

FOR SALE
FULLY LEASED RETAIL
5380 Lindhurst Avenue; Linda, CA



- APN/Zoning: 021-440-042/ C, Commercial
- Building/Lot Size: Building 2500sf+/-, Lot 0.9 Acres (39204sf±)
- Tenant: Jasvir Singh Rana (7/11& Shell Oil, Twenty 20) years currently at \$242,400/year NNN, 2% Biannual increases after Year 7. Term commencement 1/01/07.
- Sales Price: \$2,939,100.00 Cash or terms acceptable to Owner.
- Comments: This property is well located, on a very visible along Highways 65/70 with exits north and south. 17+ years left on Lease. Easily accessible. The building was completed in 2007.

FOR FURTHER INFORMATION CONTACT

Fred Northern #01075027
(530) 671-0000

The above information was furnished by the owner and/or from public records and is believed to be reliable. However, this information is not warranted or guaranteed accurate or correct, and no warranty or guarantee is expressed or implied. All information is subject to independent verification by prospective Tenant's to determine to Tenant's satisfaction the suitability of the property for their intended use.

COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT

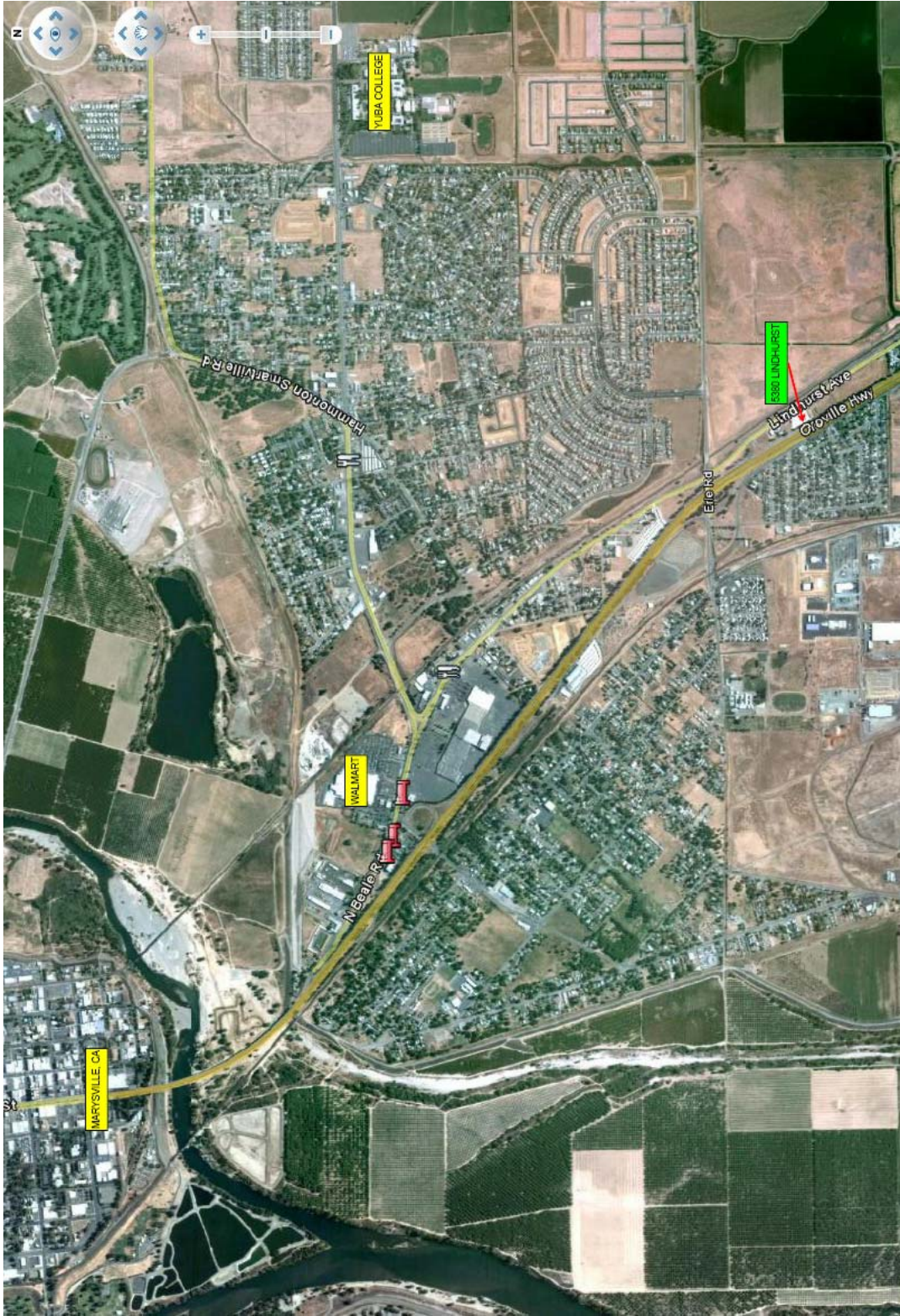
5380 Lindhurst Avenue Proforma

\$20,200.00/Month x 12 Months= \$242,400.00 Annual NOI

Less 3% Vacancy (\$7,272.00) = \$235,128.00 Annual Adjusted NOI

\$235,128.00 at a 8.0% Capitalization Rate=

\$2,939,100.00 Purchase Price

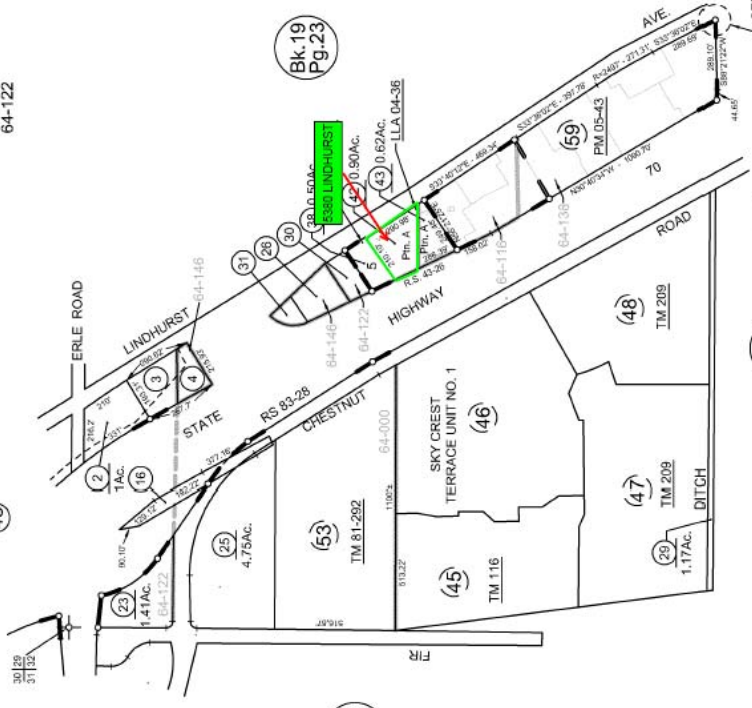


21-44

Tax Area Code
64-049 64-138
64-116 64-146
64-122

POR. NW 1/4 SEC. 32, T. 15N., R. 4E., M. D. B. & M.

NOTE: This map was prepared for assessment purposes only. It is not intended to establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.



SEE DETAIL *A*

Assessor's Map Bk.21, Pg. 44
County of Yuba, Calif.

09/08

Bk.13
Pg.43

Bk.13
Pg.42

Formerly 11-42, 3/1/73
NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

R.S. - Bk. 89, Pgs. 50-52 (P.M. 05-43)
R.S. - Bk. 83, Pgs. 28-29 (ROS 05-11)
R.S. - Bk. 43, Pg. 26 (L.L.A. 85-42) (LLA 04-36)

Bk.13
Pg.59