



**2668 MONTEREY RD.
SAN JOSE, CA 95111**

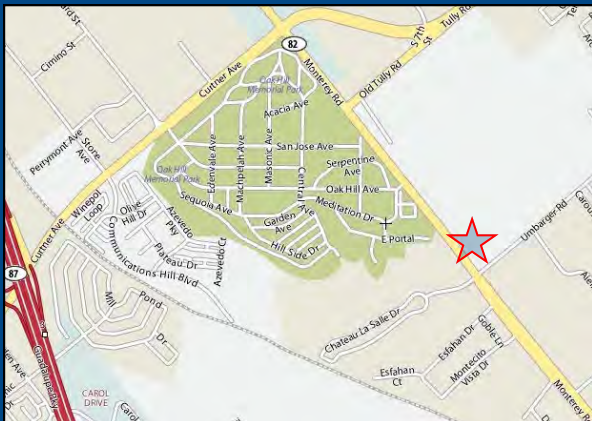
*MONTEREY HWY @
UMBARGER ROAD*

FULLY LEASED RETAIL PAD FOR SALE



PROPERTY INFORMATION:

- \$4,945,000.00
- 7,500 SF Strip Retail
- Anchor Tenant's #1 Volume Store
- "Green" Construction
- 5.0% CAP Rate
- Small, Easy-to-Lease Spaces
- Unique Hispanic Anchored Retail
- Excellent Demographics
- Traffic Count: 45,000+ ADT
- Excellent Parking: 5/1000
- Large Monument Sign
- Hard Signalized Corner



FOR MORE INFORMATION CONTACT:

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2668 MONTEREY RD. @ UMBARGER RD.
 SAN JOSE, CALIFORNIA
 SITE PLAN



Parking is non-exclusive and reciprocal

UMBARGER SQUARE

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The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

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Salient Facts:

Parcel Size:	.671 Acres/29,229 SF
Building:	7,500 SF
Number of Units:	5
Year Built:	2010
Zoning:	ML
APN:	497-38-023
County:	Santa Clara

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Income

UNIT #	TENANT	SQ FT	RENT/PSF	NNN/\$ PSF	OPTIONS	GROSS RENT	LEASE BEG/END	ANNUAL RENT INC.	DEPOSIT \$
110	Melenas Hair	1,004	\$3,062.20/ \$3.05	\$703/\$.70	1—5YR With 3% Increases	\$3,765	3/1/10 – 6/30/20	Yes — TBD	\$3,024
120	Metro PCS	1,004	\$3,152.50/ \$3.14	\$703/\$.70	1—5YR With 3% Increases	\$3,855.50	4/1/10 – 5/31/22	Yes — TBD	\$3,024
130-140	Laundromat	2,008	\$4,901.08/ \$2.44	\$1,406/\$.70	2—5YR With 2% Increases	\$6,307.08	5/1/10 – 3/31/21	Yes — TBD	\$4,518
150	Freeway Insurance	1,004	\$3,129.66/ \$3.12	\$703/\$.70	1—3YR With 3% Increases	\$3,832.66	2/1/13 - 5/30/19	Yes — TBD	\$2,950
160	Opportun	1,160	\$3,050/\$2.63	\$814/\$.70	2—5YR @ FMV	\$3,864	4/1/14 – 6/30/19	Yes — TBD	\$3,545
170	Papa John's Pizza	1,320	\$3,300/\$2.50	\$924/\$.70	2—5YR @ FMV	\$4,224	8/1/14- 2/28/22	Yes — TBD	None

TOTAL 7,500 SF \$20,595 \$5,254 \$25,630

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Investment Summary

Annualized Operating Data (Proforma):

Rental Income	247,140
NNN Reimbursement	\$63,048
Gross Income	\$310,188
Operating Expenses	(\$63,048)
Net Income	\$247,140
Sales Price:	\$4,945,000. ⁰⁰
Per Square Foot:	\$659. ⁰⁰
Cap Rate:	\$5.0%

Expense Summary

Estimated Expense Summary for 2017-2018:

Property Tax	\$62,500 (Based on \$5,000,000 Sales Price)
Insurance	\$ 4,100
Utilities	\$ 2,200
Garbage	\$ 4,548
Landscaping/Sweeping	<u>\$ 2,200</u>
Total Estimated Expense	\$75,448 (\$.84 NNN)

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Tenants

Papa John's Pizza (Franchisee):

Opportun:

Opportun is a financial technology company founded in 2005 with the mission of providing affordable loans to US Latinos and others with little or no credit history, so they can establish credit and build a better future. Opportun operates more than 230 retail locations to serve customers in Arizona, California, Illinois, Missouri, Nevada, Texas, and Utah, and is headquartered in Redwood City, CA.

Freeway Insurance:

A Buena Park, California based provider of non-standard auto insurance and a subsidiary of New York based Confie Seagars. Founded in 1987, Freeway Insurance has grown to 190 locations and more than 1200 employees serving customers in Arizona, California and Texas. Freeway Insurance is a national provider of personal lines insurance with an emphasis on serving Hispanic customers, and writes more than \$400 million in premiums annually.

