

Investment Opportunity

123-129 E. Main Street
Visalia, CA 93291

CONFIDENTIAL
OFFERING
MEMORANDUM



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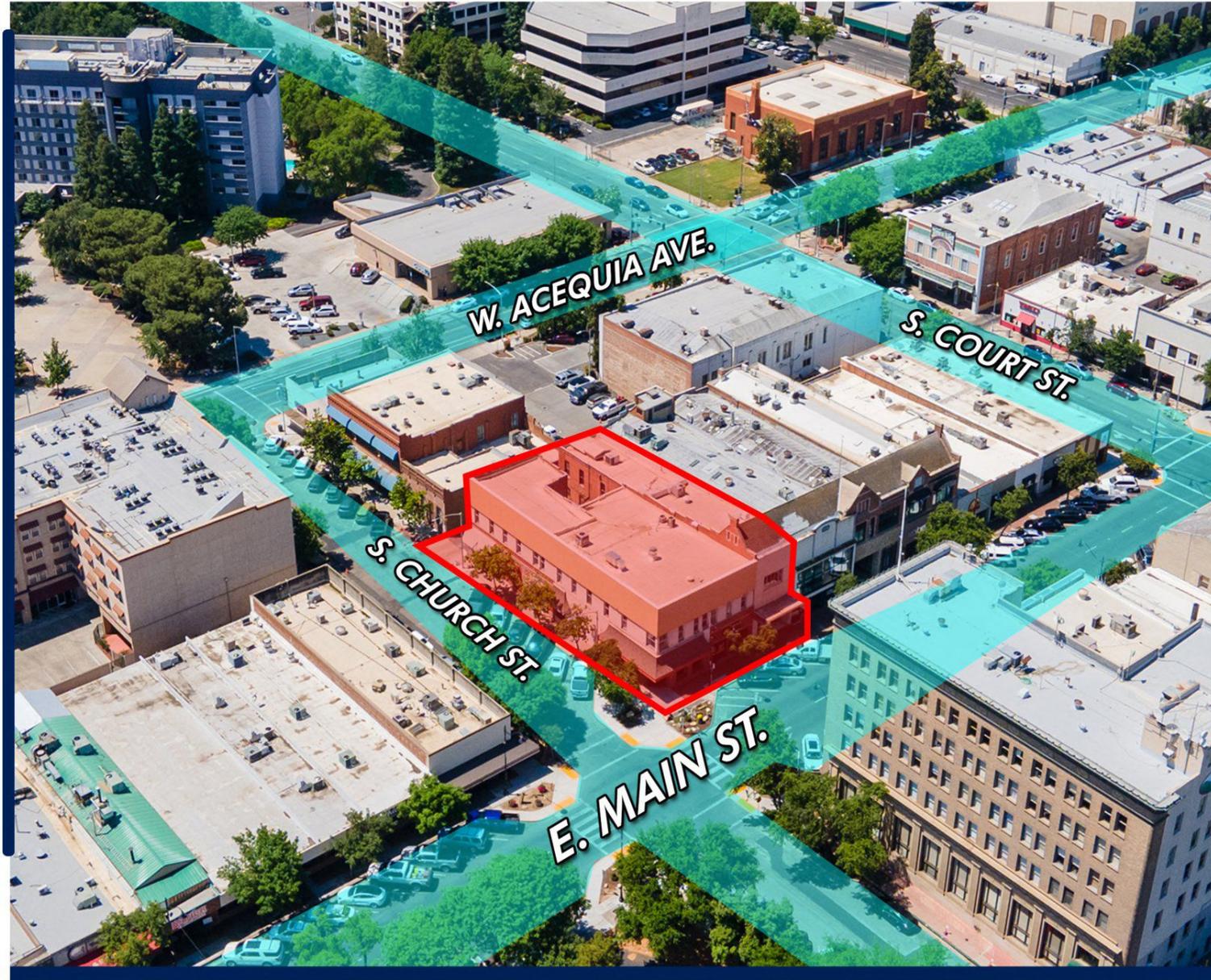
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INFORMATION DEEMED RELIABLE BUT CANNOT BE GUARANTEED.



