

FOR SALE

SHOPPING CENTER & ADJACENT LAND

- Location: College View Center
1450-1498 N. Beale Rd Marysville CA
- GLA: 42,660 SF
- Leasing Status: 14,700 SF vacant and available for lease
- Total Land Area: Approx. 7.69 Acres
Approx. 3.5 Acres vacant land available
for future Development
- Purchase Price: \$3,900,000.00
- Remarks: Older community shopping center near new
Super WalMart in fast growing area.
Located on route to Beale Air Force Base
and Yuba College. Unlimited potential for
expansion and development.

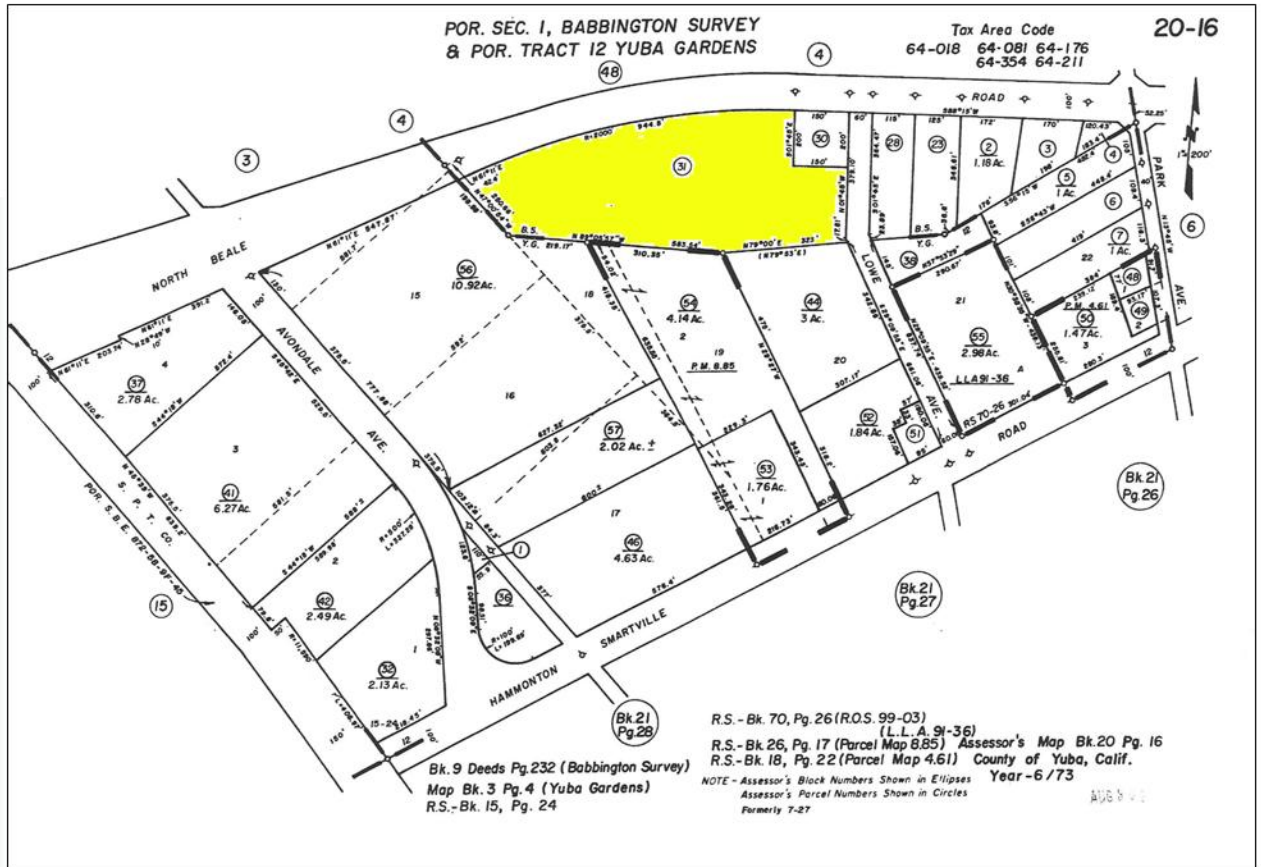
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ADDRESS	TENANT NAME	SQUARE FEET	LEASE EXPIRES	RENT AMOUNT	MARKET RENT	COMMENTS
1450	TAQUERIA CUEVAS	2,000	Month to Month	\$1,100.00	2,000.00	Long term tenant
1460	VACANT	2,400	Vacant		1,800.00	Built out for offices
1470	VACANT	7,800	Vacant	0.00	4,500.00	
1480	99 CENT DISCOUNT ONLY	18,000	Month to Month	6,000.00	9,000.00	
1488	VACANT	4,500	Vacant		2,925.00	
1492	COIN OP LAUNDRY	2,400	Month to Month	1,795.00	1,800.00	
1494	BARBER SHOP	660	Month to Month	595.00	725.00	
1496	KLOPF (Clinic)	2,100	Month to Month	1,100.00	1,575.00	
1498	J & J FEED STORE	1,800	Month to Month	1,000.00	1,350.00	
N/A	CAR WASH	1,000	Month to Month	1,695.00	1,695.00	
	GLACIER WATER	Kiosk		300.00	300.00	
	TOTAL SQ. FEET	42,660				
	TOTAL RENT / MONTH			\$13,585.00	\$27,670.00	

1450 - 1498 N. Beale Rd.
Linda, CA (College Center)

Cap Rate / NOI Analysis

1/7/2009

Purchase Price		\$3,900,000
Vacant Land Value	Approx 3.5 Acres	1,772,500
Price per Sq. Ft. Land		\$11.60
Shopping Center Only Value*		2,127,500
Bldg. Square Footage		42,660
Price per Bldg. Sq. Ft. *		\$49.87
Avg Rent/SF/month		\$0.32

INCOME:	ACTUAL		PROJECTED MARKET	
	Monthly	Annual	Monthly	Annual
Gross Rent & CAM's	\$13,585	\$163,020	\$27,670	\$332,040
EXPENSES:				
Real Estate Taxes	(\$3,575)	(\$42,900)	(\$3,575)	(\$42,900)
Utilities	(\$1,273)	(\$15,276)	(\$1,273)	(\$15,276)
Insurance	(\$750)	(\$9,000)	(\$750)	(\$9,000)
Landscape/Parking Lot	(\$745)	(\$8,940)	(\$745)	(\$8,940)
Repairs & Maintenance	(\$200)	(\$2,400)	(\$200)	(\$2,400)
Vacancy 5%		\$0	(\$1,383.50)	(\$16,602)
Maintenance Reserve (3%)	Included in actual	(\$34)	(\$69)	(\$830)
NET OPERATING INCOME	\$7,008	\$84,096	\$19,674	\$236,092

Capitalization Rate:*		3.95	11.10
Cost Per Sq. Ft. - Shopping Center:		\$50	\$50
Cost Per Sq. Ft. - Excess Land:		\$12	\$12