PROPERTY DETAILS

• SALE PRICE: \$650,000.00 \$550,000.00

• PARTIALLY IMPROVED PAD

• BUILDABLE SPACE AVAILABLE: UP TO 3,900 SF (APPROX.)

• +/- 34,085 SF/0.78 AC (GROSS) & +/- 23,540 SF/0.54 AC (NET)

 ZONING: CG (GENERAL AND SERVICE COMMERCIAL) IN THE CITY OF PORTERVILLE

• 0.5 MILES FROM CA-65 ON/OFF RAMPS

• COMMON PARKING/CROSS ACCESS THROUGHOUT

• 1 MILE FROM PORTERVILLE HIGH SCHOOL

• LOCATED IN AN ESTABLISHED RETAIL DISTRICT

NEIGHBORING TENANTS INCLUDE: SMART & FINAL,
 (BRAND NEW) GOODWILL, AND THE HUMAN BEAN





9810 Brimhall Road
Bakersfield, CA 93312
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For additional Information please contact:

Giana Olivieri

LIC. #01973774

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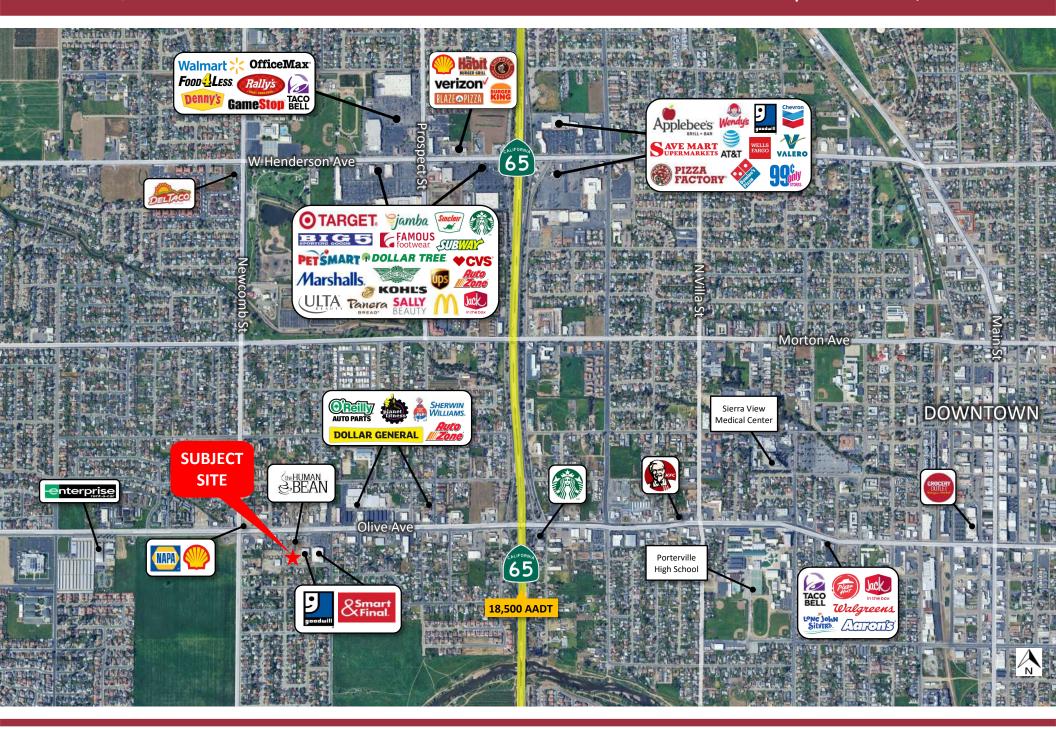
Anthony Olivieri, CCIM, CRX

