

EXECUTIVE SUMMARY



HIGHLIGHTS:

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- Drive-thru Carl's Jr - Corporately Guaranteed Absolute NNN Investment
- Corner Retail Pad in front of 255k SF Grocery Anchored Shopping Center
- Tenant Continues to Extend Lease due to Excellent Store Sales
- 42k Cars/day Signalized Corner shared with Superior Grocers Supermarket, Starbucks, Burger King, Papa John's and other National Tenants
- 2 Blocks from 138k Cars/day Freeway with 6 On/Off Ramps
- 4 Hotels within 1 Block Creates Heavy Demand for Convenient Food
- 7 Schools within 1 Mile Radius Guarantees Traffic & Restaurant Clientele

OFFERING SUMMARY: 2400 White Lane in Bakersfield, CA offers an investor an absolute NNN Investment, with no landlord responsibilities. Excellent location on a 42k cars/day signalized corner with convenient access to on & off ramps for a 138k cars/day freeway only 2 blocks away. With 4 hotels within a block, 7 schools within a mile and surrounded by national tenants, the location is exceptionally busy and ideal for fast food. Carl's Jr has operated at the location since 1992 and keeps extending the lease due excellent store sales and their excellent Rent to Sales ratio. Carl's Jr has 4 extension options of 5-years each with the current lease termination of August 2027. The extension options have no rent increases making it unlikely Carl's Jr will ever give up the location, thus making this a very safe investment. If they ever leave there is huge upside in rental income.

DEMOGRAPHICS: Bakersfield is one of the fastest growing cities in California and is currently the 9th largest city in the state. Population of over 282k within 5 miles with a household average income of \$71k which is ideal for fast food businesses.

PRICE: \$1,850,000 – 5% Cap Rate. Lease Expiration August 2027 with 4 x 5 Year Extension Options



Commercial Real Estate Investments

Bakersfield, 2400 White Ln

FINANCIAL SUMMARY

**2400 WHITE LANE
BAKERSFIELD, CA**



Summary

Price:		\$1,850,000		
Down Payment:	100%	\$1,850,000		
Year Built / Age:		1990	Cash on Cash Return:	5.0%
Current CAP:		5.0%		
Approx. Lot SF:		35,284		
Approx. Gross SF:		3,516		
Cost per GSF:		\$526.17	Cost per SF of Lot	\$52.43

Scheduled Income

			CURRENT RENTS						
Tenant Name	Lease Type	Expire	Approx. Sq. Ft.	Mthly Rent Sq. Ft.	Mthly Rent	Options			
Carl's Jr.	NNN	7/31/27	3,516	\$2.18	7,650	4 x 5 Yrs No Increases			
Base Rental Income:			3,516	Avg. R/SF \$2.18	\$7,650				
Annualized Scheduled Gross Income:					\$91,800				
Utilities Paid by Tenant:									

Lease includes 5% Percentage Rent

Carl's Jr pays the greater of Base Rent or Percentage Rent

5% of Gross Sales is to be Paid as Percentage Rent
(Property Taxes & Insurance Costs paid by Carl's Jr are deducted from the 5% Percentage Rent)

Annualized Operating Data

	CURRENT RENTS	
Annualized Scheduled Gross Income	91,800	\$2.18 sf/mo
Vacant Space @ Market Rent	0	
Gross Rental Income	91,800	
Percentage Rent	0	0%
Other Income	0	
Gross Income	91,800	
Less Vacancy/Collection Res.	0	0.0%
Effective Gross Income	91,800	
Net Operating Income	91,800	
Loan Payments	0	
Pre Tax Cash Flows	91,800	5.0%
Principal Reduction	0	
Total Return Before Taxes	\$91,800	5.0%

