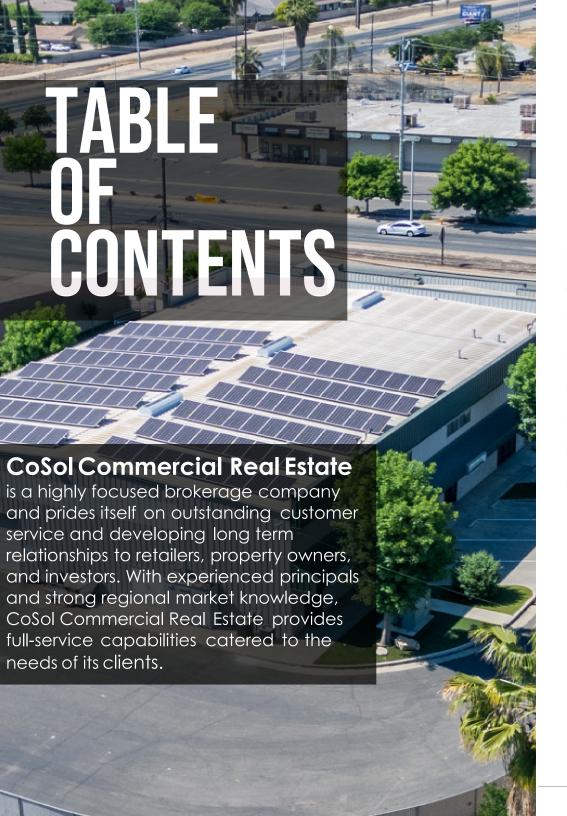


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PROPERTY SUMMARY

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TENANT SUMMARY

DEMOGRAPHICS

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2309 E Tulare Ave

TULARE, CA 93274

\$2,370,857

MONTHLY BASE RENT:	\$13,830 NNN
CAP RATE:	7%
LEASE TERM:	10 YEARS LEASE 1/1/2023-12/31/2032 OPTIONS: 3 × 5-year
LEASE RATE	\$0.85 PSF / Month
SQUARE FOOTAGE:	16,270
PRICE PER SQUARE FOOT:	\$145.78
LOT SIZE:	1.22 ACRES
YEAR BUILT:	2006
APN:	172-060-016-000
ZONING:	C-4

INVESTMENT HIGHLIGHTS

Established Commercial Asset: This 16,270 sq ft single-story retail property, built in 2006, is situated on a 1.22-acre lot near the corner of Tulare Avenue and South Mooney Boulevard, two of the region's major thoroughfares.

Prime Location with Strong Visibility: Located on East Tulare Avenue with frontage near South Mooney Boulevard, providing excellent visibility and access to main roads.

Stable Long-Term Tenancy: The property is currently occupied by Flooring Liquidators, a reputable tenant specializing in flooring sales and installation, indicating a stable income stream for investors.

TENANT SUMMARY



Established company with a well-known reputation in California's flooring industry.



Strategic and sophisticated operator in place to expand the brand and strengthen the company's financials.



Distribution hub in Modesto, California to facilitate efficient operations to the locations throughout northern and southern California.



According to an IBISWorld report, the flooring industry in California would expand to \$4.5 billion in 2025.

