

YUCCA VALLEY SQUARE

57980 Twentynine Palms Hwy | Yucca Valley, CA

OFFERING MEMORANDUM



YUCCA VALLEY SQUARE

Yucca Valley Square

CONTENTS

| | | | |
|----------------------------------|----|------------------------|----|
| 01 Executive Summary | | 05 Demographics | |
| Investment Summary | 4 | Demographics | 24 |
| Location Summary | 6 | Demographic Charts | 25 |
| 02 Property Description | | | |
| Property Features | 8 | | |
| Property Images | 9 | | |
| 03 Rent Roll | | | |
| Rent Roll | 11 | | |
| Lease Expiration | 13 | | |
| Tenant Profile | 14 | | |
| 04 Financial Analysis | | | |
| Income & Expense Analysis | 17 | | |
| Multiyear Cash Flow Assumptions | 18 | | |
| Vacant Space/Second Gen Leasing | 19 | | |
| Cash Flow Analysis | 20 | | |
| Disposition Sensitivity Analysis | 22 | | |

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YUCCA VALLEY SQUARE

| | |
|----|--------------------|
| 01 | Executive Summary |
| | Investment Summary |
| | Location Summary |

OFFERING SUMMARY

| | |
|----------------|---|
| ADDRESS | 57980 Twentynine Palms Hwy Yucca Valley CA 92284 |
| COUNTY | San Bernardino |
| BUILDING SF | 105,565 SF |
| GLA (SF) | 104,442 |
| LAND SF | 545,806 SF |
| YEAR BUILT | 1992 |
| APN | 0601-402-08, 0601-402-09 |
| OWNERSHIP TYPE | Fee Simple |

FINANCIAL SUMMARY

| | |
|----------------------|-------------|
| OFFERING PRICE | \$9,000,000 |
| PRICE PSF | \$86.17 |
| NOI (CURRENT) | \$429,209 |
| CAP RATE (CURRENT) | 4.77 % |
| CAP RATE (PRO FORMA) | 6.62 % |

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|----------|----------|
| 2017 Population | 3,042 | 18,774 | 28,889 |
| 2017 Median HH Income | \$42,836 | \$47,039 | \$45,875 |
| 2017 Average HH Income | \$53,573 | \$60,959 | \$61,461 |



Investment Summary

- Yucca Valley Square is anchored by 99c Store, a premiere deep-discount retailer that occupies approximately 17.23% of the center with 50+ years of options. The investment consists of a single-story, multi-tenant shopping center approximately 105,565 SF situated on 7.29 AC of land with 350 parking spaces (3.35 parking spaces per 1,000 SF). The center boasts long term national tenants, Hibbet Sports (NASDAQ: A+; NYSE: HIBB), 99 Cent Store, Tractor Supply Co (NASDAQ: A+; NYSE: TSCO) and Harbor Freight Tools. The center is currently 65% occupied with corporate NNN leases at an average rental rate of \$0.652 per square foot.

The center is a dominant local shopping destination which benefits from synergy afforded by strong national retailers serving the direct needs of the immediate area. Ideal for investors seeking limited Landlord responsibilities.

Immediate upside potential through future lease-up of a 30% vacancy projected to increase cash flows by \$234,000 per annum. Out-parcel retail pads can be developed along 29 Palms Hwy to increase additional income.

- Immediate upside potential through future lease-up of a 30% vacancy projected to increase cash flows by \$234,000 per annum.
- 50+ years of options with an 2065 expiration of initial leases.

Yucca Valley, California

- Yucca Valley is an incorporated town in San Bernardino County, California, United States. Bordered in the west by the San Bernardino Mountains and in the south by the Joshua Tree National Park, the town of Yucca Valley is located in the Mojave Desert at roughly 3,300 feet (1,000 m) above sea level.

Municipal

- Yucca Valley contracts its police and public safety services from the San Bernardino County Sheriff's Department. Fire suppression and ambulance services are provided by the San Bernardino County Fire Department and Cal Fire.

Transportation & Airport

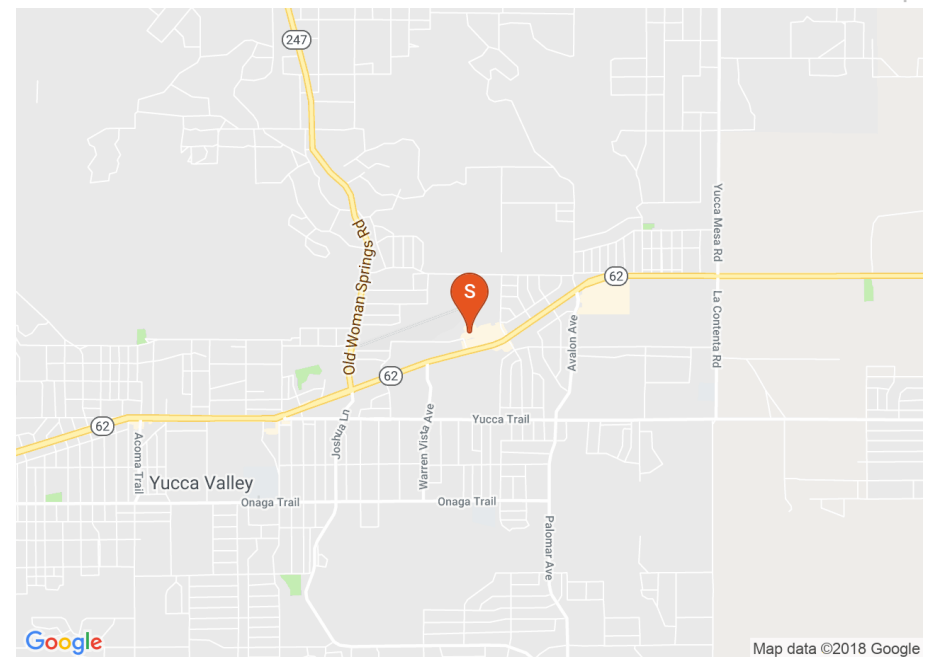
- Yucca Valley has two major means of highway access; California State Route 62 (Twentynine Palms Highway) runs east-west and is the main thoroughfare through town and terminates at the south end at Interstate 10 and Parker Dam on the Arizona border at the east end.