PROPERTY PICTURES

CREI

Commercial Real Estate Investments



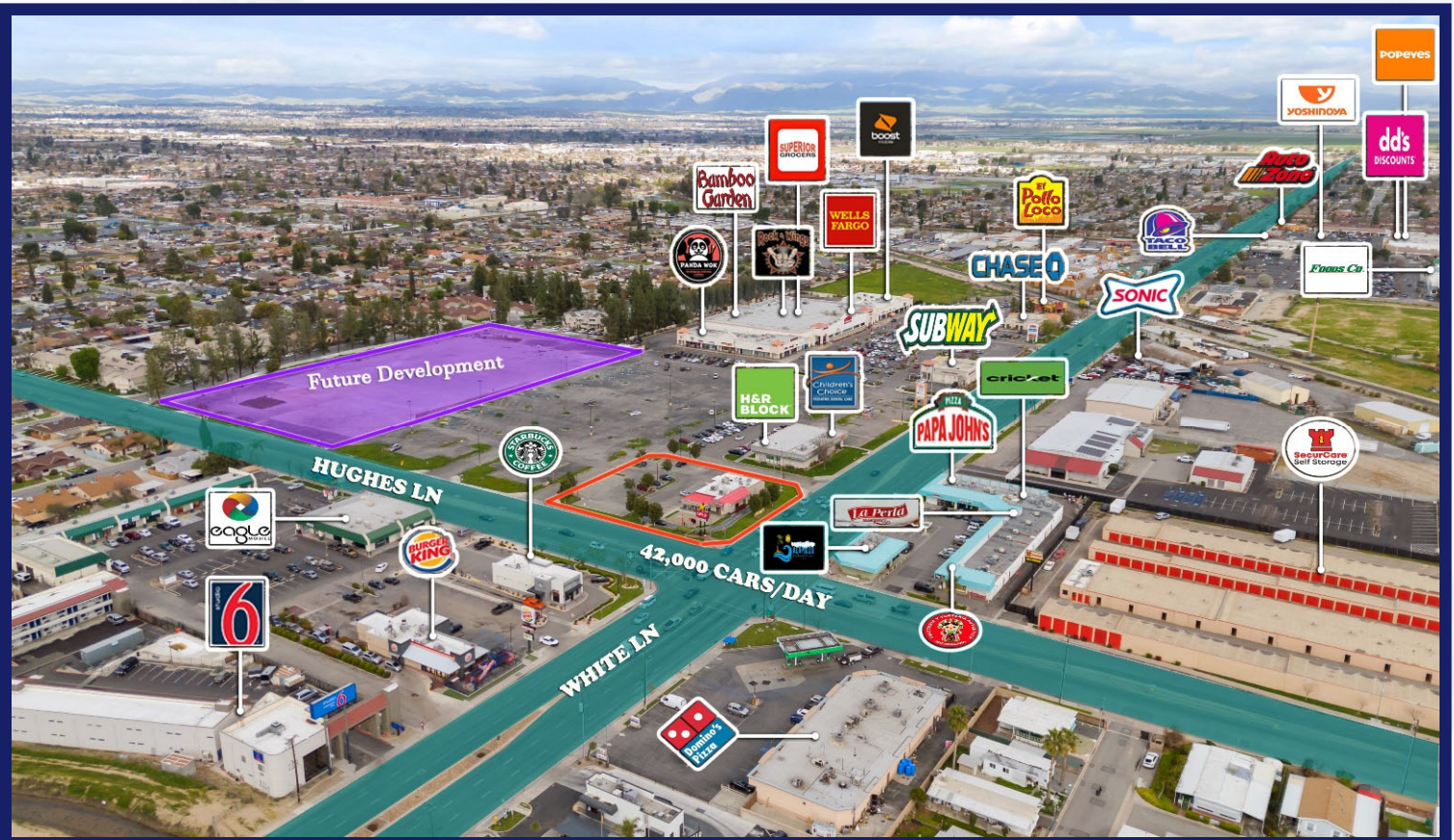
PROPERTY PICTURES



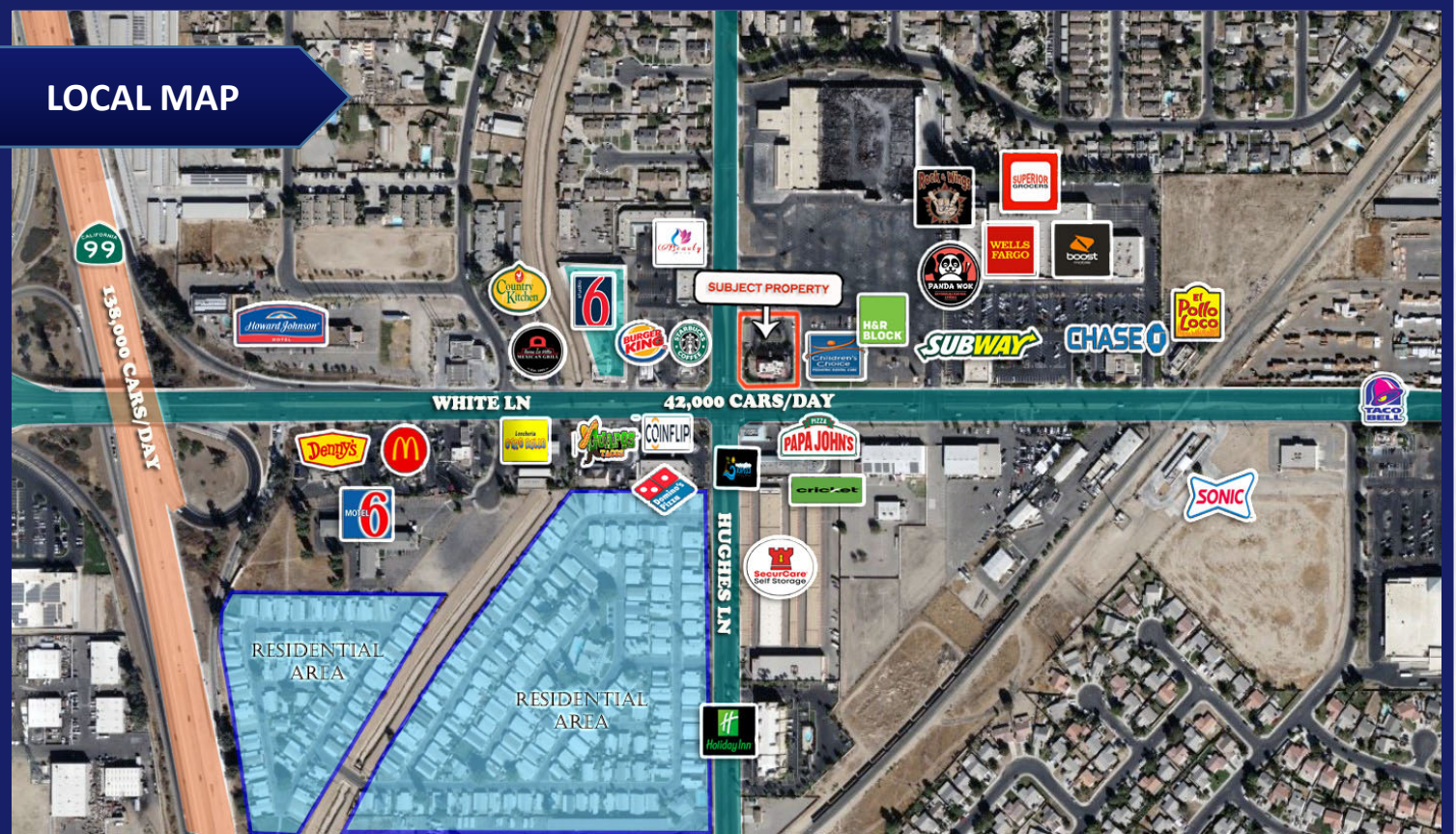
PROPERTY PICTURES

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LOCAL MAP



DEMOGRAPHICS

DEMOGRAPHICS BY 5-MILE RADIUS



AVERAGE HH INCOME

\$71,347



POPULATION

281,068



HOUSEHOLDS

86,742