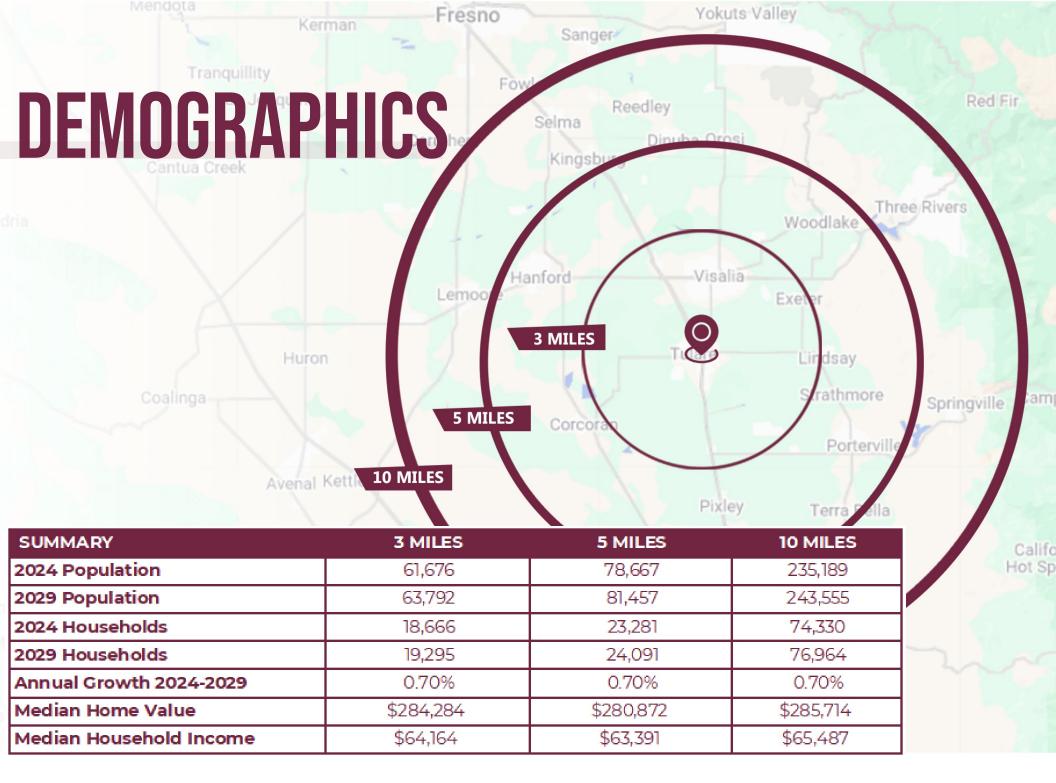


Founded by Steve Kellogg in 1997, Modesto, California- based Flooring Liquidators provides floor, cabinets, countertops, and installation services in California and Nevada, operating 20 warehouse- format stores and a design center. Over the years, the company established a strong reputation for innovation, efficiency and service in the home renovation and improvement market.

Flooring Liquidators serves retail and builder customers through two businesses: retail customers through its Flooring Liquidators retail stores, and builder and contractor customers through Elite Builder Services, Inc., which services national builders.

In January of 2023, it was announced Live Ventures Incorporated (Nasdaq: LIVE), a diversified holding company ("Live Ventures"), had acquired Flooring Liquidators. The transaction was valued at approximately \$84 million. The Flooring Liquidators company and brand fit seamlessly into the company's strategy and portfolio. The acquisition dramatically increased Live Venture's sales figures.

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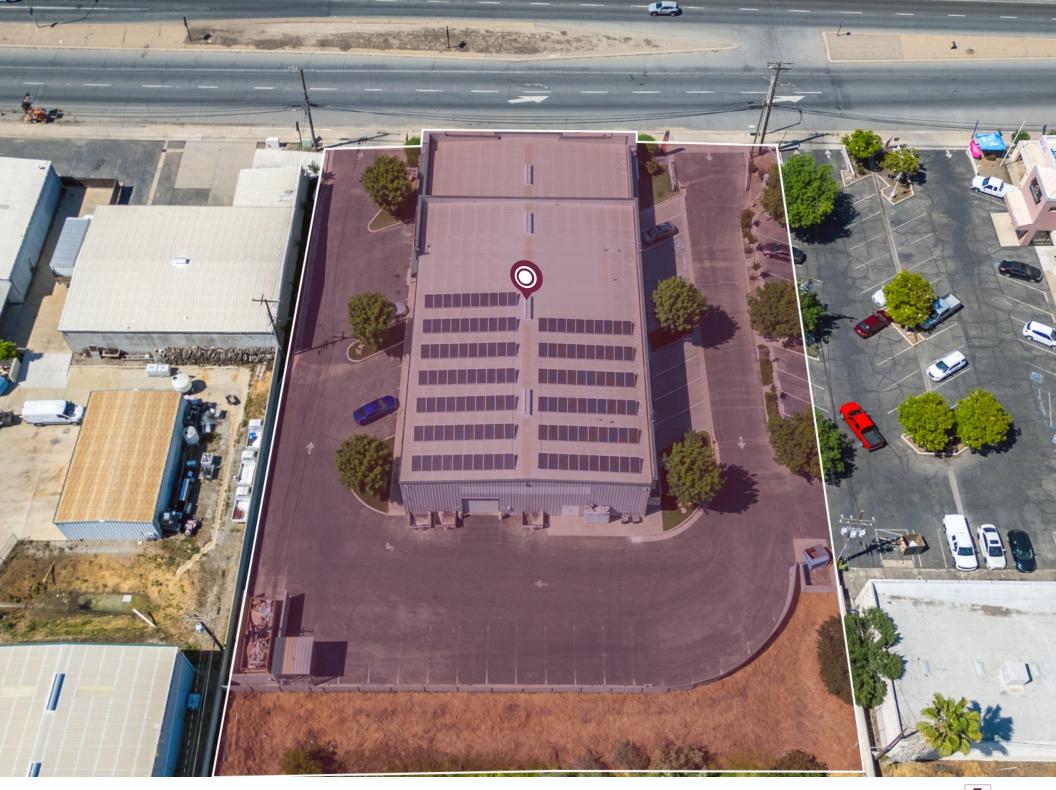


