

Las Brisas Center- Retail & Automotive OFFERING MEMORANDUM



2 Parcels, Sold Together



Listed Exclusively:
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DMC *real estate*
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Offering Summary

Property Type: Neighborhood Center and Vehicle Related

Property Address:

24759, 24801 & 24811 Sunnymead Blvd
Moreno Valley CA 92553

Building Square Feet: Approx 32,476

Lot Size: 3.05 Acres

Year Built: 1985



Property Highlights: Historically high occupancy, shopping center with tenants dating back 20+ years. Over \$200,000 in Recent capital improvements including a new roof, new slurry coat & restriping, new paint and new signage, new drought resistant landscaping, surveillance cameras. Retail tenants include Marisco's Mexican Restaurant. Anchored by Inland Empire Autobody & Paint occupying 36% of the GLA. Along with an additional 11,010 sq feet of vehicle related business's. Property has plentiful parking. All tenants with below market rents.

Location Highlights: Conveniently located across from 60 Freeway off ramp. Busy location with approx 18,584 CPD. Over 260,000 population within 5 miles. Located on a high visibility 3.05 acres with excellent signage. Nearby business's include Denny's, Regency Inn & Suites, Burger King, Chevron, Autozone, Sizzler, Brunswick Zone Moreno Valley Bowl plus more.



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License #00954573

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- **Price: \$5,250,000 [\$161 per ft building] below replacement cost.**
- **CAP Rate, 7.87% (Proforma 10.7%)**
- **Two Parcels on 3.05 acres**
- **Long Term Tenants, historically low vacancy rate**
- **\$200k in Capital Improvements!**
- **Across 60 Freeway off-ramp with 207k CPD**
- **Fee Simple**
- **Excellent street exposure, ingress/egress**
- **CPD: 18,584**

This information has been secured from sources deemed to be reliable, but we made no representation on warranties expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk of any inaccuracies.

Investment Summary

D.M.C. Real Estate				Las Brisas Shopping Center			
Simon Asef, Office 818-761-4252 ext. 102 Simon@dmcinvestments.com							
Shopping Center Operating Information				DO NOT DISTURB TENANTS!			
Summary				Property Address			
Price:			\$5,250,000	Las Brisas Shopping Center			
Down Payment:	35%		\$1,837,500	24759- 24811 Sunnymead Blvd,			
Current CAP Rate:			7.87%	Moreno Valley CA 92553			
Proforma CAP Rate:			10.74%				
Year Built:			1985				
Gross Leasable Area (GLA):			32,476	New Financing			
Price Per Sq. Ft.:			\$161.66	1st New LTV:	65%	\$3,412,500	
Lot Size (acres) :			3.05	Rate:	5.94%	Amortized	30
				Monthly Payment:	\$20,328	5 year fixed	
Operating Data				Estimated Annual Operating Expenses			
			Actual	Proforma			
Scheduled Rent Income:			\$348,484	\$ 462,324	Real Estate Taxes(new):		\$65,625
Other Income: CAM			\$234,492	\$ 271,056	Insurance:		\$16,306
Total Schedule Gross Income:			\$582,976	\$ 733,380	Electricity:		\$3,681
Less Expenses:	48.70%		\$169,702	\$ 169,702	Mangement:		\$18,000
Net Operating Income:	7.87%		\$413,273	\$ 563,678	Landscaping		\$5,400
Less Debt Service:			\$243,939	\$ 243,939	Rubbish:		\$32,898
Pre Tax Cash Flow:	9.22%		\$169,335	\$ 319,739	Maintenance:		\$5,115
					Internet:		\$1,161
					Water & Sewer		\$21,516
					Total Expenses:		\$169,702
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Rent-Roll

Unit	Tenant	Appx. Sq Ft	Current Rent	Proforma Rents	CAM	%	Rent PSF	Lease Start	Lease End	Inc. Date	Rent Inc
24759 - Suite A	Inda's Tires	3560	\$3,844.00	\$3,916.00	\$1,720.00	10.96%	\$1.08	3/15/2019	9/1/2027		
24759 - Suite B	Reds Auto House	1900	\$1,812.00	\$2,090.00	\$1,887.00	5.85%	\$0.95	3/1/2026	2/28/2029	5/1/2025	
24759 - Suite C	The Smog Shop	1900	\$1,312.30	\$2,090.00	\$2,287.00	5.85%	\$0.69	9/1/2009	12/31/2027		
24759 - Suite D	Reyes Auto Tech	3560	\$3,110.00	\$3,916.00	\$1,972.00	10.96%	\$0.87	4/1/2003	4/30/2028	4/1/2020	5% annually
24811 - Suite C-D-H	*Soul Fire Bar & Restaurant	4570	\$5,000.00	\$5,995.00	\$3,000.00	14.07%	\$1.09	6/1/2025	5/30/2030	12/1/2026	Yes
24811 - Suite A	Mariscos Mexican Restaurant	4986	\$5,520.00	\$5,520.00	\$4,075.00	15.35%	\$1.11	8/1/2002	8/31/2027		
24801	**Inland Empire Autobody	12000	\$8,442.00	\$15,000.00	\$4,600.00	36.95%	\$0.70	10/1/2017	9/30/2022	10/1/2019	
<p><i>*Soul Fire is in Tenant Improvement period, currently paying CAM only. 6/1/2026 rent to be \$5,000 per month + CAM with annual increases.</i></p> <p><i>**Inland Empire Autobody Occupies 12,000 GLA + 8,000 sq ft private yard</i></p>											
Totals:		32476	\$29,040.30	\$38,527.00	\$19,541.00	100%					



