

Strip Center Building for Sale

(Multi Tenant)

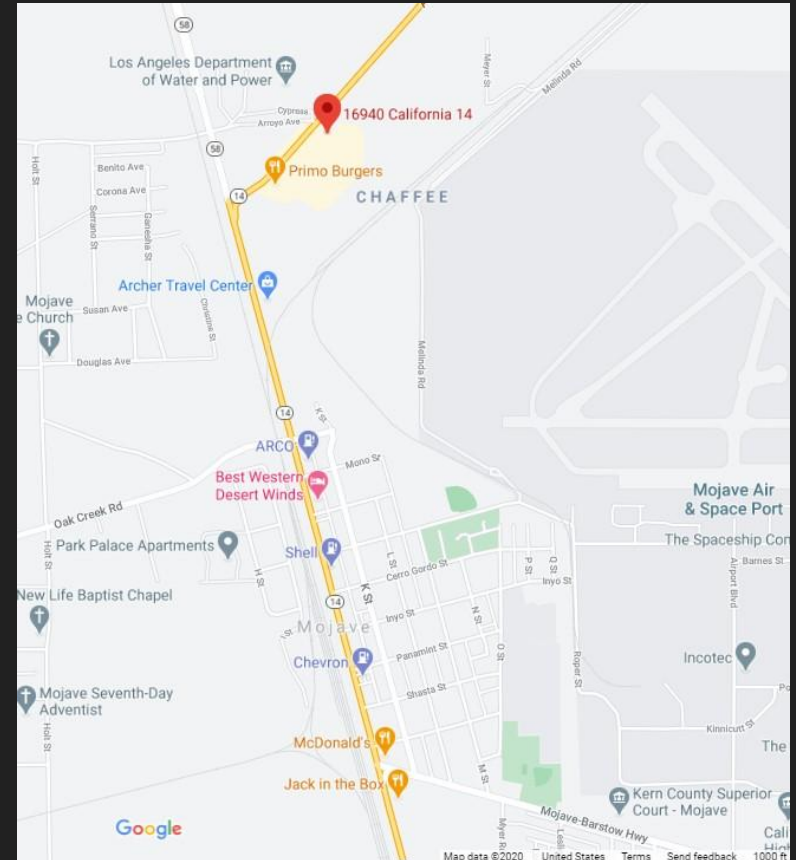
Sales price: \$1,299,000



Map & Location

16910 State Highway 14
Mojave, CA 93501

Building size: 9,956 square feet
Lot Size: 76,666 square feet



Motel 6 & Surrounding Businesses



Satellite View



58 dedicated parking stalls for property.
Located on a wing of a large shopping center.

