

FULLY LEASED - RETAIL INVESTMENT

Antioch, CA Antioch Square



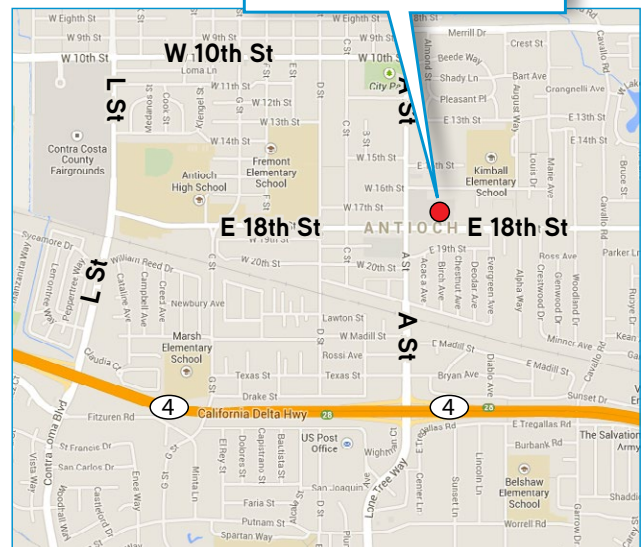
41-47 EAST 18TH ST. ANTIOCH, CA



Antioch Square

Building Highlights

- › 10,900± SF GLA (2,100 SF of Mezzanine)
- › Anchored by Bank of America and Citibank
- › APN: 065-183-031-7
- › Parcel Size: 25,396± SF (.58 Acres)
- › Zoned: C-2
- › Parking: 36 Stalls
- › Sale Price: \$1,347,888.50
- › Net Operating Income: \$94,352.20
(No vacancy factor included)



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2013 Income & Expense

January 1, 2013 through December 31, 2013

2013 RENTAL INCOME

	Tenant Size	Annual Rent	Monthly Rent	Lease Expiration
Bank of America	4,500 SF	\$62,823.60	\$5,235.30	12-31-15
Citibank	4,200 SF	\$41,040.00	\$3,420.00	6-30-16
Tux of Class	1,200 SF	\$16,751.00	\$1,395.00	12-31-17
Aziza Beauty Salon	1,000 SF	\$14,808.00	\$1,234.00	12-31-17
TOTAL INCOME:			\$135,422.60	

2013 EXPENSES

Monterey Mechanical (HVAC)	\$1,145.00
Valley Sweeping Services	\$1,920.00
Mr. Saluni – Gardening/Caretaker	\$7,200.00
Allied Waste Service	\$4,917.60
City of Antioch (Water)	\$816.30
*Morlife Co. (Roof Maintenance)	\$3,982.00
Bedford Electric (Repairs at Tux of Class)	\$332.50
Insurance	\$5,232.00
Property Taxes (Estimated New)	\$15,525.00
TOTAL EXPENSES	\$41,070.40
TOTAL INCOME 2013	\$135,422.60
TOTAL EXPENSES 2013	-\$41,070.40
NET OPERATING INCOME 2013	\$94,352.20
SALE PRICE	\$1,347,888.50
CAP RATE	7%

*4 Year Average

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AVAILABLE

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