Xpressway Laundromat:

Xpressway Laundromat is an extremely successful laundromat due mostly to the area demographics. Chavez Supermarket drives this customer base. The laundromat owner is a multiple-location operator, who is also a director on the Board of the Golden State Coin Laundry Association. He has excellent credit and substantial net worth, with a personal guarantee.

Metro PCS-Mucho Cellular:

Metro PCS is a mobile network operator. It's the 5th largest mobile telecommunications network in the United States. The franchise owner owns and operates 5 stores in the Bay Area, has excellent credit, a substantial net worth and a personal guarantee on his lease. Additionally, the lease is also guaranteed by one of the largest Herbalife distributors in the Bay Area, who has excellent credit and a substantial net worth.

Melana's Hair Salon:

Melana's Salon has been at this site since the completion of construction. The operator is experienced and specializes in serving the Hispanic community. He also has excellent credit with a proven business model.

Chavez Supermarket-Anchor Tenant (N.A.P.):

Chavez Supermarket is a highly successful Hispanic grocery store chain that is family owned and operated. This site is one of the highest grossing locations amongst the chain of stores. (The Chavez family purchased their building at this location from the landlord, due to their success at this site.)

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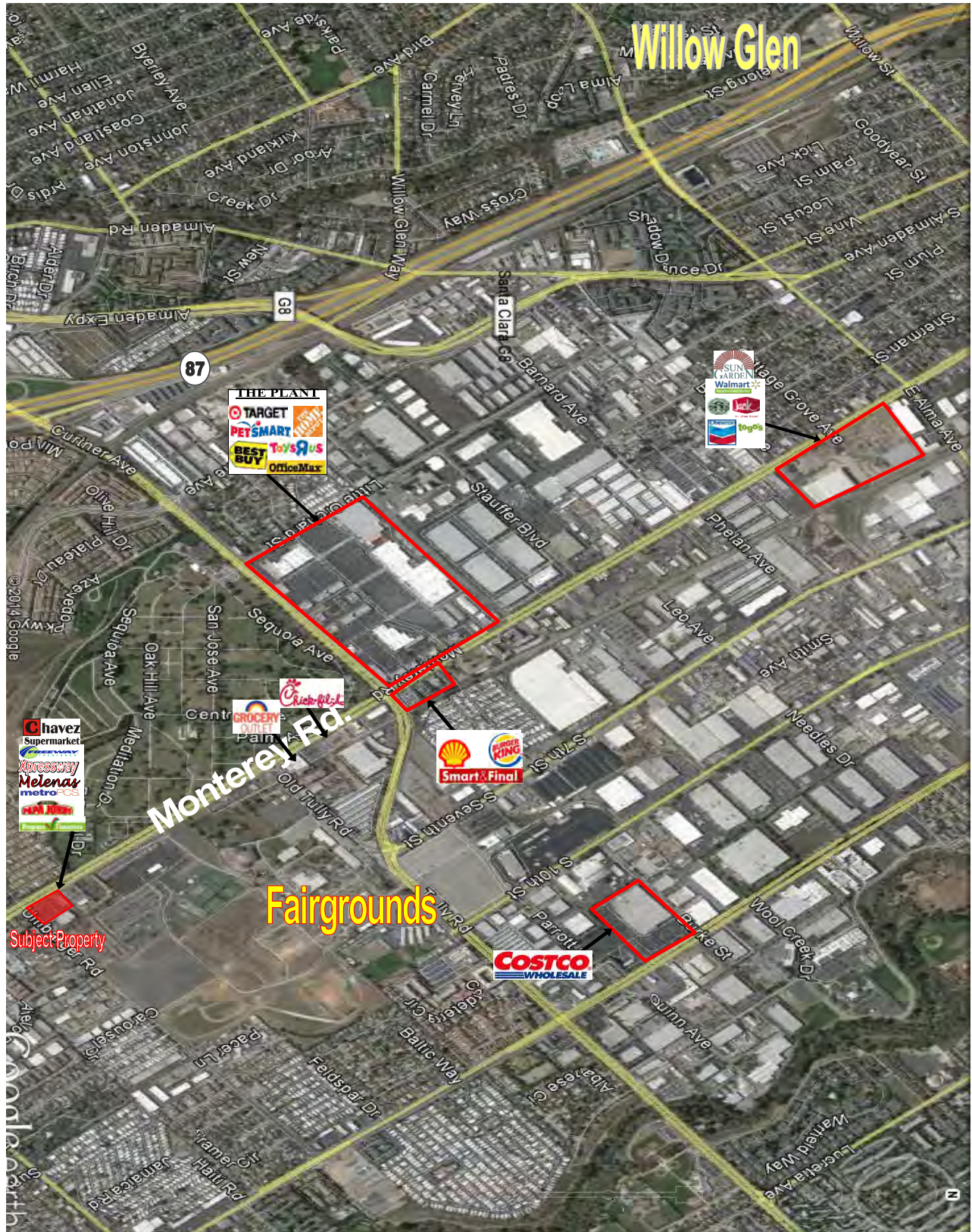
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