



LEASED INVESTMENT

318 Mchenry Ave

Modesto, CA 95354

BOWEN CARDOZA

President

209.996.7418

bowen@linkcpg.com

CalDRE #01419028





PROPERTY DESCRIPTION

This leased investment is 100% occupied by AIM Higher, Inc. through November 30, 2030. The tenant has been in possession of the property since March 2021 and recently renewed their lease for an additional five years. The lease is a Gross lease and there are 3% annual increases built into the rent schedule.

PROPERTY HIGHLIGHTS

- All new flooring
- The building's exterior has been recently painted

OFFERING SUMMARY

Sale Price:	\$1,400,000
Number of Units:	1
Lot Size:	18,485 SF
Building Size:	6,063 SF
NOI:	\$93,345.00
Cap Rate:	6.67%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	581	1,771	5,686
Total Population	1,455	4,233	14,213
Average HH Income	\$87,724	\$93,418	\$94,599



OFFERING MEMORANDUM

LOCATION INFORMATION

Section 1

LINK COMMERCIAL PROPERTY GROUP
1212 Countryview Drive, Modesto, CA 95356
209.996.7418
<https://linkcpg.com>







OFFERING MEMORANDUM

FINANCIAL ANALYSIS

Section 2

INVESTMENT OVERVIEW

Price	\$1,400,000
Price per SF	\$231
CAP Rate	6.67%
Net Operating Income	\$93,345

OPERATING DATA

Gross Income	\$116,412
Operating Expenses	\$23,067
Net Operating Income	\$93,345

INCOME SUMMARY

Vacancy Cost	\$0
GROSS INCOME	\$116,412

EXPENSES SUMMARY

Property Tax	\$16,388
Property Insurance	\$4,979
Property Maintenance	\$500
Landscape	\$1,200
OPERATING EXPENSES	\$23,067

NET OPERATING INCOME	\$93,345
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SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	% OF BUILDING	LEASE START	LEASE END
1	AIM Higher, Inc.	6,063 SF	\$9,701	100%	Dec 1, 2026	Nov 30 2027
-	-	-	\$9,992	-	Dec 1, 2027	Nov 30, 2028
-	-	-	\$10,394	-	Dec 1, 2028	Nov 30, 2029
-	-	-	\$10,616	-	Dec 1, 2029	Nov 30, 2030
-	-	-	\$10,929	-	Dec 1, 2030	Nov 30, 2031
TOTALS		6,063 SF	\$51,632	100%		





TENANT OVERVIEW

Locations:	- 11
Headquarters:	- Roseville CA
Website:	- www.aimhigherinc.com

AIM Higher, Inc. is a fun and safe place for adults with disabilities to learn various life skills, further thier edcuation, gain consistant community access, recieve vocational training, and express themselves through art