State Route 247 (Old Woman Springs Road) begins in Yucca Valley and extends north through Barstow and terminates at Interstate 15. The Morongo Basin Transit Authority serves the area with scheduled bus service around town and the lower desert. The service connects passengers to the Palm Springs International Airport direct bus lines to Los Angeles. The area is served locally by the Yucca Valley Airport.

Regional Map



Locator Map



YUCCA VALLEY SQUARE

| | |
|----|------------------------|
| 02 | Property Description |
| | Property Features |
| | Aerial Map |
| | Parcel Map |
| | Additional Maps |
| | Pictures with Captions |

PROPERTY FEATURES

| | |
|--------------------------|---------|
| NUMBER OF TENANTS | 6 |
| BUILDING SF | 105,565 |
| GLA (SF) | 104,442 |
| LAND SF | 545,806 |
| LAND ACRES | 12.53 |
| YEAR BUILT | 1992 |
| # OF PARCELS | 2 |
| ZONING TYPE | CC-GC |
| NUMBER OF STORIES | 1 |
| NUMBER OF BUILDINGS | 1 |
| NUMBER OF PARKING SPACES | 350 |
| PARKING RATIO | 3.35/1 |
| STREET FRONTAGE | 641 |
| TRAFFIC COUNTS | 7,105 |

CONSTRUCTION

| | |
|------------|---------|
| FOUNDATION | Masonry |
|------------|---------|

TENANT INFORMATION

| | |
|----------------|--|
| MAJOR TENANT/S | 99c Store, Harbor Freight, Hibbet Sports, Tractor Supply |
| SHADOW ANCHOR | JC Penny, Jack in the box, |
| LEASE TYPE | NNN |





03

Rent Roll

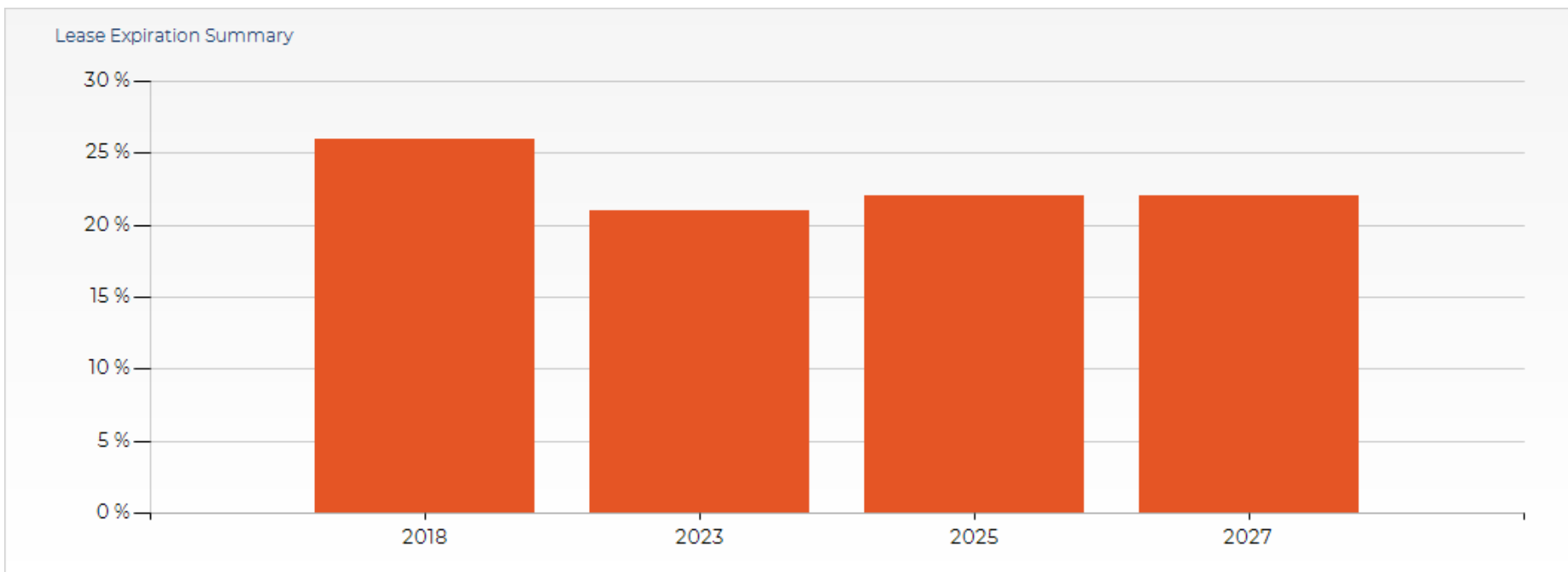
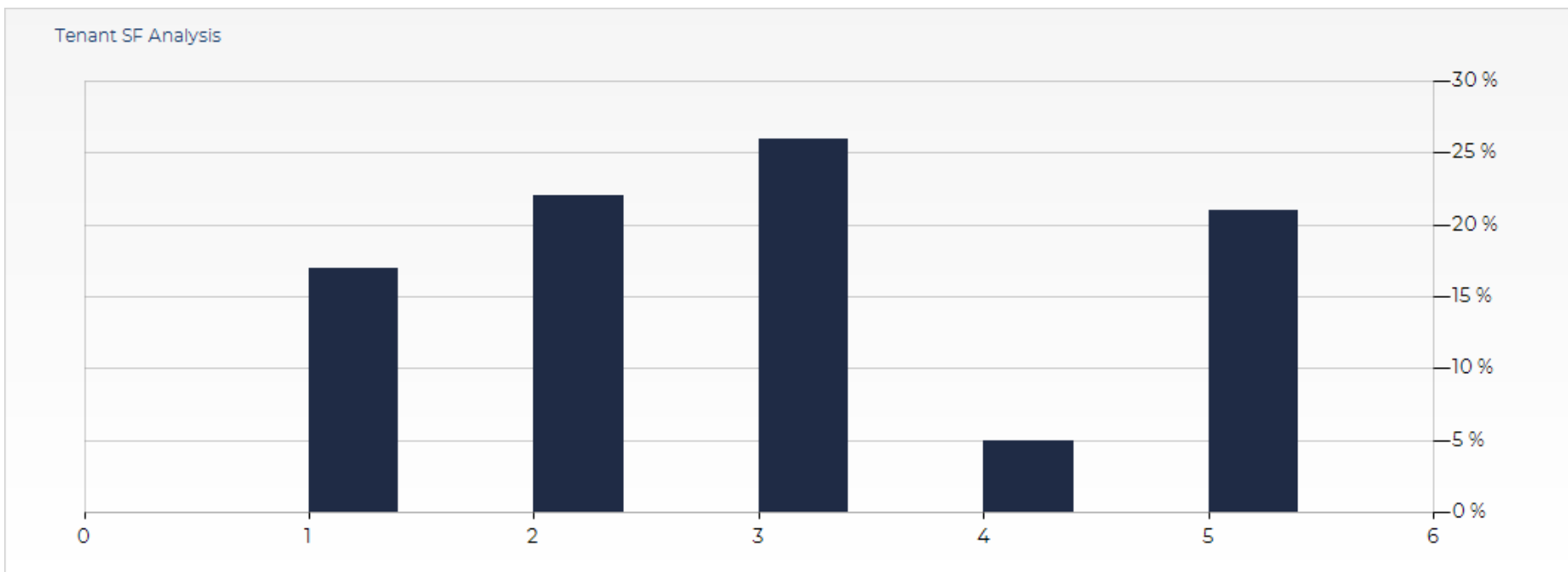
Rent Roll Details