About City of Moreno Valley

Strong, Growing Demographics: With an annual growth rate of 3.44%, Moreno Valley is the 2nd largest city in Riverside County and 21st in California. Moreno Valley is central to a population exceeding 2.4 million within a 20-mile trade area. The market is home to more than 260,000 households with strong average incomes surpassing \$86k.

Retail & Restaurant Sales: Growing populations mean retail and restaurant sales continue to boom; performance numbers commonly exceed Statewide averages for the chains!

Residential Market Growth: More than 5,000 single-family and multi-family units in the development process.

Health & Wellness-focused Expansion: Riverside University Health Systems and Kaiser Permanente have plans for dramatic medical office growth due to strong regional demand. Consider how your medical service can help meet the growing need for highly skilled and innovative healthcare options as Baby Boomers continue to age. Read

Distribution Leadership: Moreno Valley led the County in absorption of more than 5 million square feet by new corporate / international logistics and e-commerce tenants in the last two years. The newly approved World Logistics Center offers 40.6 million square feet – the largest industrial corporate business campus in California.

Nearby Companies:

COMPANY	FACILITY SIZE (in square feet)
Ross Dress For Less (3 facilities)	3,449,000
Harbor Freight Tools (4 facilities)	3,097,000
Skechers USA (3 facilities)	2,937,000
Lowe’s (2 facilities)	2,148,000
Amazon (2 facilities)	2,019,000