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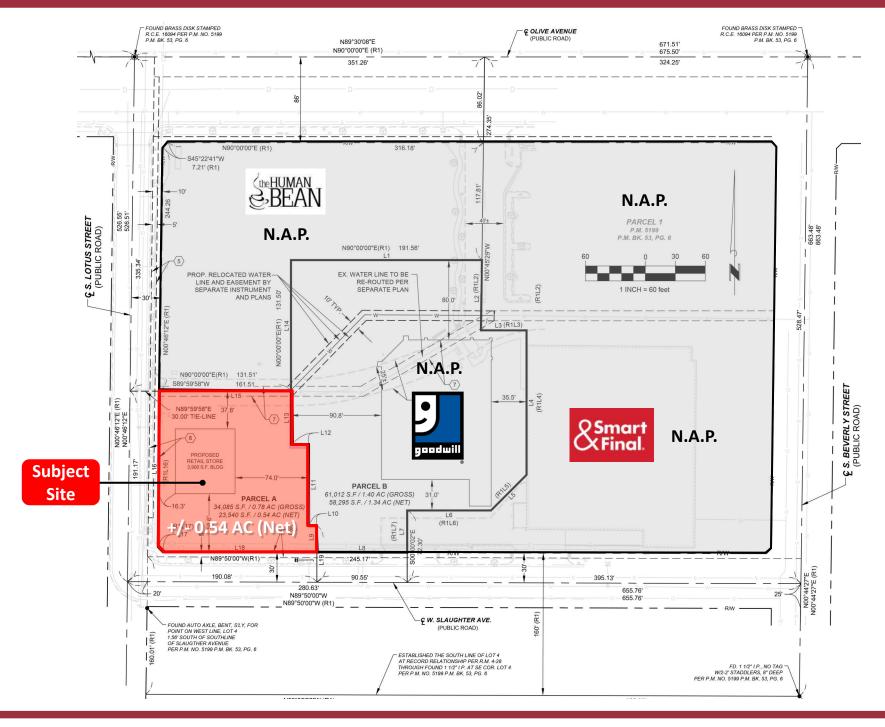
anthony@oliviericommercial.com





PURCHASE						
		PSF		Monthly	Annual/Total	
Purchase Price		\$ 16.14			\$ 550,000.00	
Tenant Improvement Cost		\$ 160.00			\$ 600,000.00	
	Total Cost	\$ 176.14			\$ 1,150,000.00	
LOAN (SBA + Bank Avg.)						
Equity		10%	6		\$ 115,000.00	
SBA		40%	6		\$ 460,000.00	
Loan Amount		50%	6		\$ 575,000.00	
	Interest Rate	5.76%	6		\$ 1,035,000.00	
	Term	2	5			
	Payment		\$	(6,517.51)	(\$78,210.09)	
Annual Principal Reduction			\$	(860.84)	(\$10,330.05)	
Annual Interest Expense		\$ (0.74)	\$	(2,760.00)	(\$33,120.00)	
OPERATING EXPENSES						
Annual Operating Expenses		\$ (0.35)	\$	(1,307.01)	\$ (15,684.11)	
ACTUAL OWNERSHIP COST		ć (2.00)	<u>,</u>	(7.024.52)	Ć (02.004.20)	
ACTUAL OWNERSHIP COST		\$ (2.09)	\$	(7,824.52)	\$ (93,894.20)	

^{*}These are not exact numbers, we advise you to speak with your lender for further information.











1 MILE RADIUS KEY FACTS				3 MILE RADIUS		5 MILE RADIUS				
			KEY FACTS			KEY FACTS				
15,974		31.8	64,742 Population		31.5	75,438		31.6		
3.3		\$64,520	3.4		\$58,286	3.4		\$57,154		
Average Household Size		Median Household Income	Average Household Size		Median Household Income	Average Household Size		Median Household Income		
	BUSINESS			BUSINESS			BUSINESS			
44		ė	44 !!			44 !!				
311		3,136	1,595		18,918	1,747		21,565		
Total Businesses		Total Employees	Total Businesses		Total Employees	Total Businesses		Total Employees		
	INCOME			INCOME			INCOME			
\$64,520	\$25,853	\$121,948	\$58,286	\$23,943	\$101,974	\$57,154	\$23,722	\$101,309		
Median Household Income	Per Capita Income	Median Net Worth	Median Household Income	Per Capita Income	Median Net Worth	Median Household Income	Per Capita Income	Median Net Worth		

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