Lease Expiration Summary

Tenant Profile

| Suite | Tenant Name | Square Feet | % of GLA | Lease Term | | Rental Rates | | | | | Lease Type | Options/Notes |
|-------|---------------------|-------------|----------|-------------|-----------|--------------|----------|--------|-----------|---------|------------|--|
| | | | | Lease Start | Lease End | Begin Date | Monthly | PSF | Annual | PSF | | |
| | 99 Cent Only Store | 18,000 | 17.23% | 01/31/17 | 01/31/27 | CURRENT | \$15,735 | \$0.87 | \$188,820 | \$10.49 | NNN | Additional Five (5) Five (5) year options *Occupy's 17% of GLA. |
| | | | | | | 01/01/2018 | \$16,207 | \$0.90 | \$194,485 | \$10.80 | | |
| | | | | | | 01/01/2019 | \$16,693 | \$0.93 | \$200,319 | \$11.16 | | |
| | | | | | | 01/01/2020 | \$17,194 | \$0.96 | \$206,329 | \$11.52 | | |
| | | | | | | 01/01/2021 | \$17,710 | \$0.98 | \$212,519 | \$11.76 | | |
| | | | | | | 01/01/2022 | \$18,241 | \$1.01 | \$218,894 | \$12.12 | | |
| | | | | | | 01/01/2023 | \$18,788 | \$1.04 | \$225,461 | \$12.48 | | |
| | | | | | | 01/01/2024 | \$19,352 | \$1.08 | \$232,225 | \$12.96 | | |
| | | | | | | 01/01/2025 | \$19,933 | \$1.11 | \$239,192 | \$13.32 | | |
| | | | | | | 01/01/2026 | \$20,531 | \$1.14 | \$246,367 | \$13.68 | | |
| | | | | | | 01/01/2027 | \$21,147 | \$1.17 | \$253,758 | \$14.04 | | |
| | HARBOR FREIGHT TOOL | 22,962 | 21.99% | 11/20/15 | 11/20/25 | CURRENT | \$9,931 | \$0.43 | \$119,173 | \$5.19 | NNN | Additional Five (5) Five (5) year options |
| | | | | | | 11/20/2016 | \$10,229 | \$0.45 | \$122,748 | \$5.40 | | |
| | | | | | | 11/20/2017 | \$10,536 | \$0.46 | \$126,430 | \$5.52 | | |
| | | | | | | 11/20/2018 | \$10,852 | \$0.47 | \$130,223 | \$5.64 | | |
| | | | | | | 11/20/2019 | \$11,178 | \$0.49 | \$134,130 | \$5.88 | | |
| | | | | | | 11/20/2020 | \$11,513 | \$0.50 | \$138,154 | \$6.00 | | |
| | | | | | | 11/20/2021 | \$11,858 | \$0.52 | \$142,299 | \$6.24 | | |
| | | | | | | 11/20/2022 | \$12,214 | \$0.53 | \$146,567 | \$6.36 | | |
| | | | | | | 11/20/2023 | \$12,580 | \$0.55 | \$150,965 | \$6.60 | | |
| | | | | | | 11/20/2024 | \$12,958 | \$0.56 | \$155,493 | \$6.72 | | |
| | | | | | | 11/20/2025 | \$13,347 | \$0.58 | \$160,158 | \$6.96 | | |
| | TRACTOR SUPPLY | 27,603 | 26.43% | 10/10/13 | 10/10/18 | CURRENT | \$14,469 | \$0.52 | \$173,623 | \$6.29 | NNN | Additional Two (2) Five (5) year options |
| | | | | | | 10/10/2014 | \$14,903 | \$0.54 | \$178,832 | \$6.48 | | |
| | | | | | | 10/10/2015 | \$15,350 | \$0.56 | \$184,197 | \$6.72 | | |
| | | | | | | 10/10/2016 | \$15,810 | \$0.57 | \$189,722 | \$6.84 | | |
| | | | | | | 10/10/2017 | \$16,285 | \$0.59 | \$195,414 | \$7.08 | | |
| | | | | | | 10/10/2018 | \$16,773 | \$0.61 | \$201,276 | \$7.32 | | |
| | Hibbet Sports | 5,000 | 4.79% | 03/02/17 | 03/02/27 | CURRENT | \$5,600 | \$1.12 | \$67,200 | \$13.44 | NNN | Additional Two (2) Five (5) year options |
| | | | | | | 03/02/2018 | \$5,768 | \$1.15 | \$69,216 | \$13.80 | | |
| | | | | | | 03/02/2019 | \$5,941 | \$1.19 | \$71,292 | \$14.28 | | |
| | | | | | | 03/02/2020 | \$6,119 | \$1.22 | \$73,431 | \$14.64 | | |
| | | | | | | 03/02/2021 | \$6,303 | \$1.26 | \$75,634 | \$15.12 | | |