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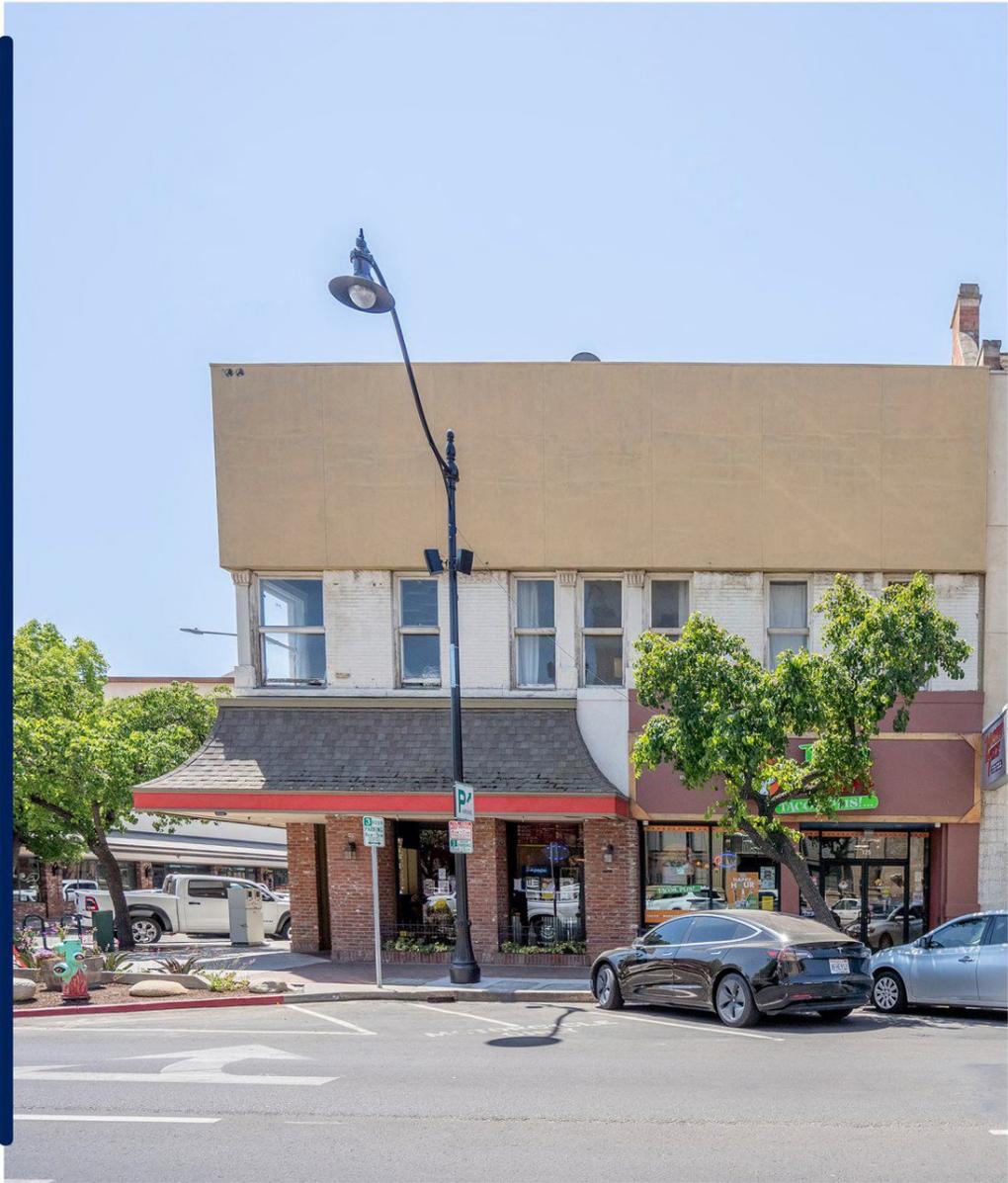
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HIGHLIGHTS