Drive by Video



Lease of Current Tenant

Address: 16910 State Hwy 14
Mojave, CA 93501

Tenant: **(Vacant)**

Unit: A

Lease Ends on: **confidential**

Monthly Lease: **confidential**

Common Area Maintenance: **confidential**

Total Lease: **confidential**



Lease of Current Tenant

Address: 16910 1/2 State Hwy 14
Mojave, CA 93501

Tenant: **Game Shop**

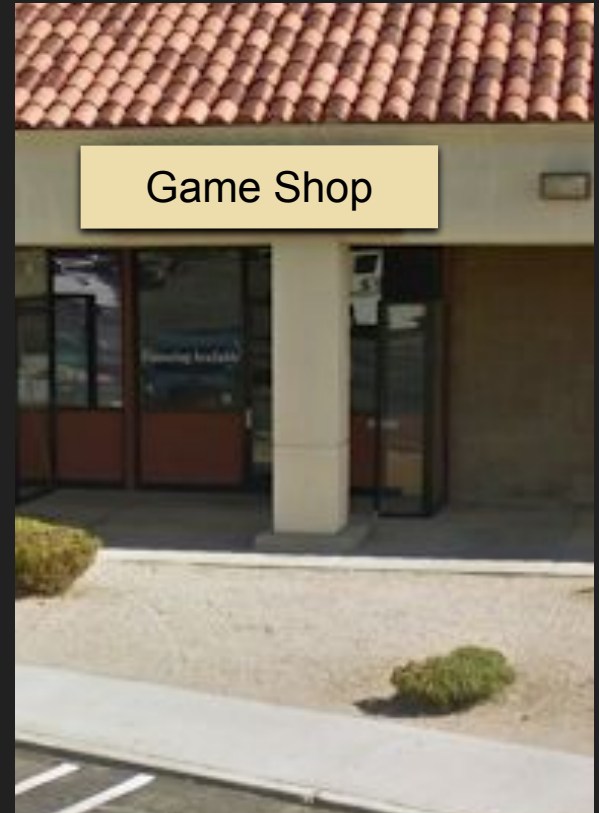
Unit: B

Lease Ends on: **confidential**

Monthly Lease: **confidential**

Common Area Maintenance: **confidential**

Total Lease: **confidential**



Lease of Current Tenant

Address: 16912 State Hwy 14
Mojave, CA 93501

Tenant: **Pharmacy**

Unit: C

Lease Ends on: **confidential**

Monthly Lease: **confidential**

Common Area Maintenance: **confidential**

Total Lease: **confidential**



Lease of Current Tenant

Address: 16912 1/2 State Hwy 14
Mojave, CA 93501

Tenant: **Tobacco Smoke Shop**

Unit: D

Lease Ends on: **confidential**

Monthly Lease: **confidential**

Common Area Maintenance: **confidential**

Total Lease: **confidential**



Lease of Current Tenant

Address: 16914 State Hwy 14
Mojave, CA 93501

Tenant: Manager's Office

Unit: E

Lease Ends on: **confidential**

Monthly Lease: **confidential**

Common Area Maintenance: **confidential**

Total Lease: **confidential**



Lease of Current Tenant

Address: 16914 1/2 State Hwy 14
Mojave, CA 93501

Tenant: **Beauty Salon**

Unit: F

Lease Ends on: **confidential**

Monthly Lease: **confidential**

Common Area Maintenance: **confidential**

Total Lease: **confidential**



Lease of Current Tenant

Address: 16916 State Hwy 14
Mojave, CA 93501

Tenant: **Locksmith**

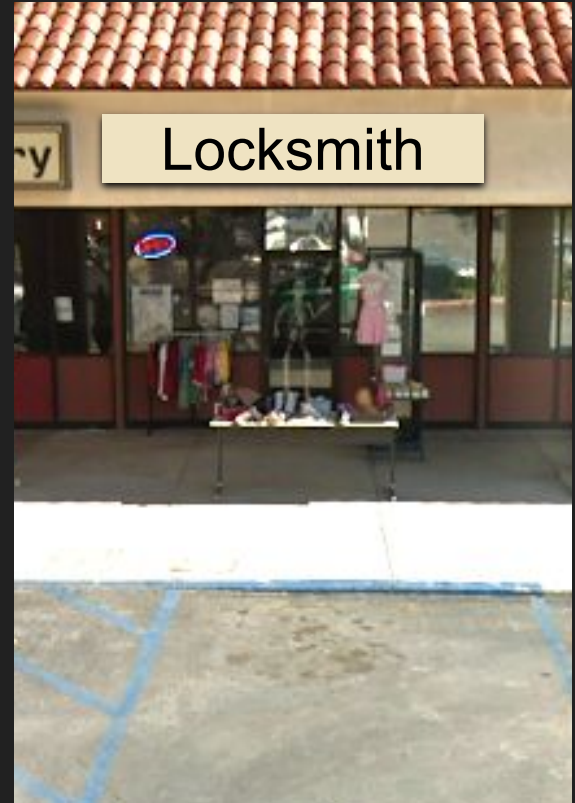
Unit: G

Lease Ends on: **confidential**

Monthly Lease: **confidential**

Common Area Maintenance: **confidential**

Total Lease: **confidential**



Lease of Current Tenant

Address: 16916 1/2 State Hwy 14
Mojave, CA 93501

Tenant: Thrift Store
Unit: H
Lease Ends on: **confidential**

Monthly Lease: **confidential**
Common Area Maintenance: **confidential**
Total Lease: **confidential**



Gross Scheduled Income Analysis

According to zilcalculator.com: The Gross Scheduled Income (or sometimes called potential gross income) is the annual income of a property if all rentable space were in fact rented and all rent collected. In short, it is the maximum potential income without regard to any possible vacancy or credit losses.

Unit	Tenant	Rent	Common Area Maintenance	Total Collected
A	Vacant	confidential	confidential	confidential
B	Game Shop	confidential	confidential	confidential
C	Pharmacy	confidential	confidential	confidential
D	Smoke Shop	confidential	confidential	confidential
E	Manager's Office	confidential	confidential	confidential
F	Beauty Salon	confidential	confidential	confidential
G	Locksmith	confidential	confidential	confidential
H	Thrift Store	confidential	confidential	confidential
			Total Monthly Gross Income =	\$ 5,723
*All financials need to be verified.			\$ 5,723 x 12 months = Yearly Gross Income =	\$ 68,676

Current Estimated - Capitalization Rate Calculation

According to Investopedia.com: The capitalization rate (also known as cap rate) is used in the world of commercial real estate to indicate the rate of return that is expected to be generated on a real estate investment property. This measure is computed based on the net income which the property is expected to generate and is calculated by dividing net operating income by property asset value and is expressed as a percentage. It is used to estimate the investor's potential return on their investment in the real estate market.

