:

\$3,200,000

Highlights:

For further information, contact:

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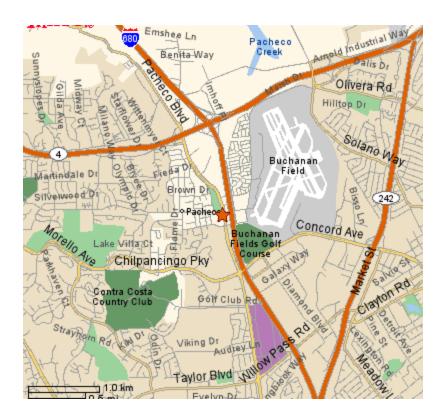
- 9,206 S.F. Neighborhood Retail Center
- High Visibility | Major Commute Intersection
- Signalized Intersection! Monument Sign!
- 7-Eleven Anchored Center
- Strong National & Local Tenants
- Desirable Modern Design
- Under Market Rents Strong Upside!
- Many Recent Improvements
- Regional Retail Thoroughfare



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5844 - 5872 Pacheco Boulevard

Pacheco/Pleasant Hill, California



SITE MAP

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RENT ROLL

5844-5872 Pacheco Boulevard Pacheco/Pleasant Hill, California

Addres	ss Tenant Name	Sq. Ft.	Expires	% of Bldg	CAM %	7/04-6/05 Avg. Monthly Base Rent	Current Mo. Base Rent/SF	Estimated Mo. CAM Payment	Options	Rent Increases
5844	7-Eleven	2,800	12/31/2010	30.41%	31.5%	\$4,900.00	\$1.75	\$1,220.00	(1) 5 yr	1/06=\$5,586
5850	Subway	904	11/30/2008	9.82%	9.8%	\$1,840.00	\$2.04	\$388.72	(3) 5 yr	Ea 12=CPI 3/5%
5852	Donna's Salon	872	12/31/2004	9.47%	9.0%	\$1,621.00	\$1.86	\$389.78	None	@ Exp
5860	Yip Take Out Pizza	872	9/30/2005	9.47%	9.0%	\$1,658.00	\$1.90	\$364.81	(1) 5 yr	Ea 10=CPI
5868	Hop Sing's Kitchen	862	5/31/2007	9.36%	9.0%	\$1,835.00	\$2.13	\$405.00	(1) 5 yr	Ea 06=CPI 3/5%
5872	Los Panchos		12/31/2010	31.46%	32.0%	\$4,500.00	\$1.55	\$1,987.41	None	1/05=\$4,600.00
TOTALS		9,206		100.0%	100.3%	\$16,353.00	\$1.78	\$4,755.72		

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2004 PROJECTED INCOME/EXPENSES/CASH FLOW

5844-5872 Pacheco Boulevard Pacheco/Pleasant Hill, California

Income/Expense
Projections

INCOME

Base Rents \$196,233
Less: CFCD Lease for Rear Lot (\$4,000)
Miscellaneous Income \$0

TOTAL INCOME \$192,233

ESTIMATED EXPENSES:

Tenants pay nearly all expenses and increases. Owner responsible for maintenance of 7-11 foundation and exterior walls only. Expenses for this are estimated at 1% per year

TOTAL EXPENSES (\$1,922)

NET OPERATING INCOME \$190,311

 DEBT SERVICE: \$1,700,000 1ST @ 6.5%
 (\$137,742)

 CASH FLOW AFTER DEBT SERVICE
 \$52,569

 PRINCIPAL PAYDOWN
 \$28,069

TOTAL RETURN \$80,638

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Investment Summary

Listing Price: \$3,200,000

 Down Payment:
 \$1,500,000
 47%
 Cap Rate
 6.0%

 First Loan:
 \$1,700,000
 53%
 Cash on Cash:
 3.5%

 Price/Sq. Ft.:
 \$347.60
 Pre-Tax Return:
 5.4%

Financing

Existing Loan: N/A Proposed New Loan: Institutional, 53% LTV

 Amount:
 N/A
 Amount:
 \$1,700,000

 Rate:
 N/A
 Rate:
 6.5 %

 Term:
 N/A
 Term:
 25/10

 Assumable:
 N/A
 Points:
 1%

Site Detail Summary

County Location: Contra Costa Leasable Area: 9,206

Assessor's Parcel Number: 125-077-018 Parking: 50

Approximate Lot Size (Acres): .71 Thomas Brothers: 592-C1
Approximate Lot Size (S.F.): 30,928 App.Year Built: 1976

Tenant Summary

7-11

Nation's largest convenience store chain, lease signed by corporate. Recently remodeled space.

Subway

Nation's largest franchise operation, lease signed by corporate.

Los Panchos

A local phenomenon with estimated sales of over \$3,000,000. This is one of the strongest tenants in the corridor!

Hop Sing

An original tenant since the center was built. Strong local following and catering business.

Yip Take Out Pizza

A local entrepreneur runs this popular pizza restaurant and has built a strong following.

Donna's Salon

A successful family hair salon since 1999. Prime space for rent increase or re-tenanting.

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