

**PROPOSAL**

# United States Postal Service East Bakersfield

**727 KENTUCKY STREET**

Bakersfield, CA 93305

**PRESENTED BY:**

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UNITED STATES POST OFFICE  
EAST BAKERSFIELD STATION  
93305

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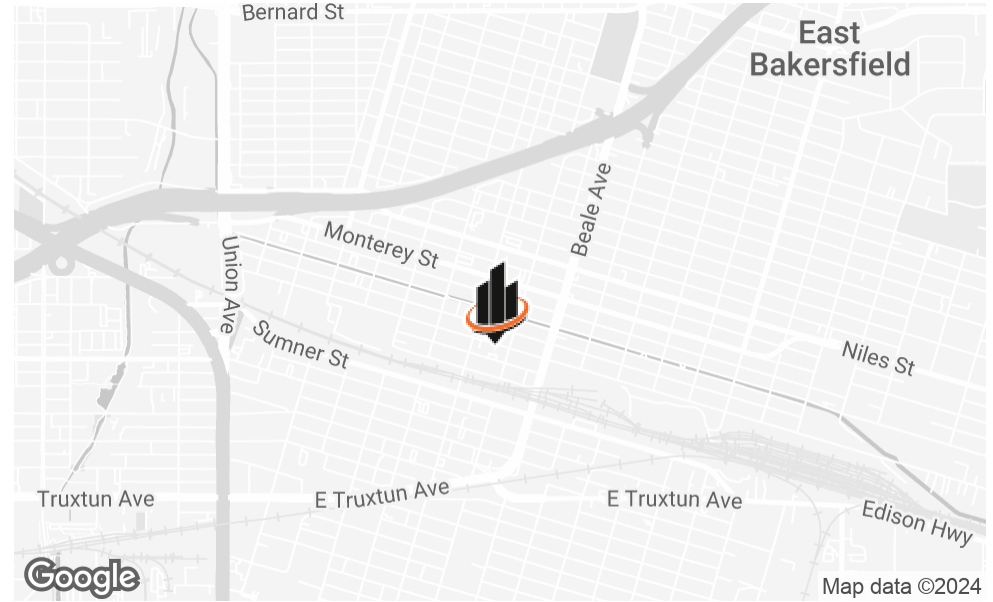
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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**SECTION 1**  
Property  
Information

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,900,000
<b>BUILDING SIZE:</b>	6,629 SF
<b>NOI:</b>	\$114,660.00
<b>CAP RATE:</b>	6.03%

## PROPERTY DESCRIPTION

5-Year Lease with no options  
Lease Rate - \$1.51 per month  
Operating Expenses (Taxes Reimbursed)  
Roof - 3 yrs

## PROPERTY HIGHLIGHTS

- Well Utilized and Busy Post Office
- USPS Tax and Maintenance Riders
- Great Location and Demographics for a USPS Leased Facility
- Building 6,629 SqFt, 31,987 SqFt
- Ideal 1031 Exchange Property

## PROPERTY DESCRIPTION



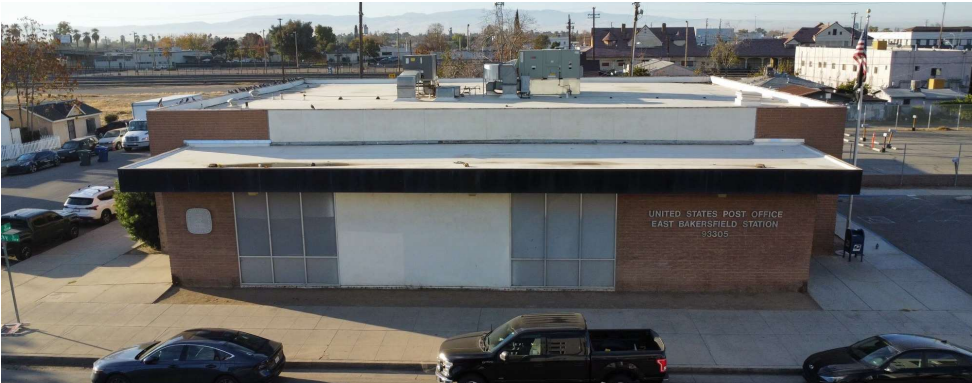
### PROPERTY DESCRIPTION

5-Year Lease with no options  
Lease Rate - \$1.51 per month  
Operating Expenses (Taxes Reimbursed)  
Roof - 3 yrs