Yearly Gross Income =		\$ 68,676
Estimated Vacancy Factor	- 10%	- \$ 6,868
Gross Operating Income =		\$ 61,808
Estimated Expenses	- 10%	- \$ 6,181
Net Operating Income =		\$ 55,627

\$ 55,627 / Divided By / \$ 1,299,000 (sales price) =

4.28% CAP Rate

*All financials need to be verified.

ProForma Estimated - Capitalization Rate Calculation

According to Investopedia.com: The capitalization rate (also known as cap rate) is used in the world of commercial real estate to indicate the rate of return that is expected to be generated on a real estate investment property. This measure is computed based on the net income which the property is expected to generate and is calculated by dividing net operating income by property asset value and is expressed as a percentage. It is used to estimate the investor's potential return on their investment in the real estate market.

Yearly Gross Income =		\$ 116,676
Estimated Vacancy Factor	- 10%	- \$11,668
Gross Operating Income =		\$ 105,008
Estimated Expenses	- 10%	- \$ 10,501
Net Operating Income =		\$ 94,507

\$ 94,507 / Divided By / \$ 1,299,000 (sales price) =

7.27% CAP Rate

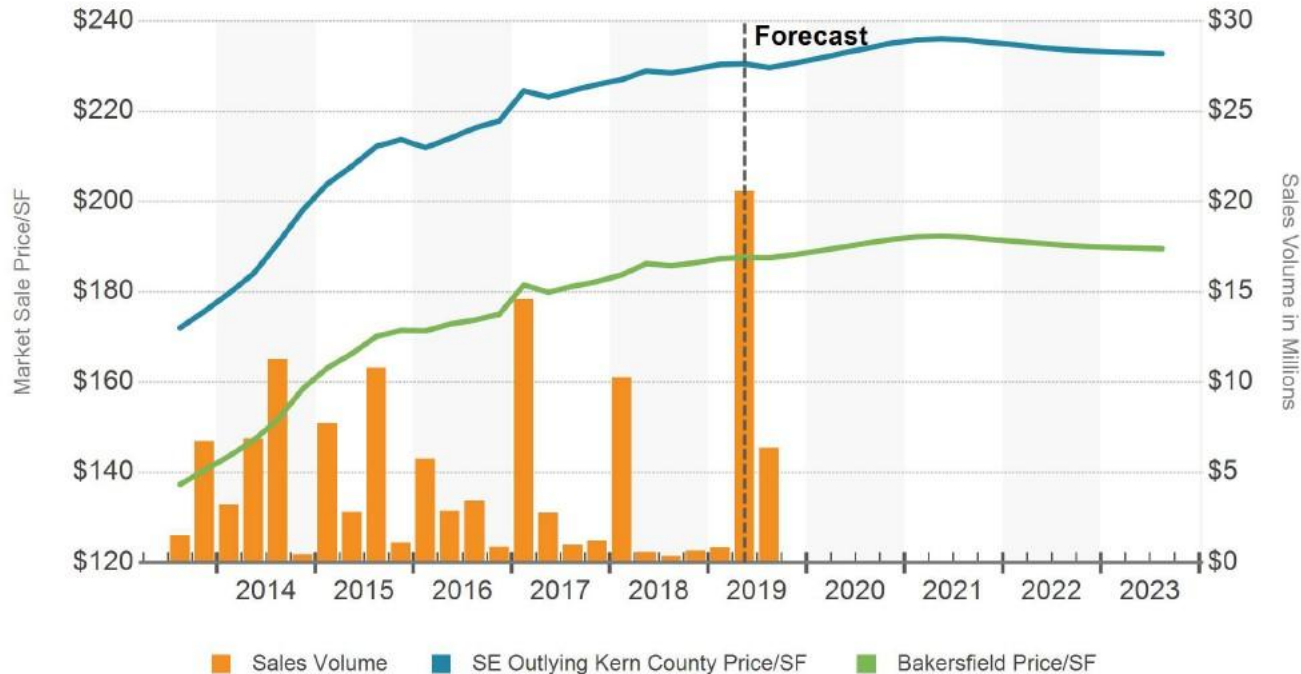
*All financials need to be verified.