OWNER-OCCUPIED HOUSING

48,474



RENTER-OCCUPIED HOUSING

40,740



BUSSINESSES

13,185

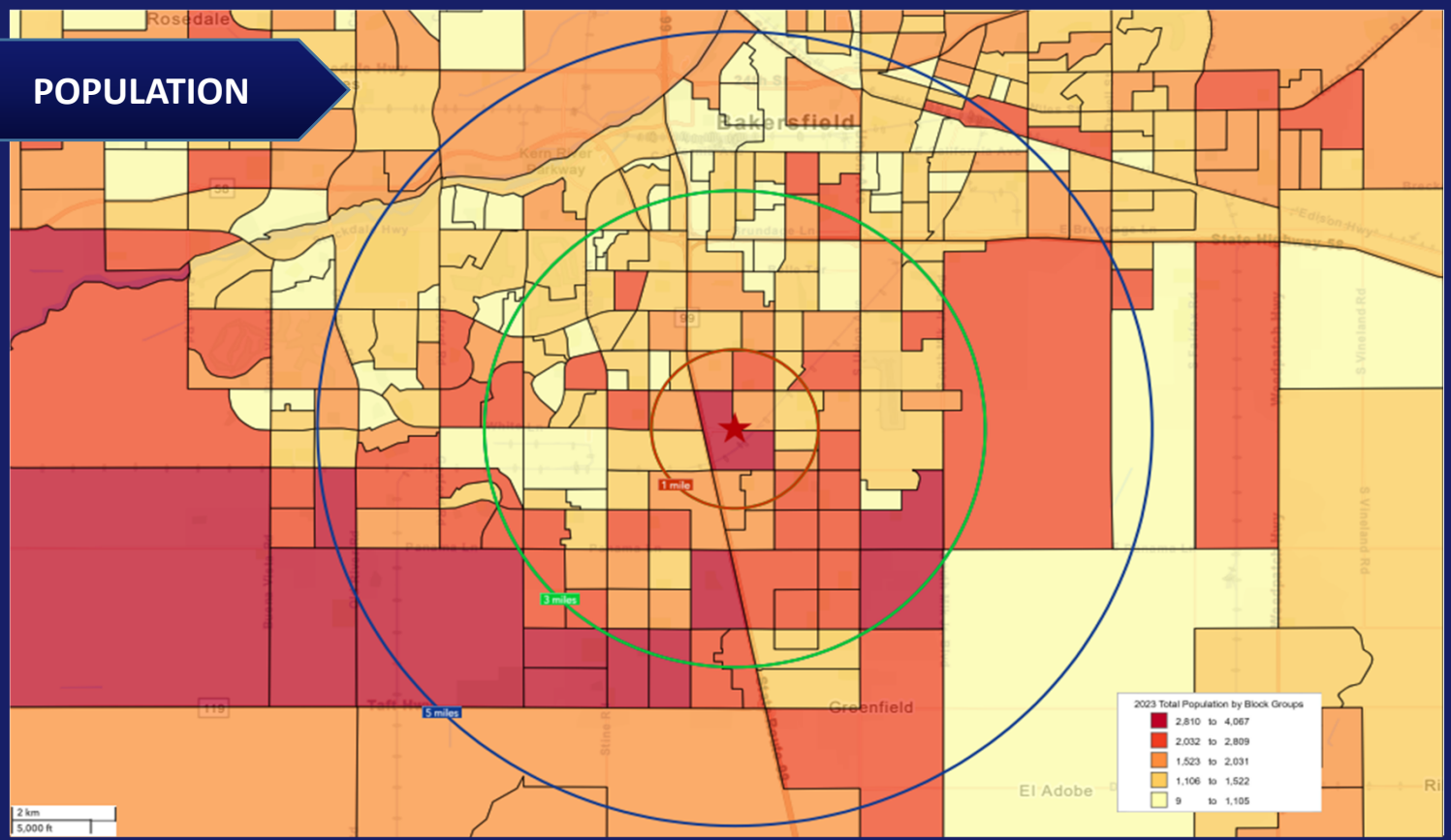
POPULATION	2-MILE	5-MILE	10-MILE
2010 POPULATION	76,093	249,529	527,416
2023 POPULATION	79,696	281,068	598,221
2028 POPULATION PROJECTION	81,133	289,477	616,753
ANNUAL GROWTH 2010-2023	0.4%	1.0%	1.0%
ANNUAL GROWTH 2023-2028	0.4%	0.6%	0.6%
MEDIAN AGE	30.6	31.6	32.2

