



PROPERTY DESCRIPTION

A fully-leased asset located in the heart of Downtown Oxnard.

Number of Units: 6

Number of Tenants: 5

Zoning: DT-C

APN: 202-0-092-070

Estimated Capitalization Rate: 5.17%

LOCATION DESCRIPTION

The property is adjacent to the Downtown Oxnard parking structure and a short walk to the City Hall, Centennial Plaza (14-screen movie theater & restaurants), the Oxnard Transportation Center, the post office and numerous other restaurants, stores, services and amenities.

CONTACT INFO

To find out more, or setup a tour, please contact:

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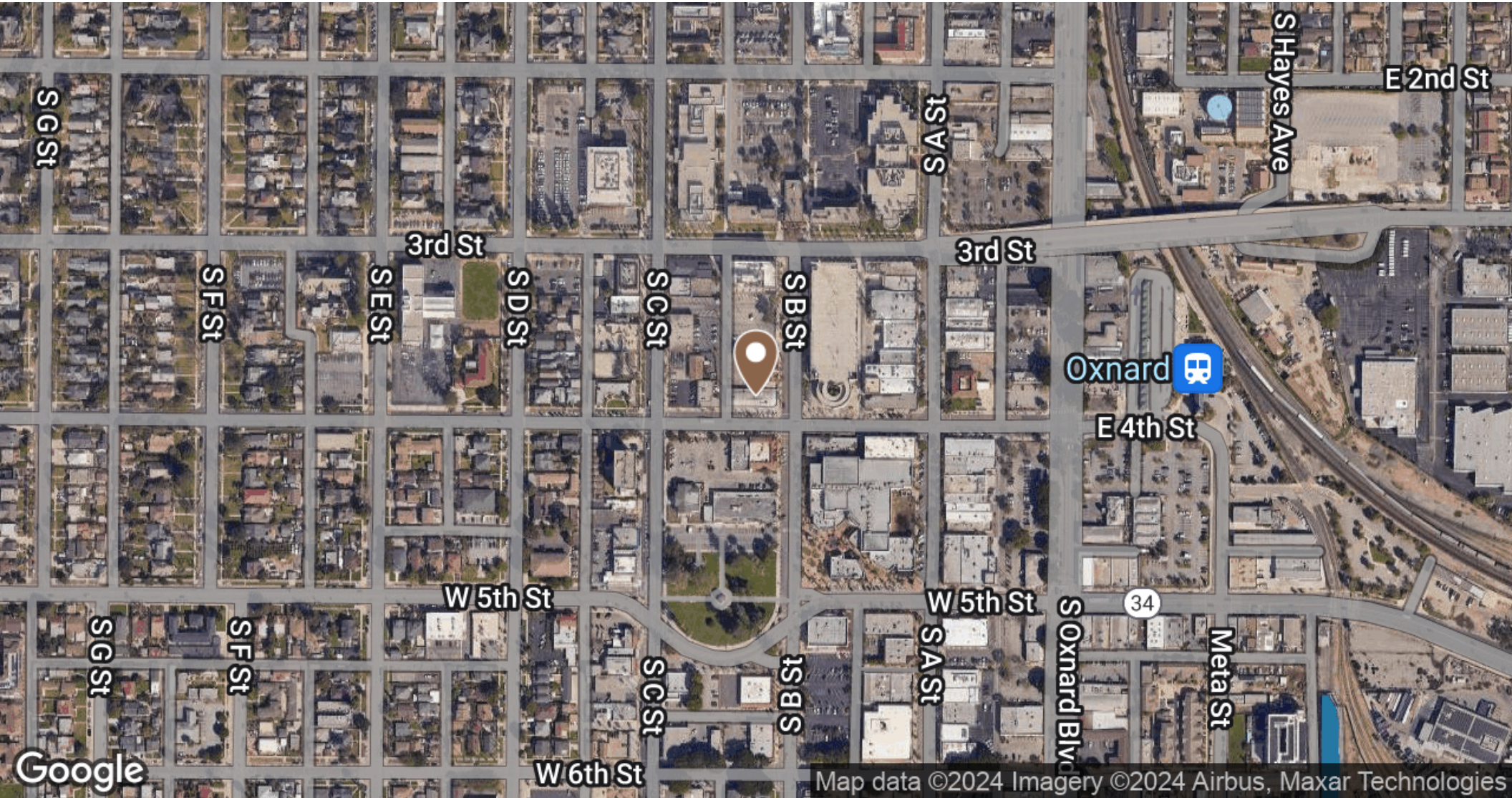
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CA DRE #01213236

OFFERING SUMMARY

Sale Price:	\$1,750,000
Lot Size:	7,000 SF
Building Size:	7,000 SF
Cap Rate:	5%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	746	2,289	8,183
Total Population	2,312	7,246	31,568
Average HH Income	\$73,278	\$72,083	\$91,202



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361 South B Street, Oxnard, CA ProForma

Projected Pro Forma at \$1,750,000 Purchase Price

Rental Revenue Assumptions

Address	Sq. Ft.	Lot Size SF	Use	Units	Year Built
361 S B St, Oxnard	7,000	7000	Multi-Tenant Retail/Office	6	1952

Gross Income

Unit	Rentable Sq. Ft.	Tenant Name	Monthly Rent	SF/Mo	Begin Date	Expiration	Option?	Annual Increases	Notes
301 W 4th St	1,400	Jose & Maria Pedroza	\$1,714.00	\$1.22	3/1/2020	2/28/2026			
361 S B St	1,400	Irene Cuevas	\$1,300.00	\$0.93	1/1/2009	M-T-M			
309-311 W 4th St	1,400	Bernardo and Elsa Gonzales	\$1,500.00	\$1.07	1/1/2009	M-T-M			
315 W 4th St	1,400	Ray Hernandez and Esther Medina	\$1,450.00	\$1.04	11/1/2003	M-T-M			
321 W 4th St	1,400	Juan Chavez	\$1,581.00	\$1.13	6/30/2020	4/14/2026			
Monthly Gross Income	7,000		\$7,545.00						
Annual Gross Income			\$90,540.00						

Estimated Expenses (NNN)

Item	Monthly Cost
Managment	\$400
Est. Maintenance & Repairs	\$438
Insurance	\$438
Taxes (at \$1.75m)	\$1,823
Monthly Total Expenses	\$3,099
Annual Total Expenses	\$37,188
NNN Per Sq. Ft.	\$0.44

Net Operating Income

Revenue	Actual
Annual Effective Income	\$90,540
Annual Total Expenses	\$37,188
Recovered Operating Expenses	\$37,188
Net Operating Income	\$90,540

Actual Capitalization Rate

	Actual
5.17% Cap Rate Value	\$1,751,257

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