

NORTH CONCORD INDUSTRIAL OWNER/USER OR INVESTOR OPPORTUNITY



2455 BATES AVENUE | CONCORD, CA

NEWMARK

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EXECUTIVE SUMMARY

Newmark, as exclusive advisor, is pleased to offer the opportunity to acquire 2455 Bates Avenue (the "Property" or "Facility") in Concord (technically unincorporated Contra Costa County) California. The Property consists of an approximately 19,800 square foot light industrial building situated on approximately 0.92 acres in a prime corner location. With all tenants on short term leases at under-market rents, the Facility offers the ability for an owner/user to occupy all or a portion of the building, or for an investor to create value through increasing lease rates to market levels.

OFFERING SUMMARY

Pricing: \$4,550,000

Improvements: 19,800 square feet per county record (buyer to verify)

Site ±0.92 acres

OFFERING HIGHLIGHTS

- » Rare light industrial property available in North Concord
- » Highly functional facility with ample parking, heavy power and grade level loading
- » Short term leases at under-market rents
- » Prominent corner location with excellent on highly trafficked Bates Avenue (±16,800 vehicles per day)
- » Recently painted, landscaped and slurry sealed
- » Near major corporate tenants including John Muir, Bay Alarm, Aramark, and Conco Cement





FINANCIALS

RENT ROLL

Suite	Lease SF	Rentable SF	Rent/Mo.	Rent/SF/Mo	Rent per Year	Pro-Forma Rent/SF	Pro-Forma Rent Per Year
A	1,012	1,085	\$1,655	\$1.64	\$19,860	\$1.65	\$21,487
B	1,200	1,287	\$1,450	\$1.21	\$17,400	\$1.45	\$22,391
C	1,725	1,850	\$2,193	\$1.27	\$26,316	\$1.75	\$38,846
D	1,772	1,900	\$2,154	\$1.22	\$25,848	\$1.75	\$39,905
E (Rented by Ste-D)	1,245	1,335	\$1,656	\$1.33	\$19,872	\$1.75	\$28,037
F	985	1,056	\$1,296	\$1.32	\$15,552	\$1.45	\$18,379
G	2,257	2,420	\$2,623	\$1.16	\$31,476	\$1.70	\$49,374
H	1,434	1,538	\$1,631	\$1.14	\$19,572	\$1.45	\$26,757
I	1,367	1,466	\$1,250	\$0.91	\$15,000	\$1.80	\$31,664
J	1,975	2,118	\$2,347	\$1.19	\$28,164	\$1.80	\$45,747
K	842	903	\$1,303	\$1.55	\$15,636	\$1.55	\$16,794
L (Owner)	100	107	\$0	\$0.00	\$0	\$1.45	\$1,866
N	448	480	\$500	\$1.12	\$6,000	\$1.50	\$8,647
O	2,022	2,168	\$2,703	\$1.34	\$32,436	\$1.80	\$46,835
P	80	86	\$0	\$0.00	\$0	\$5.00	\$4,800
Total Size:	18,464	19,800		Total Rent /Year:	\$273,132	Total Rent /Year (Pro-Forma):	\$401,530

LOAD FACTOR CALCULATION

Building Size (SF)	19,800
Common Area (SF)	1,336
Load Factor (%)	1.07

EXPENSES

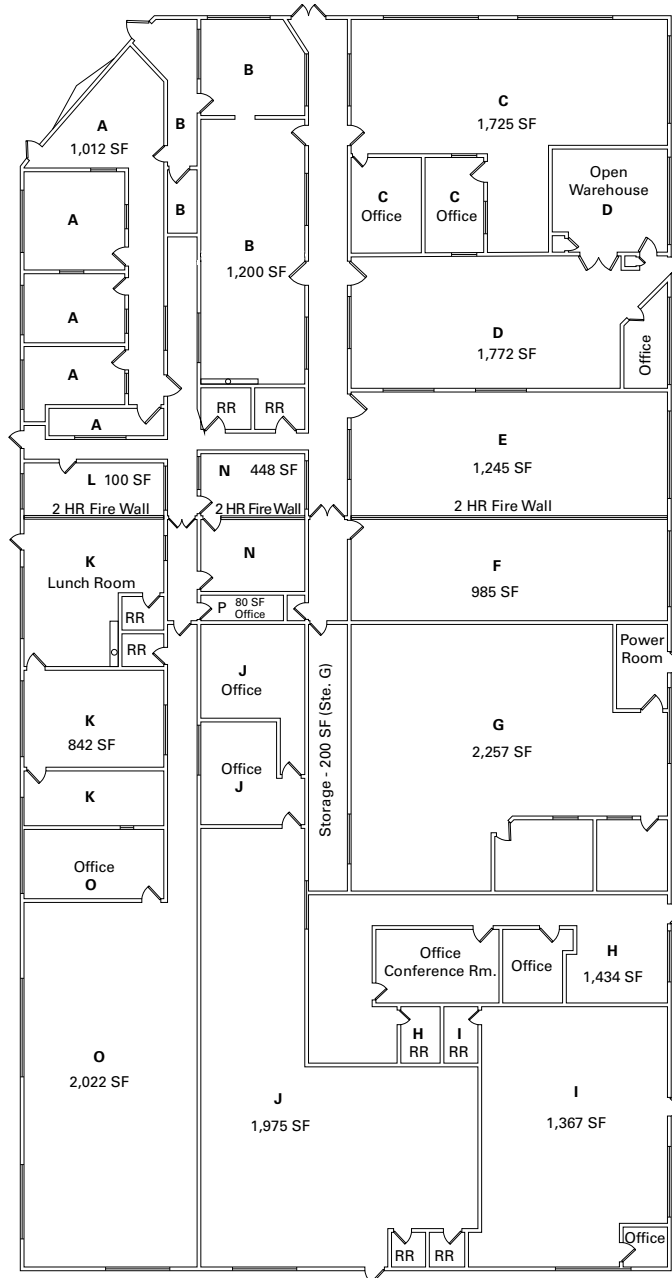
	Actual	Pro-Forma
Ad Valorem Tax (new)*	\$50,264	\$50,264
Assessments	\$2,380	\$2,380
Insurance	\$14,212	\$14,212
Repairs (Estimate)	\$3,500	\$3,500
Cleaning	\$9,980	\$9,980
Management (4%)	\$10,925	\$16,061
Utilities	\$35,600	\$35,600
Totals:	\$126,861	131,997

* Note: Property tax based on reassessment at Offering Price.

CASH FLOW

	Actual	Pro-Forma
Income	\$273,132	\$401,530
Vacancy (5%)	(\$13,657)	(\$20,076)
Expenses	(\$126,861)	(\$131,997)
Net Income:	\$132,614	\$249,456

Exhibit A



NORTH CONCORD INDUSTRIAL OWNER/USER OR INVESTOR OPPORTUNITY

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (05.21.24) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.



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