| Suite | Tenant Name | Square Feet | % of GLA | Lease Term | | Begin Date | Rental Rates | | | | Lease Type | Options/Notes |
|--------|-------------|-------------|----------|-------------|-----------|------------|--------------|--------|-----------|---------|------------|---|
| | | | | Lease Start | Lease End | | Monthly | PSF | Annual | PSF | | |
| | | | | | | 03/02/2022 | \$6,492 | \$1.30 | \$77,903 | \$15.60 | | |
| | | | | | | 03/02/2023 | \$6,687 | \$1.34 | \$80,240 | \$16.08 | | |
| | | | | | | 03/02/2024 | \$6,887 | \$1.38 | \$82,648 | \$16.56 | | |
| | | | | | | 03/02/2025 | \$7,094 | \$1.42 | \$85,127 | \$17.04 | | |
| | | | | | | 03/02/2026 | \$7,307 | \$1.46 | \$87,681 | \$17.52 | | |
| | | | | | | 03/02/2027 | \$7,526 | \$1.51 | \$90,311 | \$18.12 | | |
| | VACANT | 22,000 | 21.06% | 11/11/18 | 11/01/23 | CURRENT | \$7,187 | \$0.33 | \$86,240 | \$3.92 | NNN | *Based on future rents: Lease up @ \$0.30 per foot NNN. |
| | | | | | | 11/01/2019 | \$7,402 | \$0.34 | \$88,827 | \$4.08 | | |
| | | | | | | 11/01/2020 | \$7,624 | \$0.35 | \$91,492 | \$4.20 | | |
| | | | | | | 11/01/2021 | \$7,853 | \$0.36 | \$94,237 | \$4.32 | | |
| | | | | | | 11/01/2022 | \$8,089 | \$0.37 | \$97,064 | \$4.44 | | |
| | | | | | | 11/01/2023 | \$8,331 | \$0.38 | \$99,976 | \$4.56 | | |
| Totals | | 95,565 | | | | | \$52,921 | | \$635,056 | | | |





Company

| | |
|----------------|---------------|
| Trade Name | 99 Cent Store |
| Website | 99only.com |
| # of Locations | 394 |

Description

99 Cents Only Stores is an American price-point retailer chain based in Commerce, California. Previously, the store offered all products at 99¢ or less.

HIBBETT

S P O R T S

Company

| | |
|----------------|---------------|
| Trade Name | Hibbet Sports |
| Website | hibbett.com |
| # of Locations | 1,082 |

Description

Hibbett Sports, Inc. is a publicly traded holding company for Hibbett Sporting Goods, a full line sporting goods retailer headquartered in Birmingham, Alabama. As of September, 2015, the company operated 1,025 retail stores in 32 states



Company

| | |
|----------------|-------------------|
| Trade Name | Harbor Freight |
| Website | HarborFreight.com |
| # of Locations | 800 |

Description

Harbor Freight Tools is a privately held discount tool and equipment retailer, headquartered in Calabasas, California, which operates a chain of retail stores as well as a mail-order and eCommerce business.