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$59,113	\$71,347	\$82,343
MEDIAN HH INCOME	\$44,646	\$52,418	\$58,829

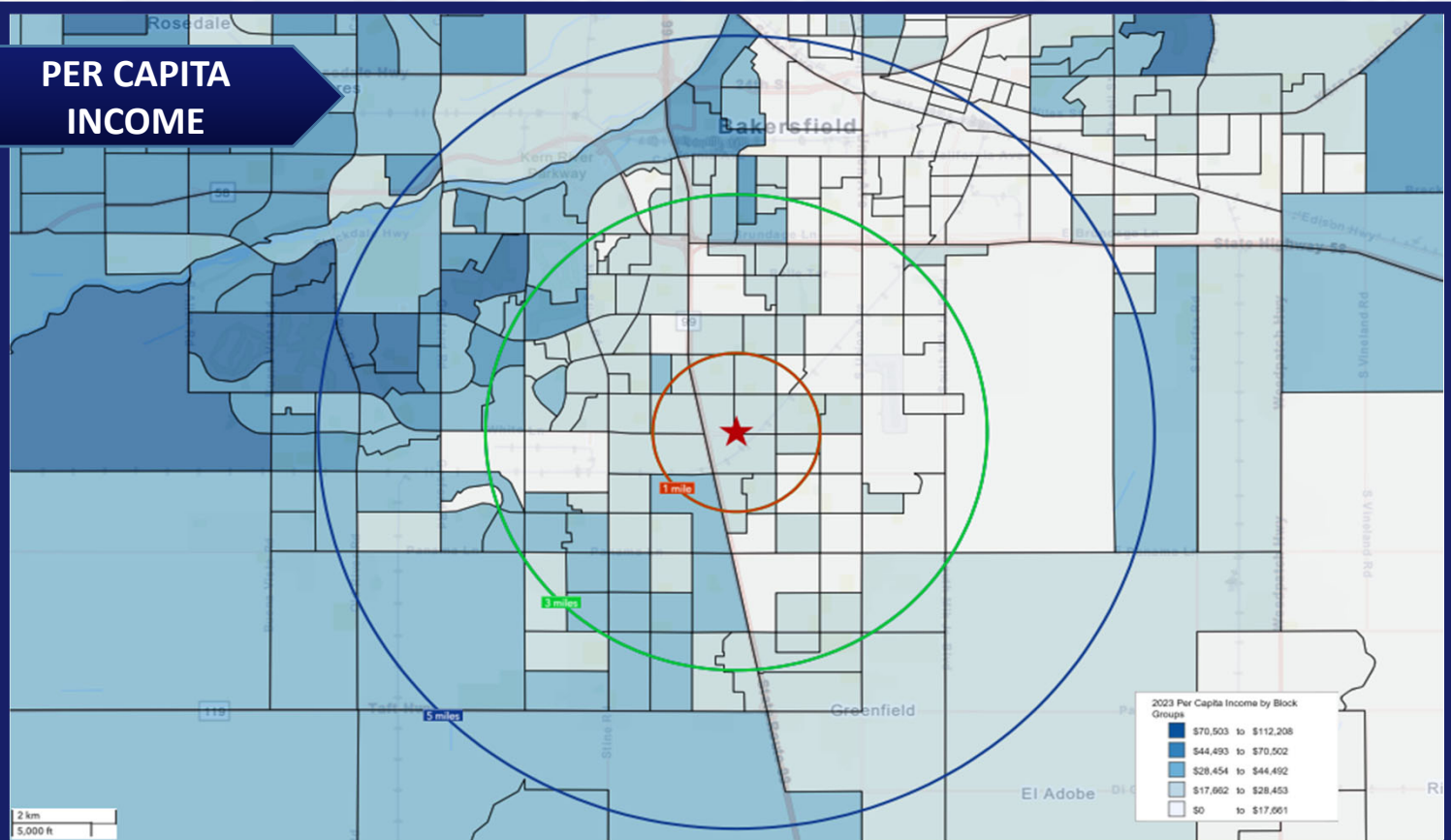
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2010 HOUSEHOLDS	22,226	77,507	164,567
2023 HOUSEHOLDS	23,377	86,742	187,079
2028 HOUSEHOLDS	23,809	89,213	192,875

