

VERIZON | ADVANCE AMERICA

Blythe, CA

JAMESCAPITAL
ADVISORS



James Capital Advisors

Marketing Package

Verizon | Advance America

1200 W Hobsonway, Blythe, CA 922251424

PROPERTY INFO

Tenants	Verizon Advance America
Property Address	1200 W Hobsonway
City	Blythe
State	CA
Zip	92225
APN	000-249-310
Accumulated GLA	4,406 SF
Lot Size	0.29 AC
Year Built	1981 / 2017

FINANCIAL SUMMARY

Purchase Price	\$1,160,100
Cap Rate	6.75%
Net Operating Income	\$78,306.80
Price / SF	\$263.30
Rent / SF	\$17.77
Listing Agent	Richard Brehaut
Phone Number	(424) 325-2608
Email	SUBMIT OFFER

INCOME & EXPENSE

Annual Rent	\$81,600
Effective Gross Income	\$81,600
Expense Summary	
Management Fee	\$2,412
Other Expenses	\$881.20
Total Expenses	\$3,293.20
Net Operating Income	\$78,306.80



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The Offering

Verizon Wireless Strip Center

1200 W Hobsonway, Blythe, CA 922251424



Regency Inn & Suites



Emerald Inn

Subject Property

Verizon Strip Center
\$1,160,100

RightSpace Storage



143,000 VPD

Purely Storage

Bolin Upholstery



INVESTMENT HIGHLIGHTS

100% Leased Two-Tenant Retail Center

The subject property is 100% leased to notable national tenants, Verizon and Advance America.

Zero Landlord Responsibilities

Tenants are responsible for Taxes, CAM, Insurance and Repairs and Maintenance.

Both Tenants Exercised Lease Extensions in 2019

In 2019, both tenants demonstrated long-term commitment to the site. Verizon executed a 10-year lease extension and Advance America exercised their first 3-year option.

Historically Strong Store Sales

Since opening in 2009, Verizon's store sales at this location have significantly outpaced their national average. Contact agent for details.

Healthy Rent Growth

The Verizon lease features 10% increases every 5 years, including options.

Corporate Guarantees

The Verizon lease will be guaranteed by GoWireless, Inc., one of the largest national agents for Verizon with 752 locations in the United States. Advance America operates 1,900 locations nationally.



REAL ESTATE HIGHLIGHTS

Opportunity Zone

The subject property is located in an opportunity zone. This allows investors the opportunity to access capital gains tax incentives both immediately and over the long-term.

Pad Site to Ace Hardware Anchored Center

Strategically located as a pad site to the only Ace Hardware in Blythe. With Blythe's economy relying heavily on agriculture, Ace Hardware is a one stop shop for many residents.

Healthy Mix of Surrounding National Retailers

Neighboring tenants include Dollar Tree, Starbucks, O'Reilly Auto Parts, Ace Hardware, Domino's, Aaron's and Sizzler.

Proximity to Lovekin Blvd

Since opening in 2009, Verizon's store sales at this location have significantly outpaced their national average. Contact agent for details.

Frontage on Blythe's Main Thoroughfare

The subject property has frontage on Hobsonway, Blythe's main thoroughfare which runs East-West through the city.

Parallel to Cross-Country Interstate HWY

The subject property benefits from its close proximity to a point of ingress and egress to Interstate-10, which has daily traffic counts exceeding 23,500 vehicles per day.

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Investment Highlights

Verizon | Advance America

1200 W Hobsonway, Blythe, CA 922251424



Hobson Shopping Center

Aaron's	DOLLAR TREE
Domino's Pizza	metroPCS

143,000 VPD

Subject Property
 Verizon Strip Center
 \$1,160,100



RENT ROLL

	Lease Commencement	Lease Expiration	Annual Rent (Base Rent)	Options	GLA	Lease Type
Advance America	06/23/2014	10/31/2022	\$26,400	Two, Three-Year	2,156 SF	Gross Lease
GoWireless	05/01/2019	04/30/2029	\$55,200	Two, Five-Year	2,250 SF	Absolute Net
Total			\$81,600		4,406 SF	

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Rent Roll

Verizon | Advance America

1200 W Hobsonway, Blythe, CA 922251424

ABOUT GOWIRELESS, INC.