Company

| | |
|----------------|------------------------|
| Trade Name | Tractor Supply Company |
| Website | TractorSupply.com |
| # of Locations | 1,700 |

Description

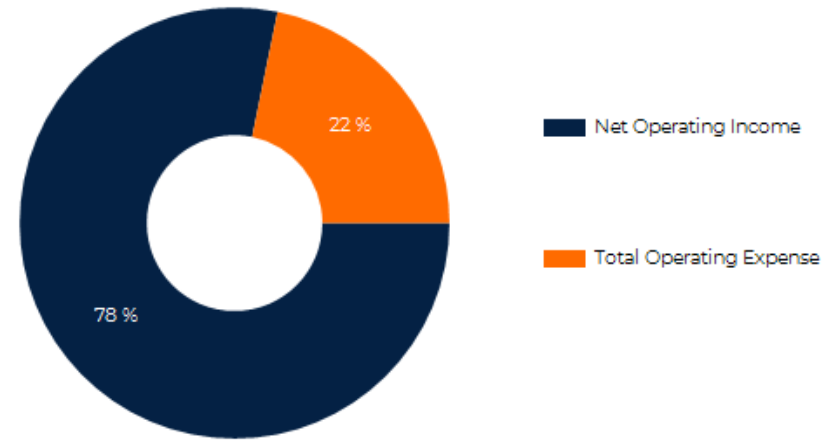
Tractor Supply Company is an American retail chain of stores that offers products for home improvement, agriculture, lawn and garden maintenance, and livestock, equine and pet care. It is a leading U.S. retailer in its market. Tractor Supply Co currently operates in 49 States.

04 Financial Analysis

- Income & Expense
- Multiyear Cash Flow Assumptions
- 2nd Gen Leasing
- Multiyear Cash Flow Projections
- Disposition Sensitivity Analysis

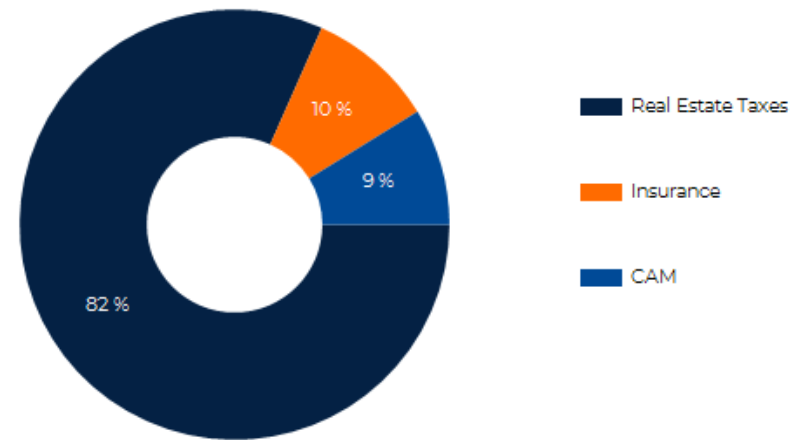
| INCOME | CURRENT | PRO FORMA |
|----------------------------------|------------------|------------------|
| Gross Potential Rent | \$463,648 | \$629,969 |
| Scheduled Expense Reimbursements | \$85,184 | \$85,184 |
| Effective Gross Income | \$548,832 | \$715,153 |
| Less: Expenses | \$119,623 | \$119,623 |
| Net Operating Income | \$429,209 | \$595,530 |

REVENUE ALLOCATION
CURRENT



| EXPENSES | CURRENT | PRO FORMA |
|--------------------------------|------------------|------------------|
| Real Estate Taxes | \$97,676 | \$97,676 |
| Insurance | \$11,418 | \$11,418 |
| CAM | \$10,529 | \$10,529 |
| Total Operating Expense | \$119,623 | \$119,623 |
| Expense / SF | \$1.14 | \$1.14 |
| % of EGI | 21.80 % | 16.73 % |

DISTRIBUTION OF EXPENSES
CURRENT



GLOBAL

| | |
|----------------------------------|-------------|
| Offering Price | \$9,000,000 |
| Analysis Period | 10 year(s) |
| Consumer Price Index | 3.00 % |
| Millage Rate (not a growth rate) | 1.61000 % |
| Exit Cap Rate | 5.00 % |

INCOME

| | |
|----------------------|--------|
| Gross Potential Rent | 3.00 % |
|----------------------|--------|

EXPENSES

| | |
|-------------------|--------|
| Real Estate Taxes | 0.92 % |
|-------------------|--------|

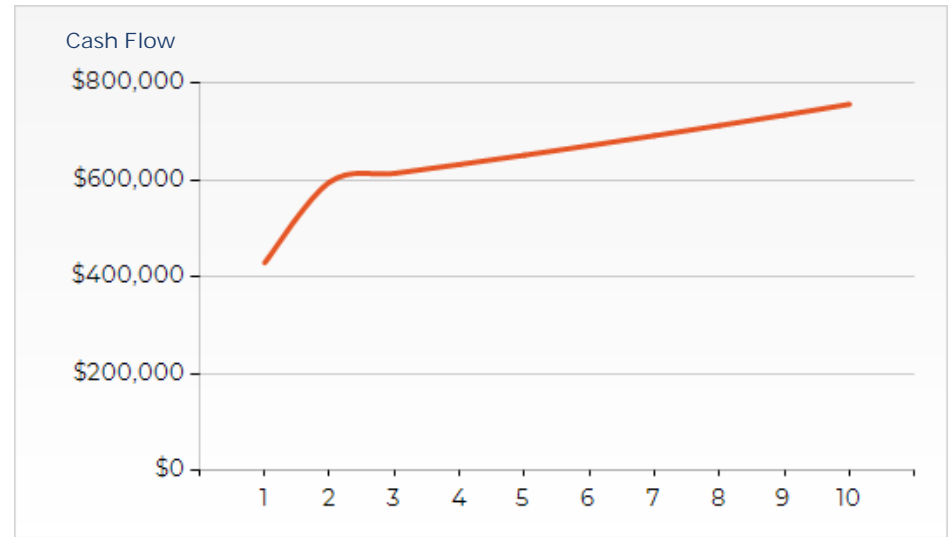
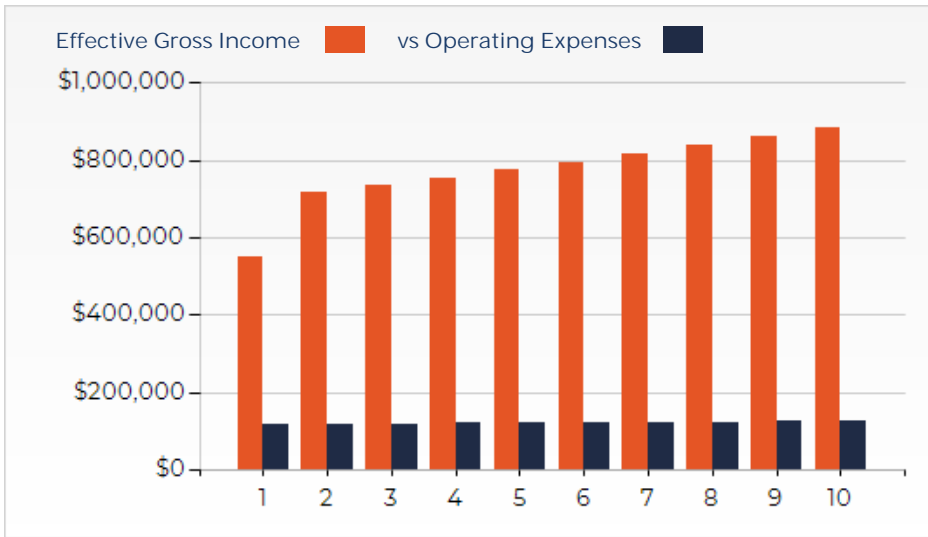