### LOCATION DESCRIPTION

East Bakersfield is the eastern region of the city of Bakersfield, California directly east of the downtown. The region was formerly known as the town of Sumner, which was later incorporated and renamed Kern City. It is primarily a mixture of residential and commercial developments. It also contains a small business district (which was the downtown for Kern City) centered on the intersection of Baker and Sumner streets. It is part of the Bakersfield urban area of almost 500,000 people.

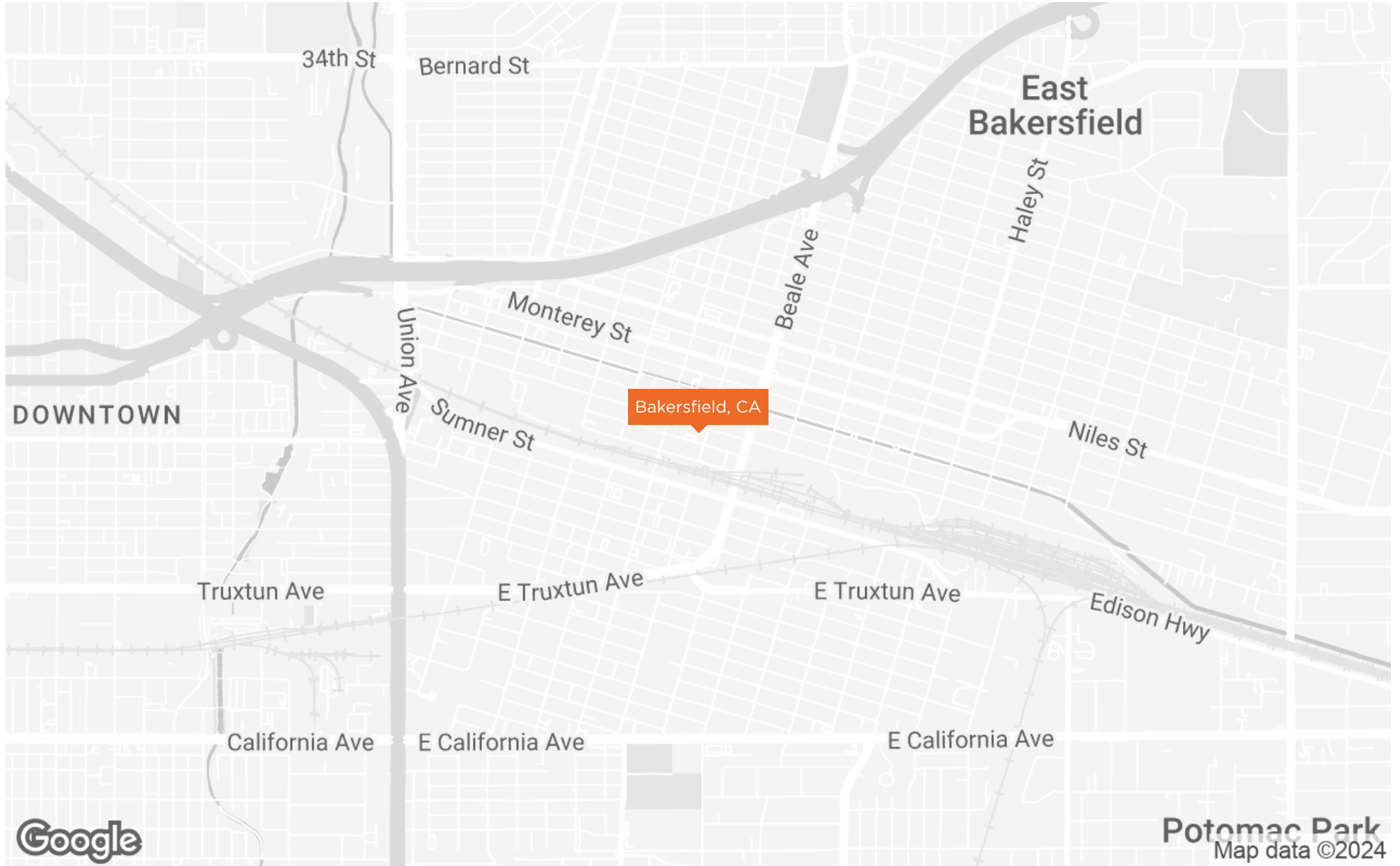
ADDITIONAL PHOTOS





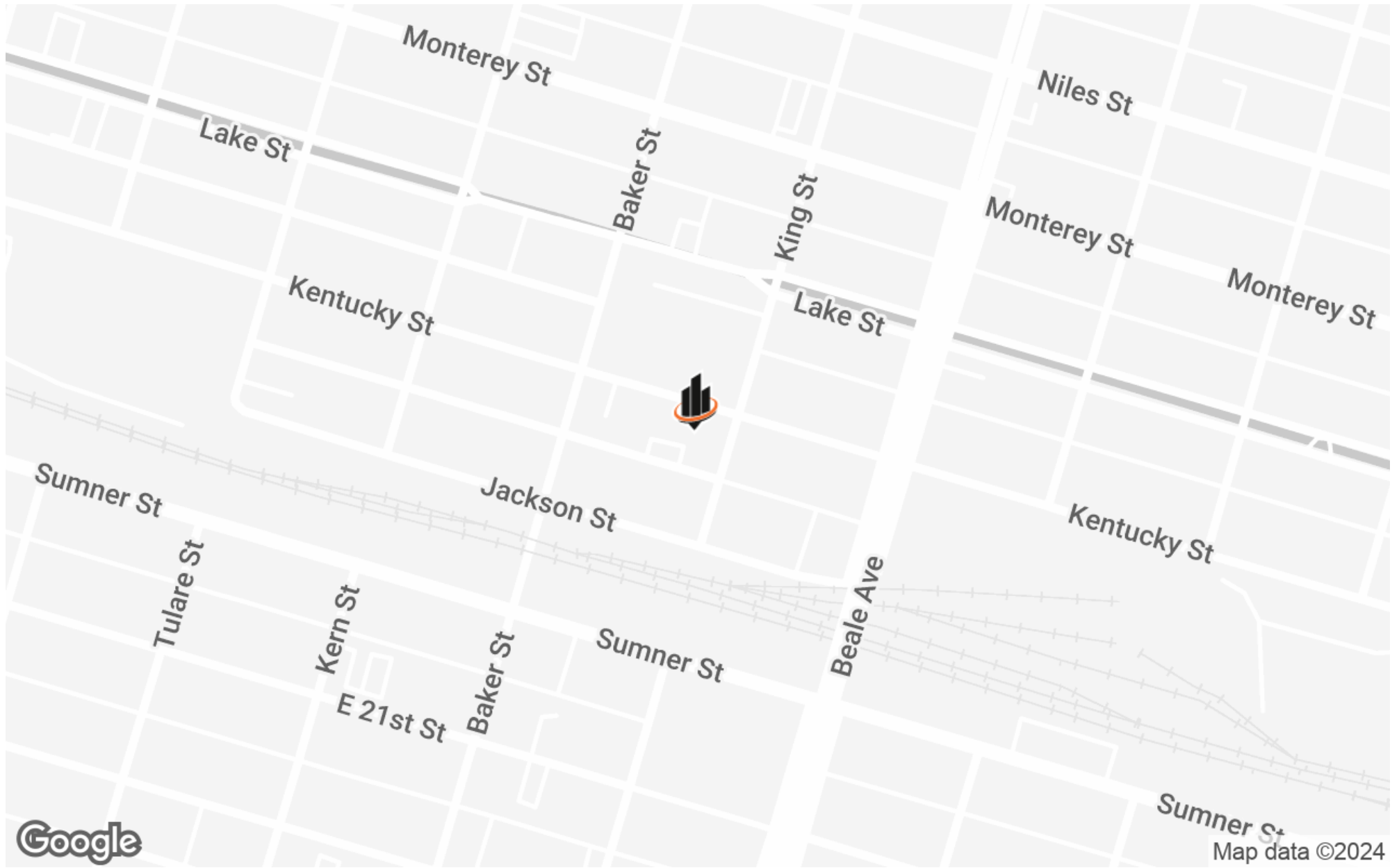
**SECTION 2**  
Location  
Information

REGIONAL MAP

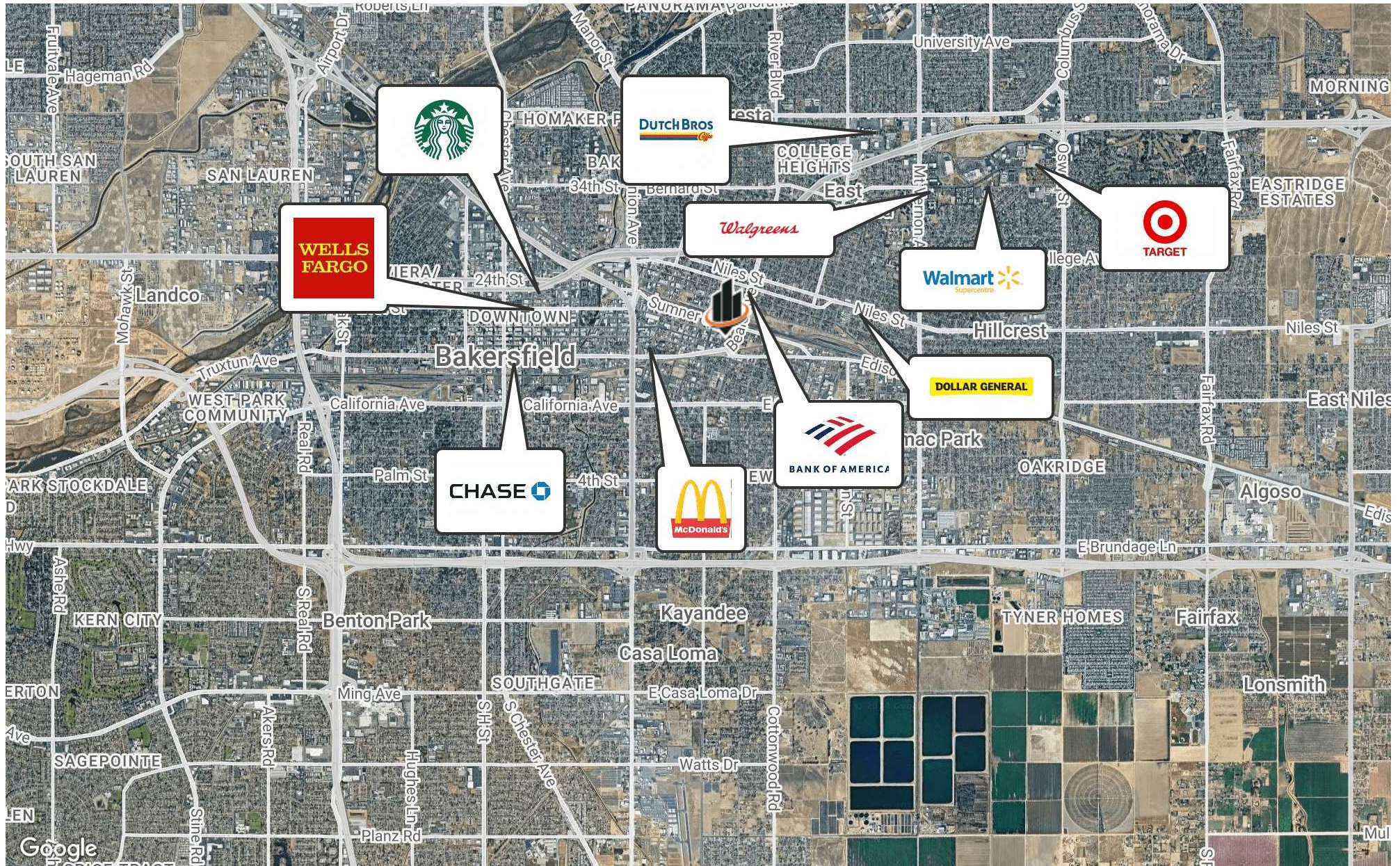




# LOCATION MAP



# AERIAL MAP



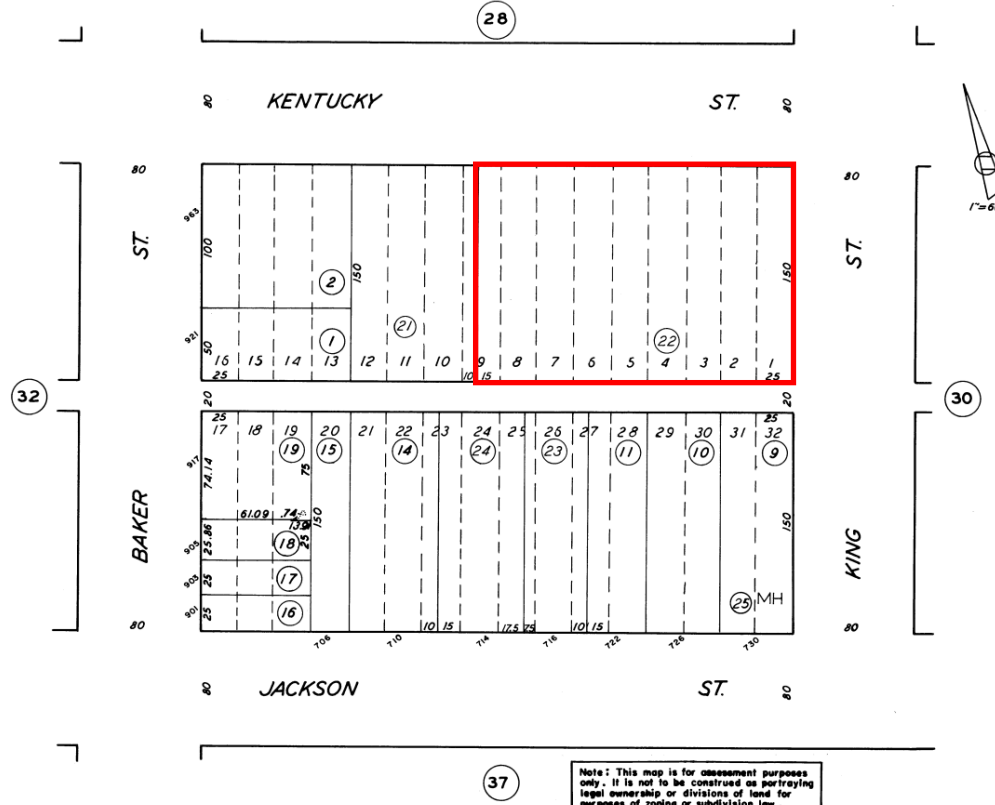
PARCEL MAP

14-31

KERN BLOCK 72

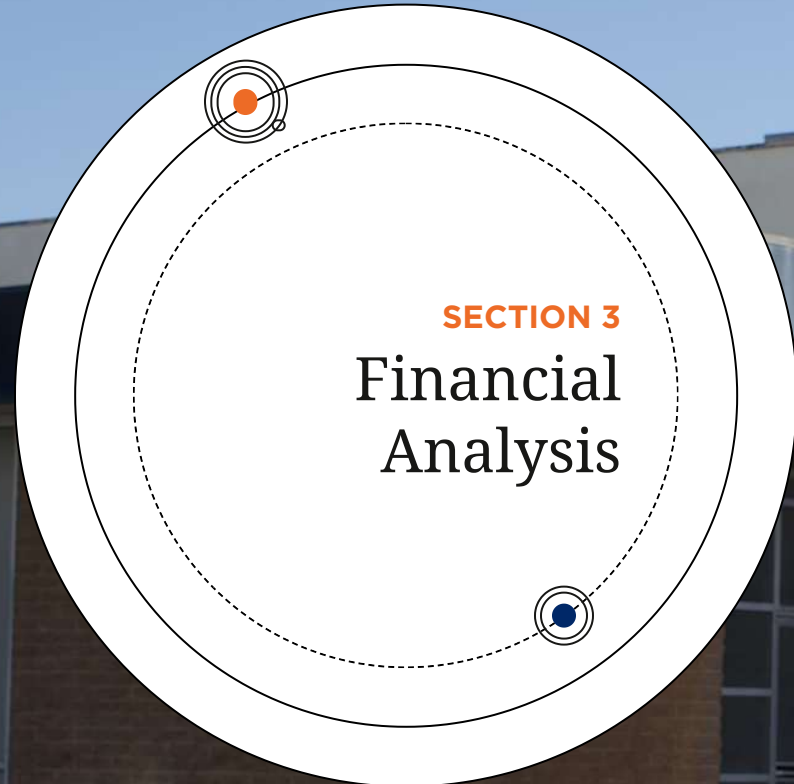
SCHOOL DIST. / -3

14-31



Revised: November 30, 2012

ASSESSORS MAP NO. 14-31  
COUNTY OF KERN



**SECTION 3**  
**Financial  
Analysis**



# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

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PRICE	\$1,900,000
PRICE PER SF	\$287
GRM	15.79
CAP RATE	6.03%
CASH-ON-CASH RETURN (YR 1)	6.03%
TOTAL RETURN (YR 1)	\$114,660

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## OPERATING DATA

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GROSS SCHEDULED INCOME	\$120,317
TOTAL SCHEDULED INCOME	\$120,317
GROSS INCOME	\$120,317
OPERATING EXPENSES (TAXES REIMBURSED)	\$5,657
NET OPERATING INCOME	\$114,660
PRE-TAX CASH FLOW	\$114,660

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## FINANCING DATA

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DOWN PAYMENT	\$1,900,000
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**INCOME & EXPENSES**

**INCOME SUMMARY**

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VACANCY COST	\$0
<b>GROSS INCOME</b>	<b>\$120,317</b>

**EXPENSES SUMMARY**

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<b>OPERATING EXPENSES</b>	<b>\$5,657</b>
<b>NET OPERATING INCOME</b>	<b>\$114,660</b>

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**SECTION 4**  
**Demographics**

# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,319	5,739	22,027
AVERAGE AGE	30	31	33
AVERAGE AGE (MALE)	30	31	32
AVERAGE AGE (FEMALE)	30	31	33

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	417	1,660	6,554
# OF PERSONS PER HH	3.2	3.5	3.4
AVERAGE HH INCOME	\$33,043	\$35,922	\$43,784
AVERAGE HOUSE VALUE	\$189,258	\$214,910	\$328,066

Demographics data derived from AlphaMap