DEMOGRAPHICS

POPULATION

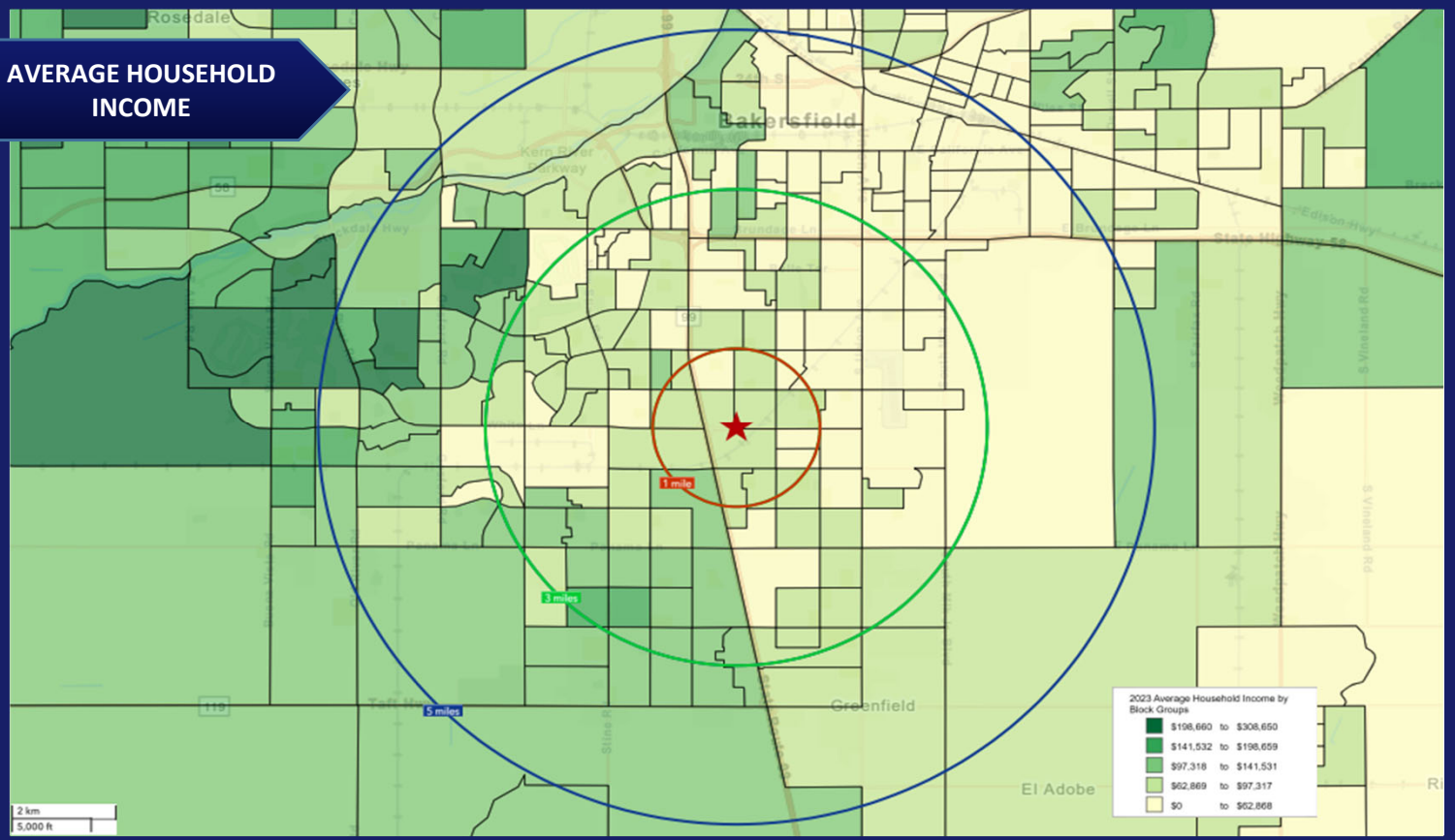


PER CAPITA INCOME

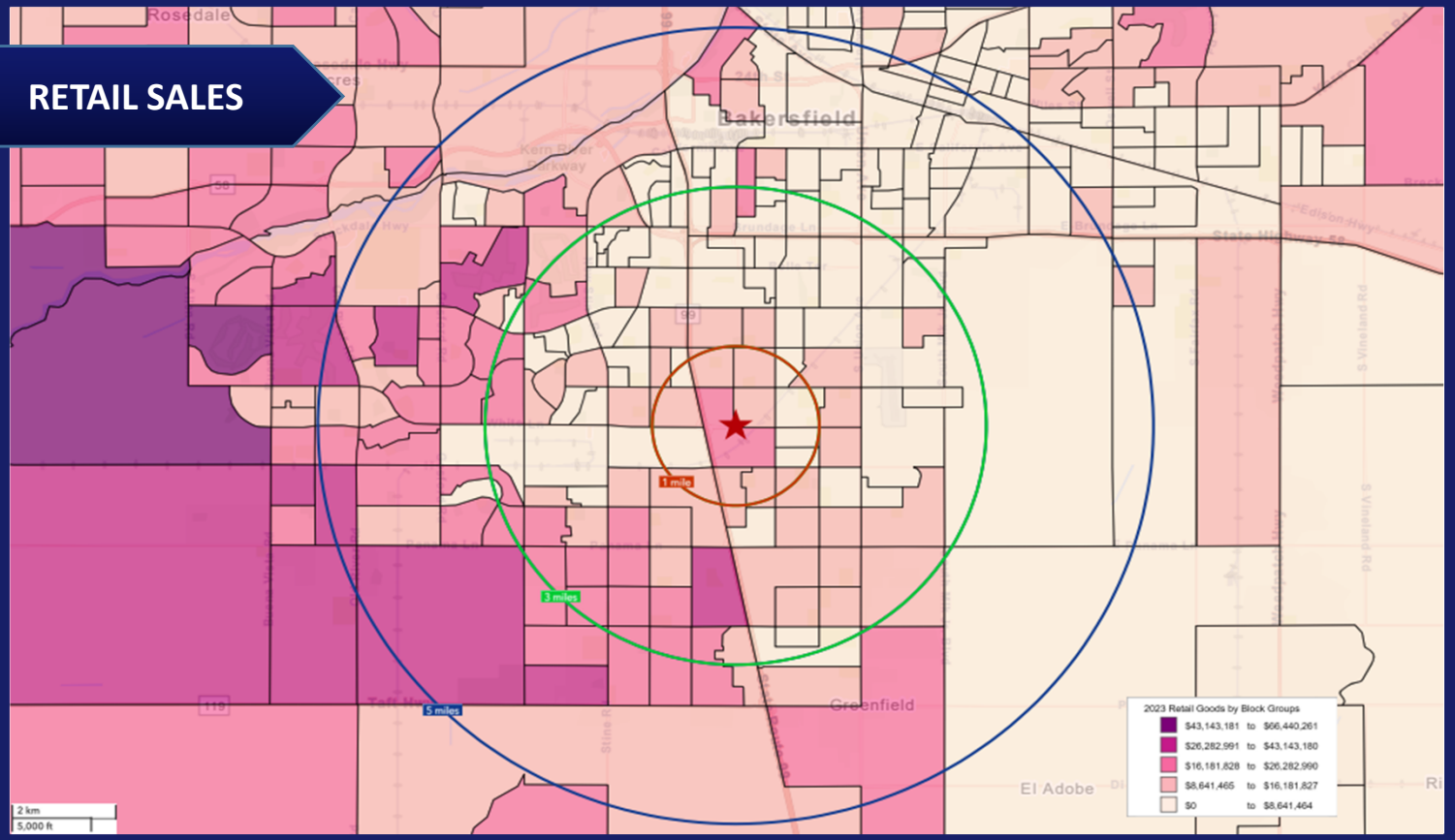


DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

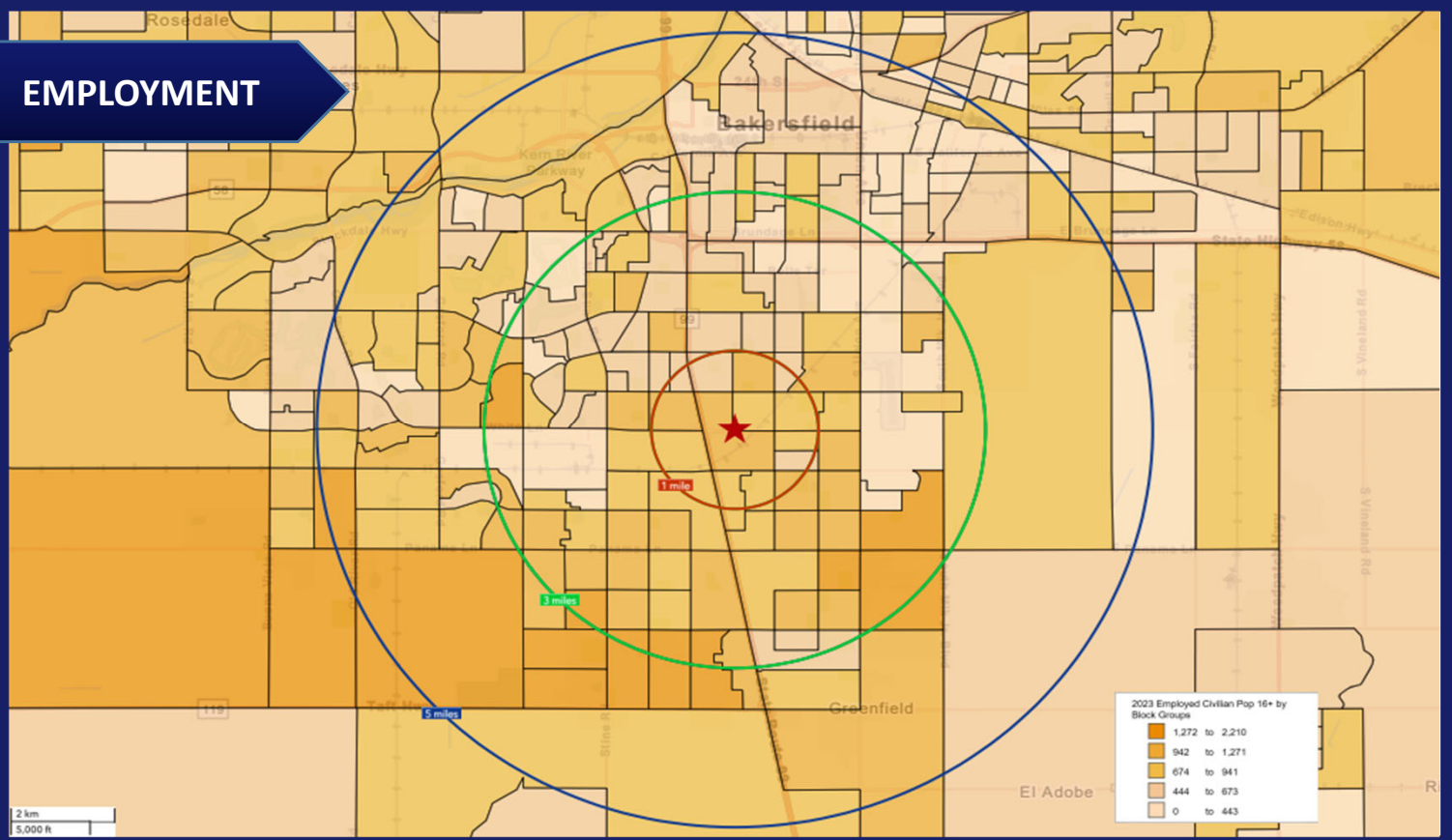


RETAIL SALES

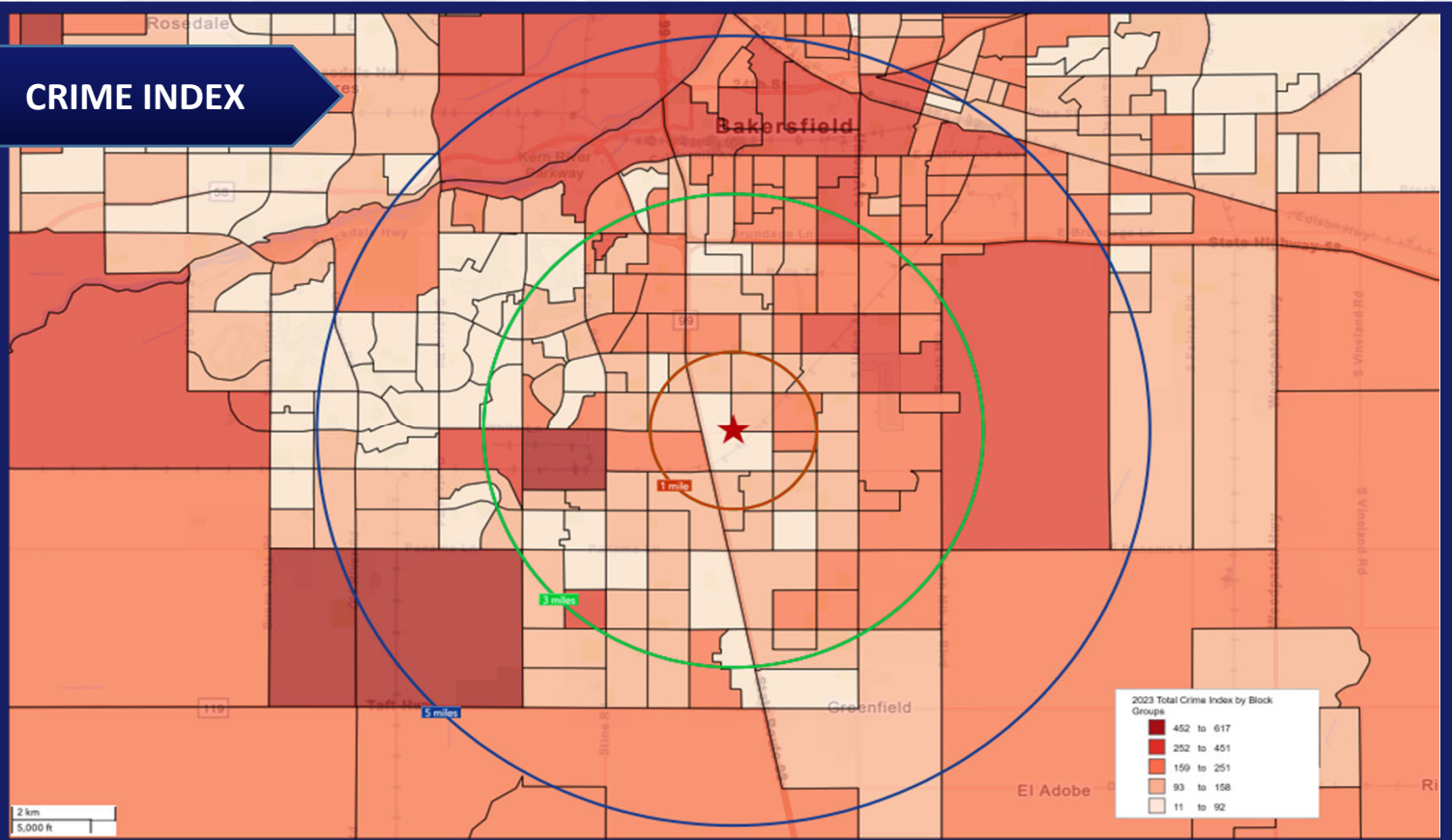


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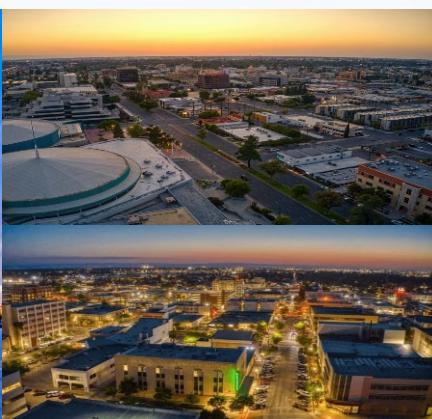
EMPLOYMENT



CRIME INDEX



AREA OVERVIEW



Bakersfield is a city on the Kern River, north of Los Angeles. The city covers about 151 sq mi near the southern end of the San Joaquin Valley, which is located in the Central Valley region. It is a significant