SECOND GENERATION LEASING

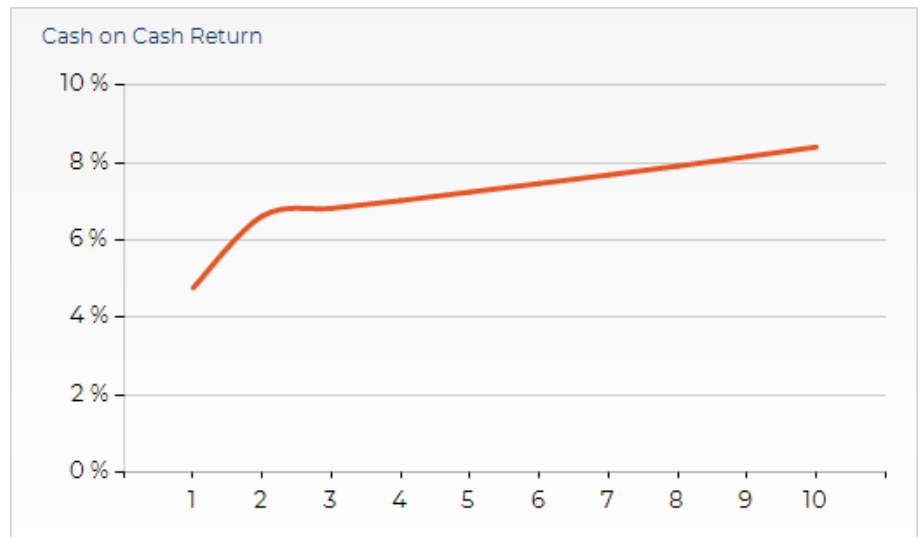
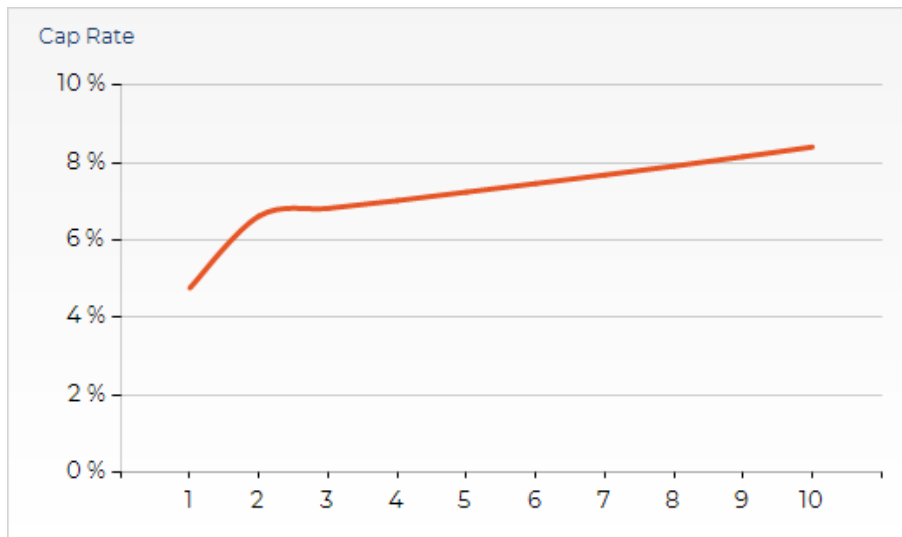
| TENANT | SUITE | RSF | LEASE TERM (years) | ANNUAL RENTAL INCREASES | CURRENT RENTAL RATE PSF/ANNUAL | RETENTION RATIO | TENANT IMPROVEMENTS PSF (NEW) |
|---------------------|-------|--------|--------------------|-------------------------|--------------------------------|-----------------|-------------------------------|
| 99 Cent Only Store | | 18,000 | 10 | 3.00% | \$10.49 | | |
| HARBOR FREIGHT TOOL | | 22,962 | 10 | 3.00% | \$5.19 | | |
| TRACTOR SUPPLY | | 27,603 | 5 | 3.00% | \$6.29 | | |
| Hibbet Sports | | 5,000 | 10 | 3.00% | \$13.44 | | |
| VACANT | | 22,000 | 5 | 3.00% | \$3.92 | | |