Retail SubMarket Report by CoStar

Sales

SE Outlying Kern County Retail

SALES VOLUME & MARKET SALE PRICE PER SF



Vacant & Walk Way of Building

Shell location move-in ready.



Nice looking and clean walkway.

Solid building and columns.



*All information needs to be verified.

Front & Adjacent Parking Lot

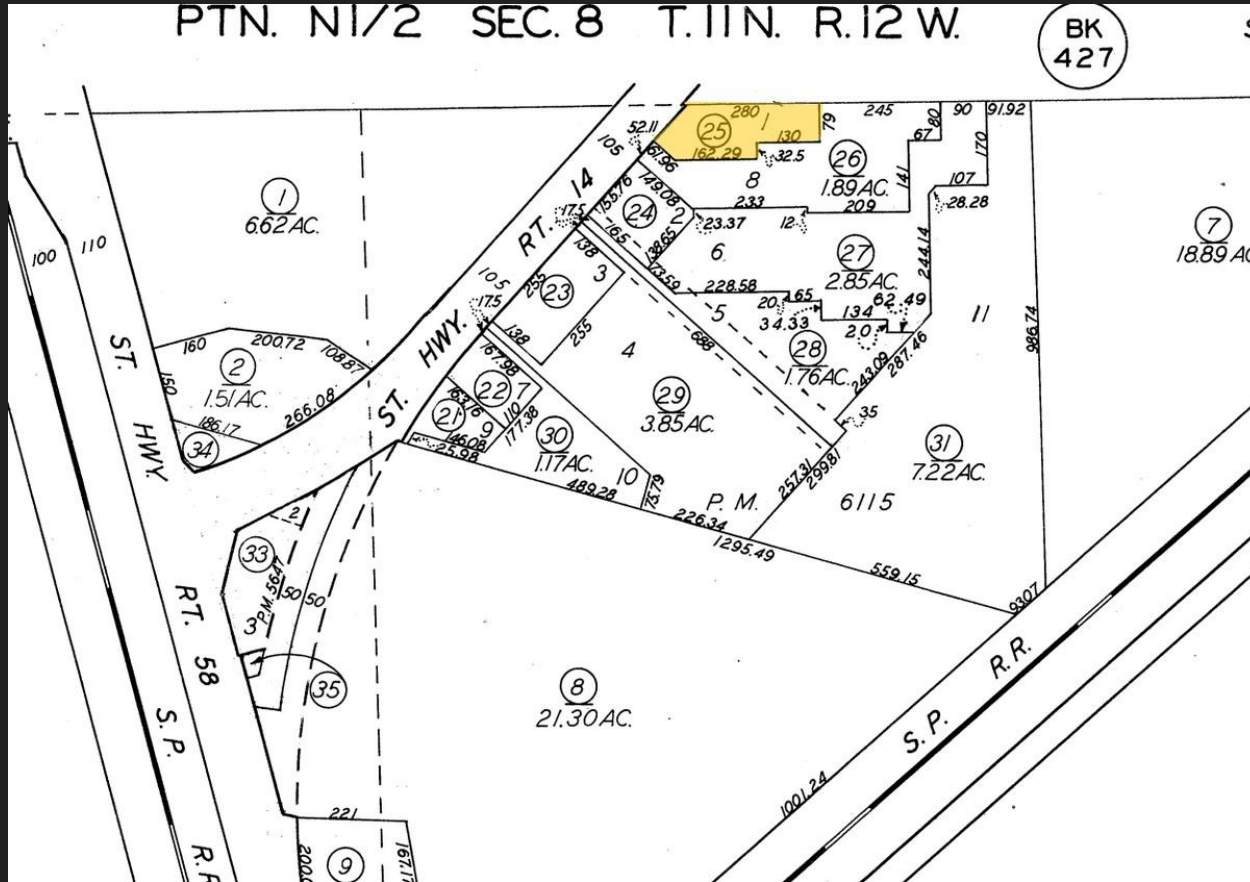
Many parking spaces
for customers.



<- Location.

View from driveway entrance.

Parcel Map from Title



Next Steps...

1. Visit current Tenants as Customer Only.
2. Get financing or prepare all cash.
3. Make offer & send to Listing Agent.
4. Negotiate terms if needed.
5. Open escrow.
6. Middle of escrow make appointment.

**Don't Miss
This Huge Opportunity**

Disclaimer:

- Do Not speak with any Tenants regarding sale.
- Please be very discreet.
- Absolutely NO showings until the middle of escrow.
- All business owners are Not aware of the sale.
- Contact Agent who gave you this presentation.