Founded in Southern California in 1995, GoWireless has continually strived to be a driving force in the wireless industry. GoWireless is a Verizon Authorized Retailer operating with the goal to deliver world-class service while connecting customers with smartphone solutions matched perfectly to enhance people's wireless lifestyle. Due to GoWireless' outstanding partnership with Verizon Wireless, the company is able to offer customers quality products and services on the nation's largest 4G LTE network and the largest, most reliable 3G network. Today, GoWireless helps people find cutting edge technology solutions, including smartphones, tablets, mobile internet and more, online and in 750 stores coast to coast. GoWireless takes great pride in building a strong reputation as a "Company of the Consumer" and creating the "Consumer First" approach. Over the decades, GoWireless has built a strong management team by recruiting top leaders in the wireless, telecommunications, financial and internet industries. It is through this team, with their extensive knowledge and experience in all facets of wireless communications, sales, marketing, software development and financial management, that GoWireless successfully excels in today's versatile and ever-changing wireless industry.

LOCATIONS

750

ANNUAL SALES

\$1 Billion

HEADQUARTERS

Las Vegas



ABOUT ADVANCE AMERICA

Since 1997, Advance America has helped millions of hardworking Americans with a variety of personalized financial solutions, including Payday Loans, Installment Loans, Title Loans, and Personal Lines of Credit. Advance America is a nationally recognized, fully licensed financial company with over 1,900 locations nationwide and online lending services. As a founding member of the Community Financial Services Association, Advance America believes customers deserve clear, understandable loan terms, and therefore encourages fair and fully disclosed lending practices.

Advance America has found great success by offering the best financial solutions designed to fit customers' needs. The company operates in an efficient and favorable manner, contributing to major growth in recent years. Advance America's approval process is fast because the company understands the value of meeting its customers' financial needs in a timely manner. The company offers clear rates and doesn't require that customers have perfect credit to get approved for a loan, giving customers confidence that they've made a smart choice with Advance America.

FOUNDED

1997

LOCATIONS

1,900+

CUSTOMER RATING*

5 Stars

* out of 25,000 customer ratings on Trustpilot, Google & Facebook

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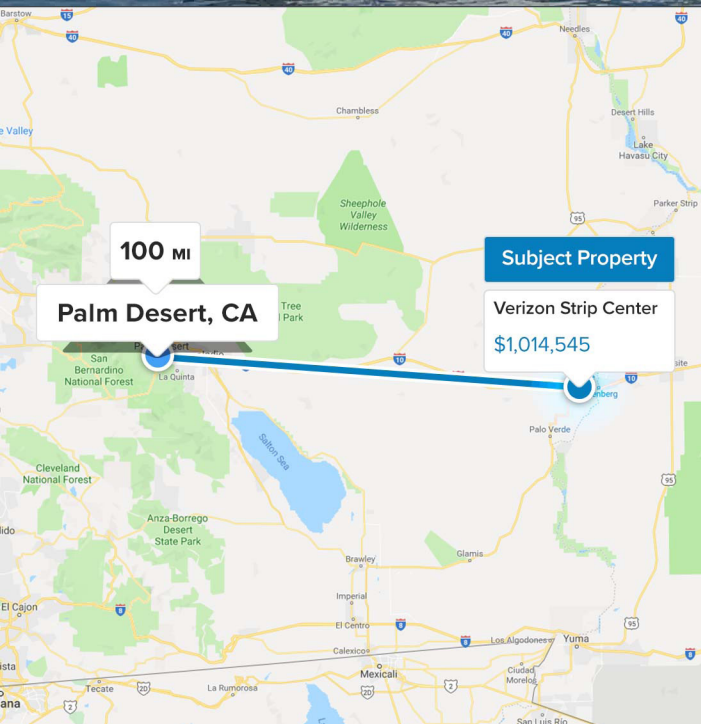
About the Brand

Verizon | Advance America

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BLYTHE, CA



BLYTHE, CA

Commuter Stopover City

Centrally located between Los Angeles and Phoenix, Blythe is a stopover city with full services for travelers between any of the nearby regions.

U.S. 95

Located on the East end of the city, U.S. Route 95 runs parallel to the Colorado River and is a straight shot to popular tourist destinations such as Parker and Needles.