CASH FLOW

| Calendar Year | CURRENT | Pro Forma Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | |
|----------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Gross Potential Revenue | | | | | | | | | | |
| Gross Rental Income | \$463,648 | \$629,969 | \$648,868 | \$668,334 | \$688,384 | \$709,036 | \$730,307 | \$752,216 | \$774,782 | \$798,026 |
| Scheduled Expense Reimbursements | \$85,184 | \$85,184 | \$85,184 | \$85,184 | \$85,184 | \$85,184 | \$85,184 | \$85,184 | \$85,184 | \$85,184 |
| Gross Potential Income | \$548,832 | \$715,153 | \$734,052 | \$753,518 | \$773,568 | \$794,220 | \$815,491 | \$837,400 | \$859,966 | \$883,210 |
| Effective Gross Income | \$548,832 | \$715,153 | \$734,052 | \$753,518 | \$773,568 | \$794,220 | \$815,491 | \$837,400 | \$859,966 | \$883,210 |
| Operating Expenses | | | | | | | | | | |
| Real Estate Taxes | \$97,676 | \$97,676 | \$98,575 | \$99,482 | \$100,397 | \$101,320 | \$102,253 | \$103,193 | \$104,143 | \$105,101 |
| Insurance | \$11,418 | \$11,418 | \$11,418 | \$11,418 | \$11,418 | \$11,418 | \$11,418 | \$11,418 | \$11,418 | \$11,418 |
| CAM | \$10,529 | \$10,529 | \$10,529 | \$10,529 | \$10,529 | \$10,529 | \$10,529 | \$10,529 | \$10,529 | \$10,529 |
| Total Operating Expense | \$119,623 | \$119,623 | \$120,522 | \$121,429 | \$122,344 | \$123,267 | \$124,200 | \$125,140 | \$126,090 | \$127,048 |
| Net Operating Income | \$429,209 | \$595,530 | \$613,530 | \$632,090 | \$651,224 | \$670,952 | \$691,291 | \$712,260 | \$733,877 | \$756,162 |



| Calendar Year | CURRENT | Pro Forma Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | |
|--------------------------|---------|------------------|---------|---------|---------|---------|---------|---------|---------|---------|
| Financial Metrics | | | | | | | | | | |
| Cash on Cash Return b/t | 4.77 % | 6.62 % | 6.82 % | 7.02 % | 7.24 % | 7.46 % | 7.68 % | 7.91 % | 8.15 % | 8.40 % |
| CAP Rate | 4.77 % | 6.62 % | 6.82 % | 7.02 % | 7.24 % | 7.46 % | 7.68 % | 7.91 % | 8.15 % | 8.40 % |
| Operating Expense Ratio | 21.79 % | 16.72 % | 16.41 % | 16.11 % | 15.81 % | 15.52 % | 15.23 % | 14.94 % | 14.66 % | 14.38 % |
| Gross Multiplier (GRM) | 16.40 | 12.58 | 12.26 | 11.94 | 11.63 | 11.33 | 11.04 | 10.75 | 10.47 | 10.19 |
| Breakeven Ratio | 21.80 % | 16.73 % | 16.42 % | 16.11 % | 15.82 % | 15.52 % | 15.23 % | 14.94 % | 14.66 % | 14.38 % |
| Price / SF | \$86.17 | \$86.17 | \$86.17 | \$86.17 | \$86.17 | \$86.17 | \$86.17 | \$86.17 | \$86.17 | \$86.17 |
| Income / SF | \$5.25 | \$6.84 | \$7.02 | \$7.21 | \$7.40 | \$7.60 | \$7.80 | \$8.01 | \$8.23 | \$8.45 |
| Expense / SF | \$1.14 | \$1.14 | \$1.15 | \$1.16 | \$1.17 | \$1.18 | \$1.18 | \$1.19 | \$1.20 | \$1.21 |



| 5 YEAR SENSITIVITY ANALYSIS | | | | |
|-----------------------------|-----------------------|-----------------|----------------------------|--------|
| EXIT CAP RATE | PROJECTED SALES PRICE | SALES PRICE PSF | PROCEEDS AFTER LOAN PAYOFF | IRR |
| 4.00% | \$16,280,610 | \$154 | \$16,280,610 | 17.69% |
| 4.25% | \$15,322,927 | \$145 | \$15,322,927 | 16.45% |
| 4.50% | \$14,471,653 | \$137 | \$14,471,653 | 15.30% |
| 4.75% | \$13,709,987 | \$130 | \$13,709,987 | 14.23% |
| 5.00% | \$13,024,488 | \$123 | \$13,024,488 | 13.23% |
| 5.25% | \$12,404,274 | \$118 | \$12,404,274 | 12.29% |
| 5.50% | \$11,840,444 | \$112 | \$11,840,444 | 11.40% |
| 5.75% | \$11,325,642 | \$107 | \$11,325,642 | 10.57% |
| 6.00% | \$10,853,740 | \$103 | \$10,853,740 | 9.78% |

| 10 YEAR SENSITIVITY ANALYSIS | | | | |
|------------------------------|-----------------------|-----------------|----------------------------|--------|
| EXIT CAP RATE | PROJECTED SALES PRICE | SALES PRICE PSF | PROCEEDS AFTER LOAN PAYOFF | IRR |
| 4.00% | \$18,904,053 | \$179 | \$18,904,053 | 12.89% |
| 4.25% | \$17,792,050 | \$169 | \$17,792,050 | 12.37% |
| 4.50% | \$16,803,603 | \$159 | \$16,803,603 | 11.88% |
| 4.75% | \$15,919,203 | \$151 | \$15,919,203 | 11.43% |
| 5.00% | \$15,123,243 | \$143 | \$15,123,243 | 11.00% |
| 5.25% | \$14,403,088 | \$136 | \$14,403,088 | 10.60% |
| 5.50% | \$13,748,402 | \$130 | \$13,748,402 | 10.23% |
| 5.75% | \$13,150,646 | \$125 | \$13,150,646 | 9.87% |
| 6.00% | \$12,602,702 | \$119 | \$12,602,702 | 9.54% |