DEMOGRAPHICS 5

PROPERTY PHOTOS



PROPERTY PHOTOS 6







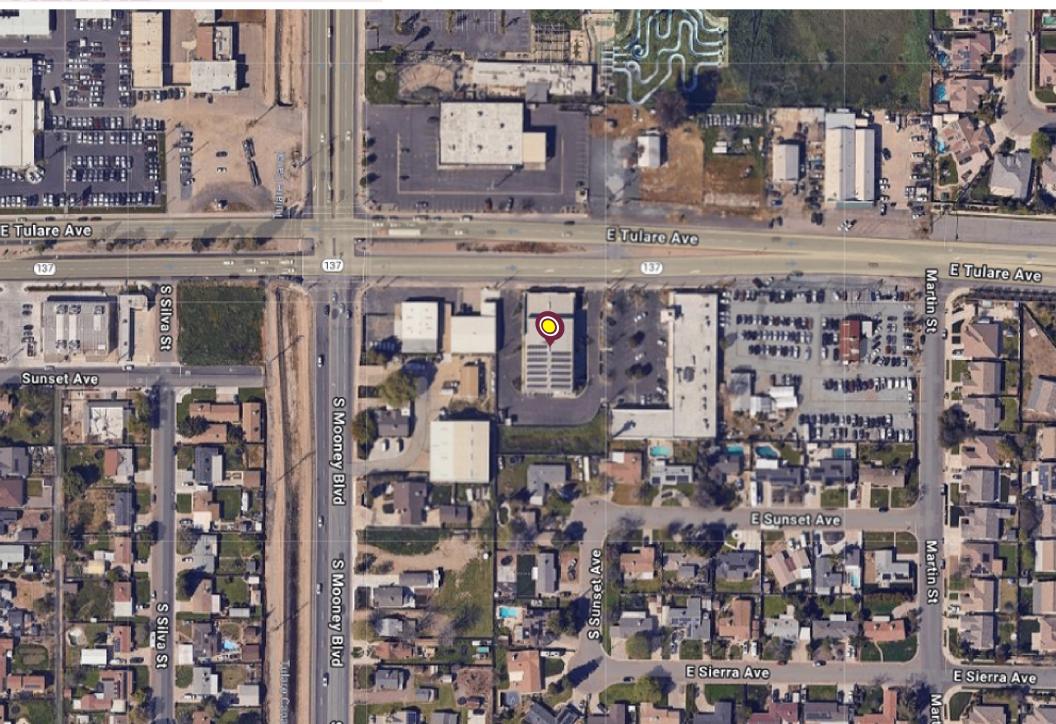




PROPERTY PHOTOS 8



AERIAL



PROPERTY PHOTOS — 10



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