PRICE	\$5,627,000
NOI	\$309,826.65
CAP RATE	5.5%
PRO FORMA NOI	\$321,826.65
PRO FORMA CAP RATE	5.7%
RENT INCOME	\$354,672/YEAR
TOTAL BUILDING SIZE	16,151 SQFT
TOTAL LOT SIZE	7,942 SQFT
YEAR BUILT	1900
APN	094-298-007 094-298-008



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DISCLAIMER

CONFIDENTIALITY or DISCLAIMER

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Dream Realty or by the Seller.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a NON-BINDING LETTER OF INTENT; (ii) incorporated in a FORMAL WRITTEN CONTRACT OF PURCHASE AND SALE TO BE PREPARED BY THE SELLER AND EXECUTED BY BOTH PARTIES; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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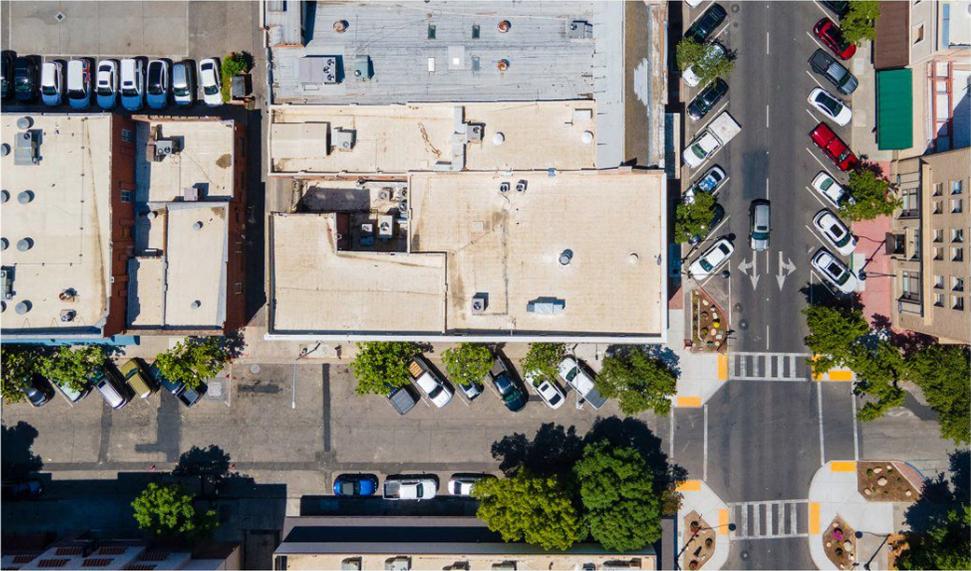


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ADD'L PICTURES



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,930	114,685	154,629
WHITE ALONE	3,873	38,841	54,328
BLACK ALONE	267	1,707	2,136
ASIAN ALONE	362	4,708	6,223
HISPANIC	7,462	48,381	62,244
MEDIAN AGE	29.9	32.9	33.3

HOUSING	1 MILE	3 MILES	5 MILES
HOUSING UNITS	4,713	38,043	51,186
OWNER OCCUPIED HOUSING UNITS	1,344	20,162	29,261
RENTER OCCUPIED HOUSING UNITS	3,225	16,546	19,841
VACANT HOUSING UNITS	144	1,335	2,084

INCOME	1 MILE	3 MILES	5 MILES
MEDIAN HOUSEHOLD INCOME	\$39,800	\$67,900	\$75,280
PER CAPITA INCOME	\$19,769	\$29,433	\$31,689
MEDIAN NET WORTH	\$13,972	\$120,876	\$152,185

