

**SALE**

# Victorian Center

**630 TENNESSEE ST**

Vallejo, CA 94590

**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,250,000
<b>NUMBER OF UNITS:</b>	8
<b>LOT SIZE:</b>	13,841 SF
<b>BUILDING SIZE:</b>	7,012 SF
<b>NOI:</b>	\$78,555.00
<b>CAP RATE:</b>	6.28%

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### PROPERTY DESCRIPTION

Discover a prime retail investment opportunity in the heart of Vallejo. The Victorian Plaza features 8 fully occupied tenant spaces totaling +/- 7,000 SF, offering strong upside for value-add investors or owner-users. The property retains its classic charm while providing an excellent canvas for modernization to meet today's retail demands.

### PROPERTY HIGHLIGHTS

- Fully leased retail center
- High-traffic location with excellent visibility and signage potential
- Ample parking
- Value-add opportunity

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

PRICE	\$1,250,000
PRICE PER SF	\$178
PRICE PER UNIT	\$156,250
GRM	11.09
CAP RATE	6.28%
CASH-ON-CASH RETURN (YR 1)	6.28%
TOTAL RETURN (YR 1)	\$78,555

## OPERATING DATA

GROSS SCHEDULED INCOME	\$112,740
TOTAL SCHEDULED INCOME	\$113,700
GROSS INCOME	\$113,700
OPERATING EXPENSES	\$35,145
NET OPERATING INCOME	\$78,555
PRE-TAX CASH FLOW	\$78,555

## FINANCING DATA

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INCOME & EXPENSES

INCOME SUMMARY

RENTAL INCOME	\$113,700
VACANCY COST	\$0
GROSS INCOME	\$113,700

EXPENSES SUMMARY

GARBAGE	\$2,600
PG&E	\$5,760
WATER	\$3,000
GROUNDKEEPING	\$2,400
INSURANCE	\$7,070
PROPERTY TAX @ SALE PRICE	\$14,315
OPERATING EXPENSES	\$35,145

NET OPERATING INCOME	\$78,555
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RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
630	Vallejo Great Donut Shop	1,500 SF	\$13.04	\$19,560.00	6/1/24	5/31/27
2	R4 Construction LLC	900 SF	\$14.67	\$13,203.00	2/1/23	2/8/24
5	Yay Candle and Mystic Store	1,050 SF	\$15.60	\$16,380.00	6/1/24	5/31/26
6	Jazmin Gisela Smith Madrigal	1,150 SF	\$18.00	\$20,700.00	5/1/25	4/30/27
6A	Diamond Massage Center	1,000 SF	\$18.84	\$18,840.00	6/1/24	5/31/27
B	Chisseled LLC	830 SF	\$13.73	\$11,395.90	9/1/24	8/31/26
C	Yay Candle and Mystic Storage	182 SF	\$32.97	\$6,000.54	6/1/24	5/31/26
D	Duchine Auto Group	450 SF	\$18.67	\$8,401.50	4/1/24	3/31/25
TOTALS		7,062 SF	\$145.52	\$114,480.94		
AVERAGES		883 SF	\$18.19	\$14,310.12		

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## ADDITIONAL PHOTOS



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RETAILER MAP



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