

7-Eleven Anchored Retail Center
5844-5872 Pacheco Boulevard (AKA Contra Costa Blvd.)
Pacheco, California (Pleasant Hill)

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Price:
\$3,200,000

Highlights:

- 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**

Address	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	Rent 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	2,896	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
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	Income/Expense Projections
INCOME	
Base Rents	\$196,233
Less: CFCD Lease for Rear Lot	(\$4,000)
Miscellaneous Income	\$0
<u>TOTAL INCOME</u>	<u>\$192,233</u>
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	
<u>TOTAL EXPENSES</u>	<u>(\$1,922)</u>
<u>NET OPERATING INCOME</u>	<u>\$190,311</u>
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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