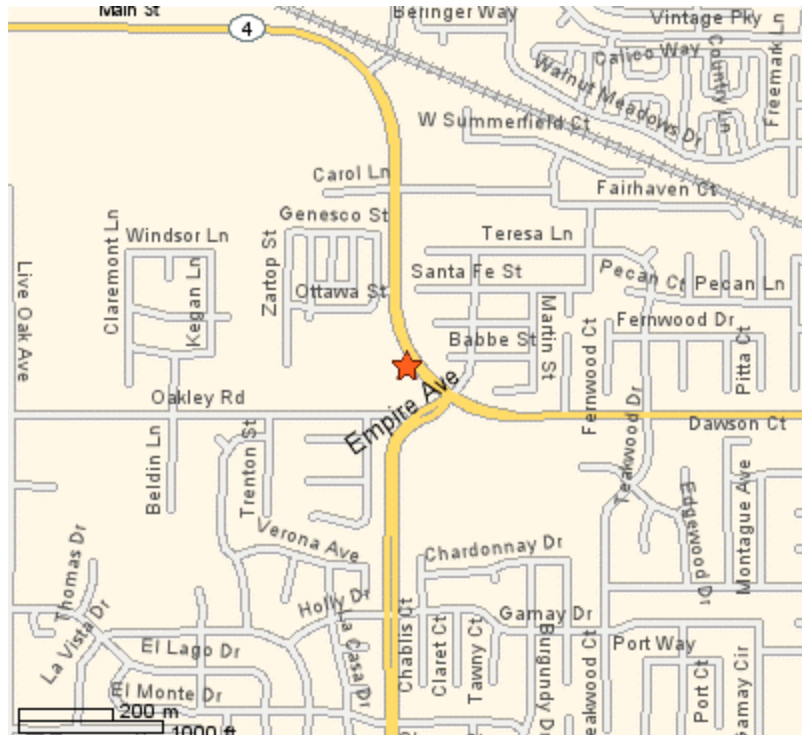


Single Tenant NNN  
Oakley, California



-Aerial Map-  
2435 Main Street  
Oakley, California

For further information, contact:

SHAWN WILLIS  
Senior Investment Associate  
925.988.0502  
shawn@IPSrealestate.com



Single Tenant NNN  
Oil Can Henry  
Oil Change Facility  
2435 Main Street, Oakley, CA 94561

FOR  
SALE



Price:  
\$1,300,000

Highlights:

- Absolute Triple Net Investment
- Brand New Construction
- High Traffic Count
- Oakley Experiencing Tremendous Growth
- No Management – Coupon Clipper
- 12% Rent Increases Upon the Next 5 & 10 Years



For further information, contact:

SHAWN WILLIS  
Senior Investment Associate  
925.988.0502  
shawn@IPSrealestate.com

SAUL ARMIAN  
Investment Associate  
925.988.0503  
saul@IPSrealestate.com

1343 Locust Street, Suite 204  
Walnut Creek, CA 94596  
Fax. 925.988.0401

www.IPSrealestate.com



Copyright © 2004 IPS. All rights reserved. The information provided herein is for general purposes only and is subject to change, without notice. Nothing contained herein is intended to be a binding representation. The owner and broker make no representation as to the information contained herein, or as to the character, occupancy, or configuration of the property described herein. It is the responsibility of the prospective buyer to independently verify all of the information.

### Investment Summary

<b>Listing Price:</b> \$1,300,000		<b>Current</b>
<b>Down Payment:</b> \$650,000	50%	<b>Cap Rate:</b> 6.25%
<b>First Loan:</b> \$650,000	50%	<b>Cash on Cash:</b> 5.48 %
<b>Price/Sq. Ft.:</b> \$521.25		<b>Total Return:</b> 7.55 %

### Financing

<b>Existing Loan:</b> N/A	<b>Proposed New Loan:</b> Institutional, VIR
<b>Amount:</b> \$	<b>Amount:</b> \$650,000
<b>Rate:</b> N/A	<b>Rate:</b> 5.00%
<b>Term:</b> N/A	<b>Term:</b> 25/10
<b>Assumable:</b> N/A	<b>Points:</b> 1%

### Site Detail Summary

<b>County Location:</b> Contra Costa	<b>Buildings:</b> 1
<b>Assessor's Parcel Number:</b> 037-126-004-3	<b>Rent Control:</b> None
<b>Approximate Lot Size (Acres):</b> 0.43	<b>Thomas Brothers:</b> 576-C6
<b>Building Sq. Ft. (Incl. Basement):</b> 2,494	<b>App. Year Built:</b> 2003

### Operating Data

<b>INCOME</b>	<b>Current</b>
<b>Monthly Rent</b>	<b>\$7,047.00</b>
<b>Annual Rent</b>	<b>\$84,564.00</b>
Less: (3.92%)	
Vacancy/Reserves	(\$3,314.00)
<b>Net Operating Income</b>	<b>\$81,250.00</b>
Debt Service	(\$45,598.00)
<b>Cash Flow</b>	<b>\$35,652.00</b> (5.48%)
Principle Pay on	\$13,402
<b>Total Return</b>	<b>\$49,054.00</b> (7.55%)

### Property Description

This is an absolute triple net investment. The tenant has a 15-year lease in place. Current rent is \$7,047/mo, with a 12% rent increase in year 5 and another 12% in year 10. The building is brand new, constructed in 2003, so there is absolutely no deferred maintenance. Shares site with a 7-11 store and Citgo Gas component. The location experiences extremely high traffic, and fantastic identity.

The property is located in Oakley, CA, the gateway to a rapidly growing Eastern Contra Costa County. The cities located in this area of Contra Costa have been experiencing exponential growth, outpacing most other areas in the entire Bay Area. Strategically located on Highway 4, East Contra Costa's main thoroughfare, the property is situated in the hub of the new shopping and retail center of Oakley. This location boasts some of the highest traffic counts in the County.

Oil Can Henry is \* Based In Portland, OR \* They Operate Approx. 60 Locations \* This Franchisor Owns 4 Stores \* Franchisor is Related to OCH Owner

The Company's mission statement is to: "Consistently exceed our customers' expectations with added value, high quality, quick and convenient automotive services delivered in a unique environment. We will continue to build on our core business of providing superior fluid and filter maintenance at company and franchise operated centers. By making our customers feel good, we will earn their lasting trust and loyalty, thereby creating a profitable environment for our employees and shareholders. We will serve our communities by conducting business in a responsible manner, participating in public-spirited endeavors and contributing to the local economy". More Co. info can be found at [www.oilcanhenry.com](http://www.oilcanhenry.com)

For further information, contact:

SHAWN WILLIS  
Senior Investment Associate  
925.988.0502

shawn@IPSrealestate.com