Major Winter Tourism Economy

In the Winter, Blythe's population has been known to exceed 500,000 with visitors avoiding the colder climates of the north.

Home to One of World's Largest Transportation Providers

XPO Logistics, one of the world's 10 largest providers of transportation and logistic services, has a large facility in Blythe.

Direct Access to the Colorado River

Minutes from the Colorado River which offers 95 miles of navigable water to use for boating, fishing and water sports.

Strong Agriculture Industry

Blythe is the only incorporated community in the Palo Verde Valley with a strong agriculture industry including crops of melons, alfalfa, cotton, and vegetables.

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Location Overview

Verizon | Advance America

1200 W Hobsonway, Blythe, CA 922251424



Appleby Park

Larry Green Auto Group

143,000 VPD



Quality Inn

Felix J Appleby Elementary

USA Gas Station

Miller Park



Courtyard Coffee Shop

Clarion Inn



A & R Bakery

Travelodge by Wyndham



Emerald Inn

Sizzler

Subject Property

Verizon Strip Center
\$1,160,100

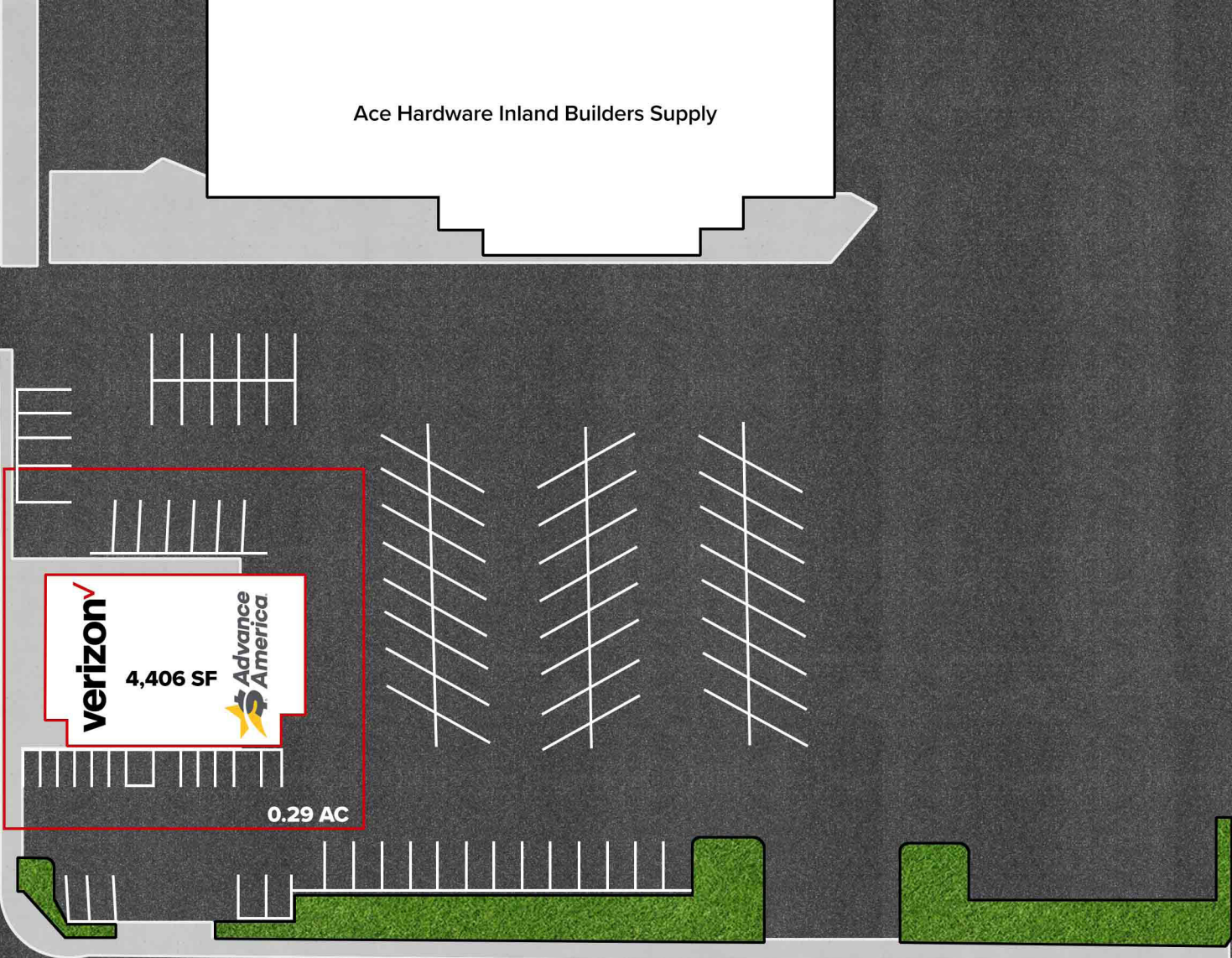


Purely Storage



Alex's Tire

Ace Hardware Inland Builders Supply

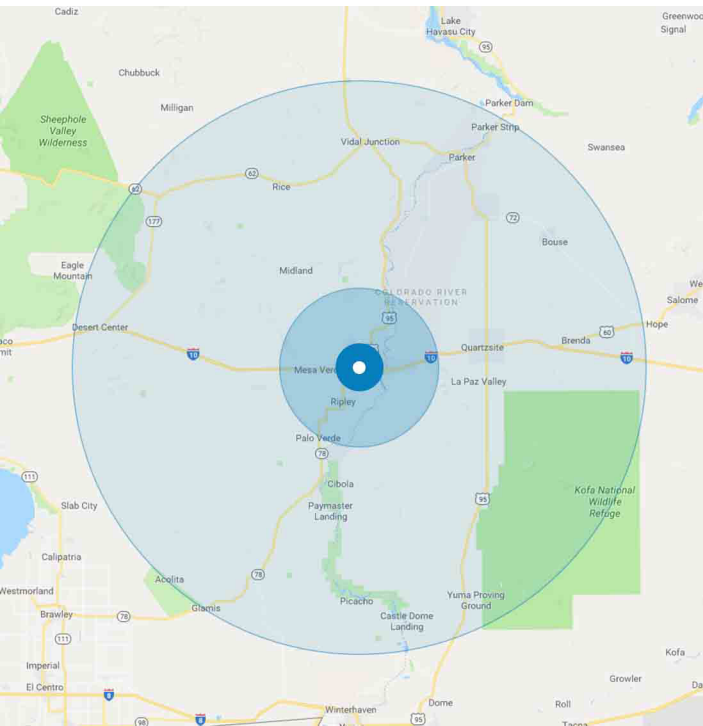


DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
2024 Projection	4,299	12,413	13,612	18,958
2019 Estimate	4,113	11,992	13,130	18,164
Growth 2019 - 2024	4.52%	3.51%	3.67%	4.37%

Commuter Stopover City

Centrally located between Los Angeles and Phoenix, Blythe is a stopover city with full services for travelers between any of the nearby regions.



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
2024 Projection	1,406	4,175	4,611	6,612