hub for both agriculture and energy production. Kern County is California's most productive oil-producing county and the fourth most productive agricultural county (by value) in the United States. Industries in and around Bakersfield include natural gas and other energy extraction, mining, petroleum refining, distribution, food processing, and corporate regional offices.

It is home to the Dewars Chew. In addition, the city has a wide variety of restaurants of different types. The region's large Basque population has resulted in one of the few areas of California to have Basque restaurants. Other ethnic populations have resulted in a large collection of Mexican, and Asian restaurants (including Chinese, Japanese, and Korean).

The city has a growing manufacturing and distribution sector. Several companies have moved to Bakersfield because of its inexpensive land, as well as proximity to international ports in both Los Angeles and Oakland. Other companies have opened regional offices and non-oil/agricultural businesses because of Bakersfield's and Kern County's business-friendly policies, such as having no local utility or inventory taxes.



THE PARK AT RIVER WALK

Is a public park located in Bakersfield, California. The park is 32 acres (130,000 m²), and contains two lakes connected by a stream. It is also the location of the Spectrum Amphitheater. Other amenities include six covered picnic areas, with seating capacities ranging from 16 to 48 people. There are also many other individual picnic tables and barbecues scattered throughout the park, as well as a playground. There is also a gazebo located on the west side.

VALLEY PLAZA MALL

where you'll find over 140 specialty stores filled with your favorite brands, a 16-screen cinema and delicious dining options sure to delight. Find fashion and fun here, at the largest shopping mall in the San Joaquin Valley.