Source: <https://www.morenovalleybusiness.com/choose-moreno-valley/>

D.M.C. Real Estate

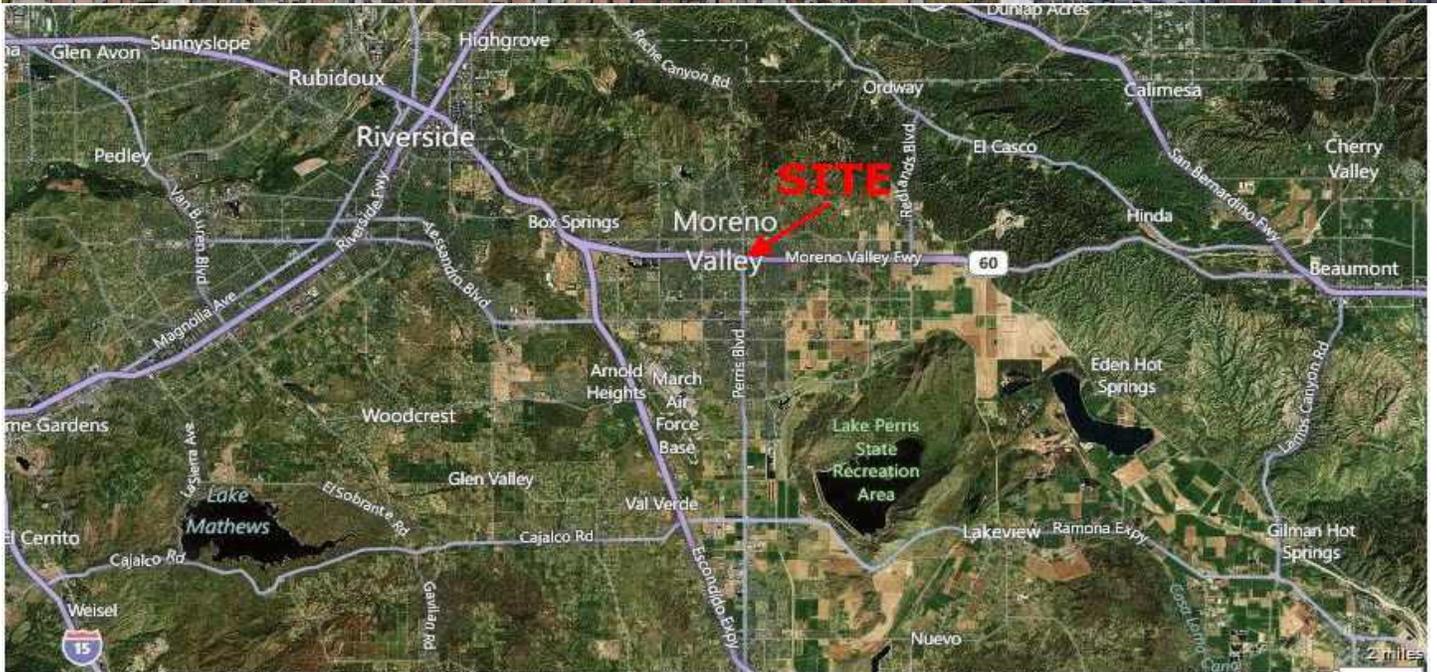
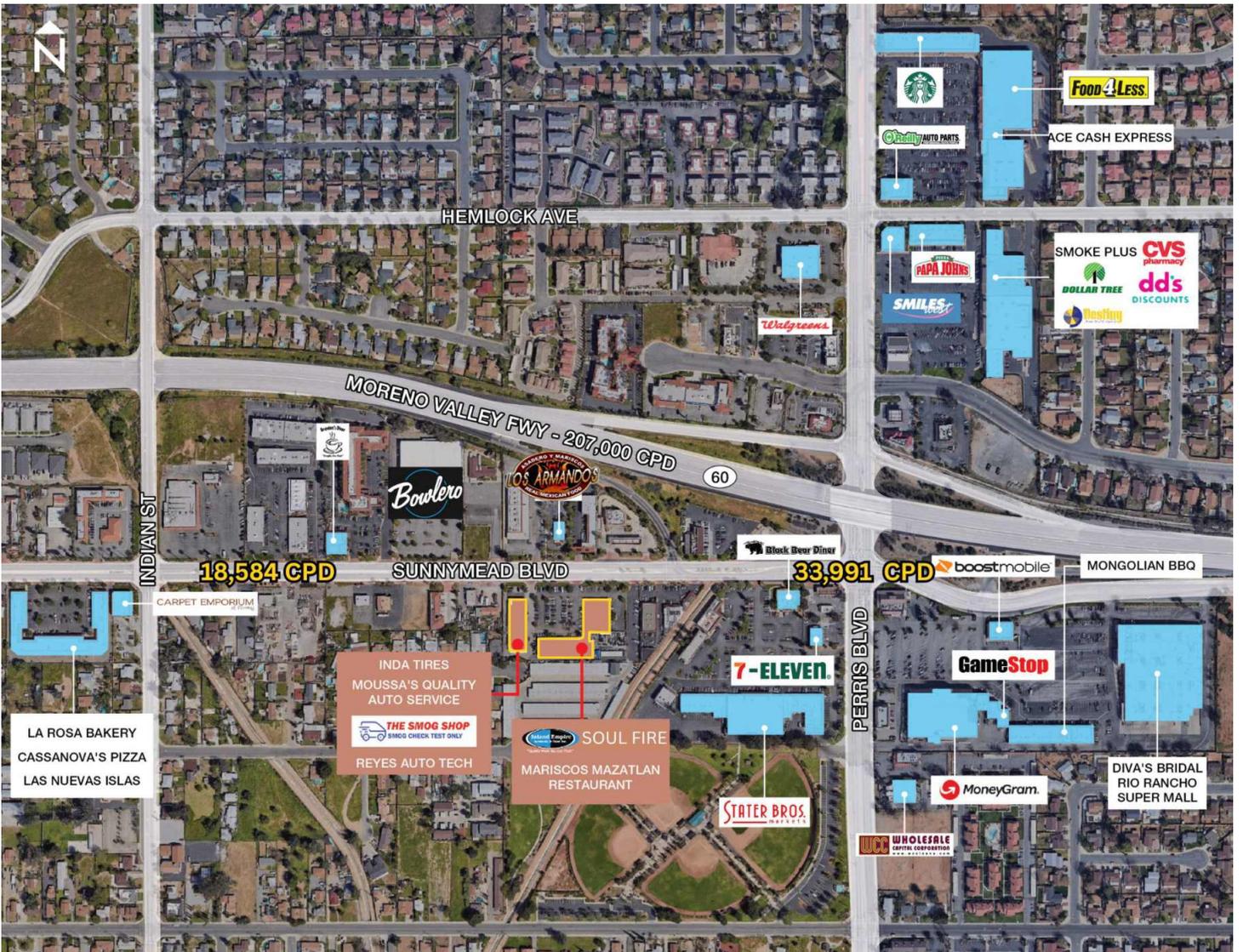
“Las Brisas Center”

Site Plan

Suite	Tenant	Approx SF
24759 - Suite A	Inda's Tires	3,560
24759 - Suite B	Redz Auto House	1,900
24759 - Suite C	The Smog Shop	1,400
24759 - Suite D	Reyes Auto Tech	3,560
24811 - Suite C-D-H	Soul Fire Bar/Restaurant	4,570
24811 - Suite A	Mariscos Mexican Restaurant	4,980
24801 - 8,000+Yard	Inland Empire Autobody	12,000



Map



CONFIDENTIALITY AGREEMENT

LAS BRISAS CENTER

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