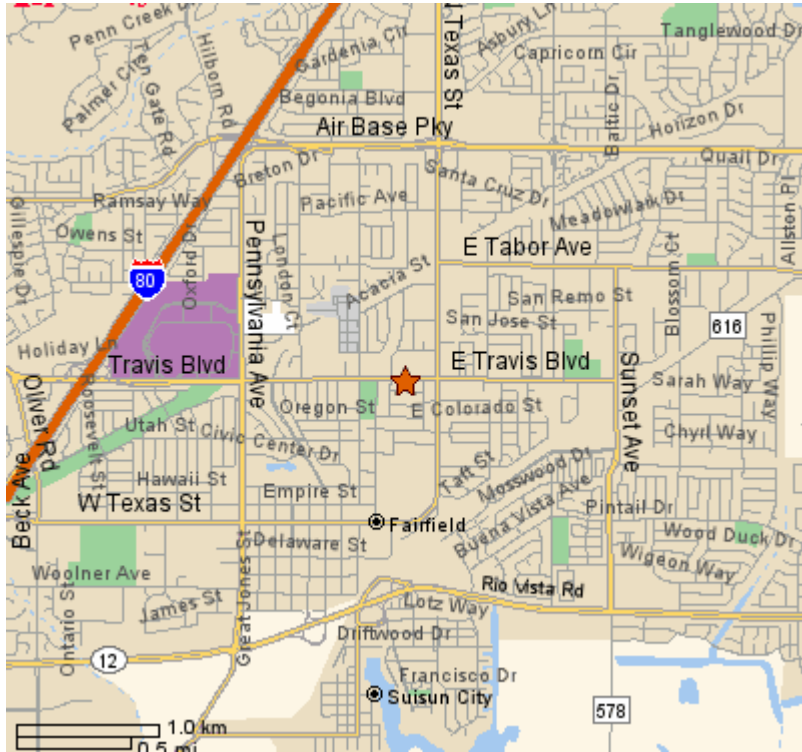


Single Tenant Retail

Fairfield, California



-Aerial Map-
307 Travis Boulevard
Fairfield | California

For further information, contact:

SHAWN WILLIS
Senior Investment Associate
925.988.0502
shawn@IPSrealestate.com



Single Tenant Retail

Goodyear Tire Retail Facility
307 Travis Boulevard, Fairfield, CA 94533

FOR
SALE



Asking Price:
\$900,000

Highlights:

- Single Tenant Retail Building
- Excellent Location & Visibility
- Close to Heavily Traveled Intersection of Travis Blvd. & North Texas Streets
- Strong, Nationally Known Retailer
- Easy Management
- Excellent Upside Potential

For further information, contact:

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Investment Summary

Listing Price: \$900,000		Current
Down Payment: \$405,000	45%	Cap Rate: 6.03%
First Loan: \$495,000	55%	Cash on Cash: 3.45 %
Price/Sq. Ft.: \$225.00		Total Return: 5.47%

Financing

Existing Loan: N/A	Proposed New Loan: Institutional
Amount: N/A	Amount: \$495,000
Rate: N/A	Rate: 6.5%
Term: N/A	Term: 25/10
Assumable: N/A	Points: 1% + Environmental/Appr.

Site Detail Summary

County Location: Solano	Buildings: 1
Assessor's Parcel Number: 030-061-23/24	Rent Control: None
Approximate Lot Size (Acres): 0..39	Thomas Brothers: 472-G5
Approx. Building Sq. Ft.: 4,000 +/-	App.Year Built: N/A

Operating Data

INCOME/EXPENSES	Current
Monthly Rent	\$5,230
Annual Rent	\$62,760
Less: Base Property Tax	(\$5,680)
Base Insurance	(\$2,500)
Miscellaneous	(\$500)
Net Operating Income	\$54,080
Debt Service	(\$40,107)
Cash Flow	\$13,973 (3.45%)
Principle Pay Down	\$8,173
Total Return	\$22.146 (5.47%)

Property Description

Lease Term:
6/1/2004 – 5/31/2009

Increases:
Years 3-5 have 2% annual increases beginning on 6/1/06 and ending 5/31/09

Options:
(1) One 5-Year Option at FMR (2% Minimum Increase over previous year)

Expense Notes:
Landlord Pays Base Property Tax – Increases Are Tenant Responsibility
Landlord Pays Base Insurance – Increases Are Tenant Responsibility
Landlord is Responsible for Roof, Foundation, and Bearing Walls – Tenant is Responsible for Everything Else