2019 Estimate	1,347	4,039	4,455	6,349
Growth 2019 - 2024	4.38%	3.37%	3.50%	4.14%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
Avg. HH Income	\$44,795	\$55,892	\$57,117	\$55,859
Med. HH Income	\$33,366	\$40,530	\$40,932	\$40,652

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A tenant's past performance is not a guarantee of future performance. The lease rate stated for some properties may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area in question. Returns are in no way guaranteed. Tenants may fail to pay the rent or property taxes or any other tenant obligations under the terms of the lease or may default under the terms of such lease. Regardless of tenant's history of performance, and/or any lease guarantors and/or guarantees, Buyer is responsible for conducting Buyer's own investigation of all matters related to any and all tenants and lease agreements. Broker is not, in any way, responsible for the performance of any tenant or for any breach or default by any tenant of any terms of any lease agreement related to the property. Further, Buyer is responsible for conducting Buyer's own independent investigation of all matters related to the value of the property, including, but not limited to, the value of any long-term leases. Buyer must carefully evaluate the possibility of tenants vacating the property or breaching their leases and the likelihood and financial impact of being required to find a replacement tenant if the current tenant should default and/or abandon the property. Buyer must also evaluate Buyer's legal ability to make alternate use of the property in the event of a tenant abandonment of the property.

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