BUSINESS	1 MILE	3 MILES	5 MILES
TOTAL BUSINESSES	1,386	4,041	5,176
TOTAL EMPLOYEES	14,728	41,794	56,523



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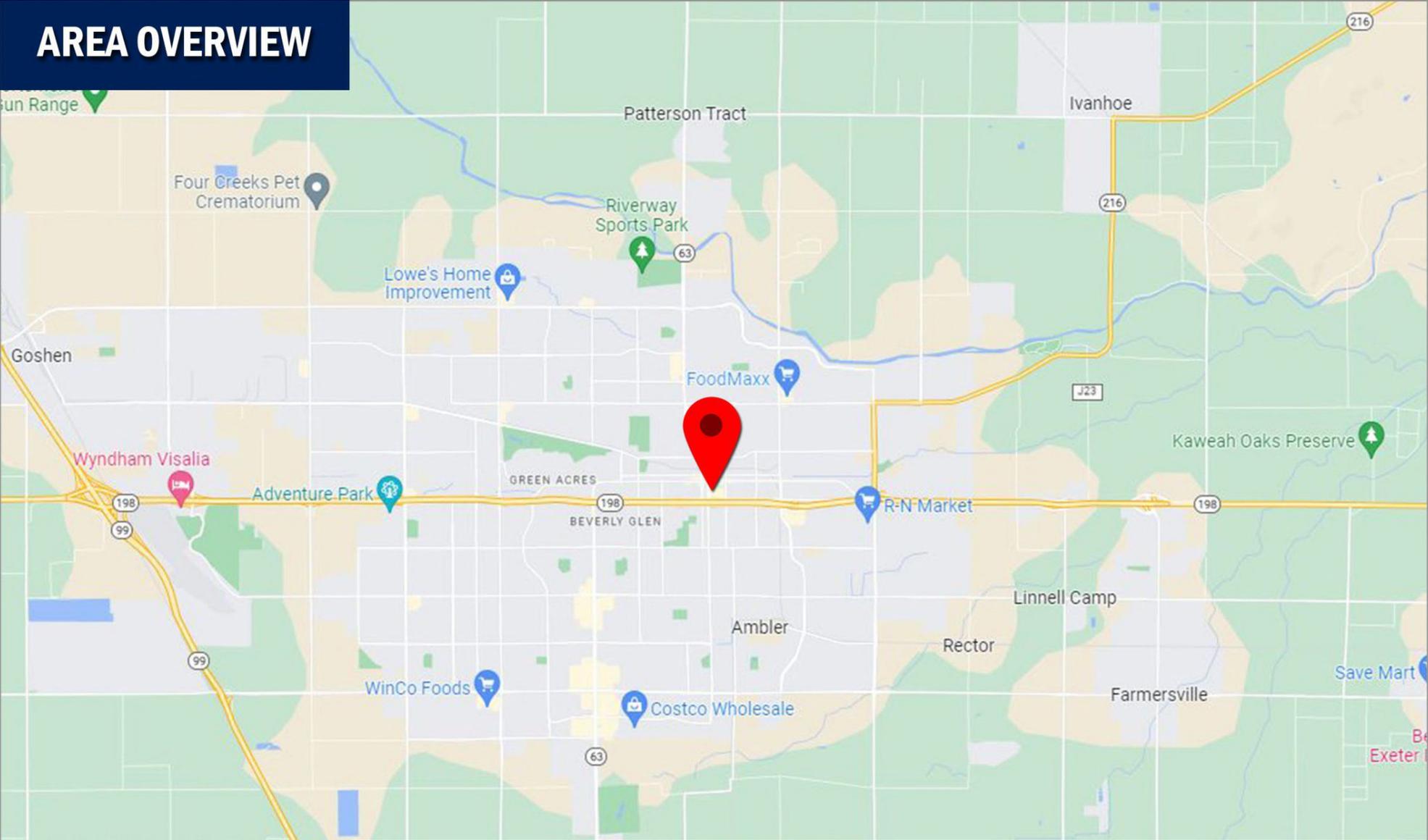


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AREA OVERVIEW



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