- Demographics
- Demographic Details
- Demographic Charts

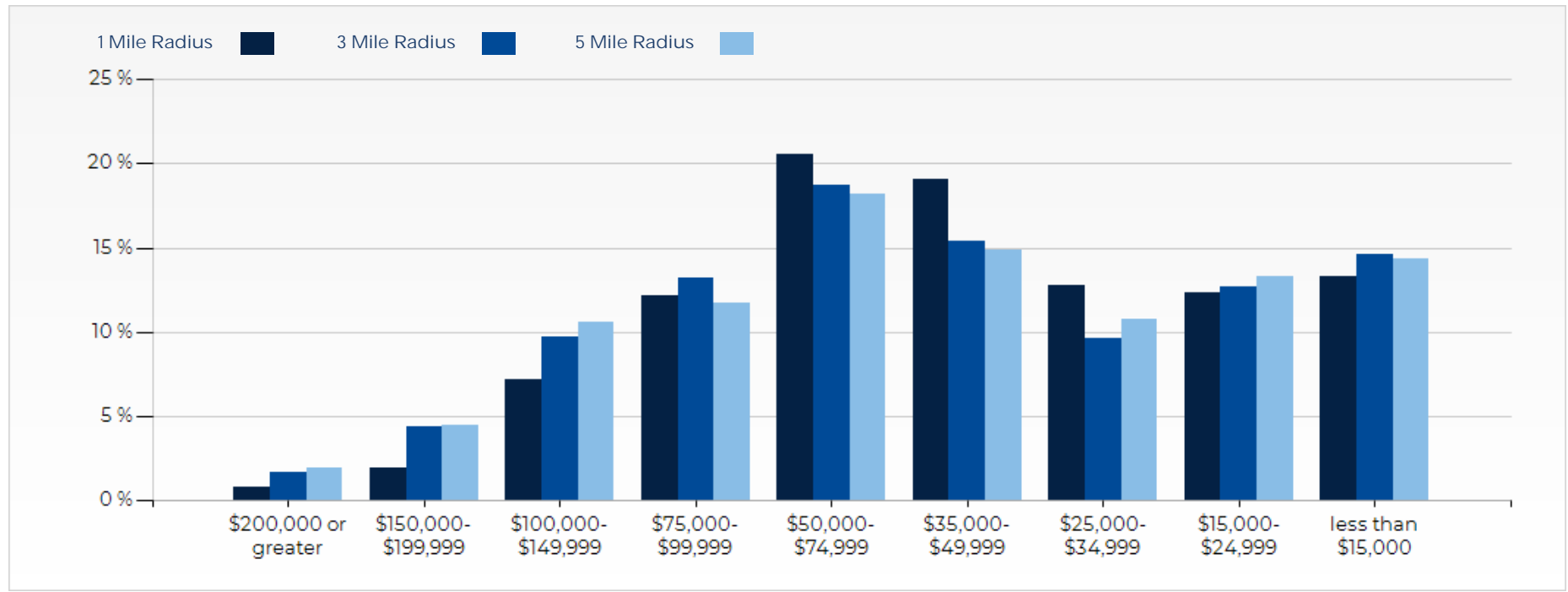
| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Population | 2,321 | 14,223 | 22,568 |
| 2010 Population | 2,898 | 17,586 | 27,606 |
| 2017 Population | 3,042 | 18,774 | 28,889 |
| 2022 Population | 3,155 | 19,643 | 29,936 |
| 2017 African American | 128 | 688 | 953 |
| 2017 American Indian | 35 | 219 | 353 |
| 2017 Asian | 88 | 535 | 736 |
| 2017 Hispanic | 768 | 4,368 | 6,493 |
| 2017 White | 2,398 | 14,946 | 23,264 |
| 2017 Other Race | 239 | 1,390 | 2,044 |
| 2017 Multiracial | 143 | 946 | 1,469 |
| 2017-2022: Population: Growth Rate | 3.65 % | 4.55 % | 3.55 % |

| 2017 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|----------|----------|
| less than \$15,000 | 153 | 1,085 | 1,647 |
| \$15,000-\$24,999 | 142 | 938 | 1,532 |
| \$25,000-\$34,999 | 147 | 715 | 1,236 |
| \$35,000-\$49,999 | 220 | 1,142 | 1,714 |
| \$50,000-\$74,999 | 237 | 1,389 | 2,091 |
| \$75,000-\$99,999 | 140 | 980 | 1,346 |
| \$100,000-\$149,999 | 83 | 720 | 1,214 |
| \$150,000-\$199,999 | 22 | 325 | 517 |
| \$200,000 or greater | 9 | 119 | 218 |
| Median HH Income | \$42,836 | \$47,039 | \$45,875 |
| Average HH Income | \$53,573 | \$60,959 | \$61,461 |

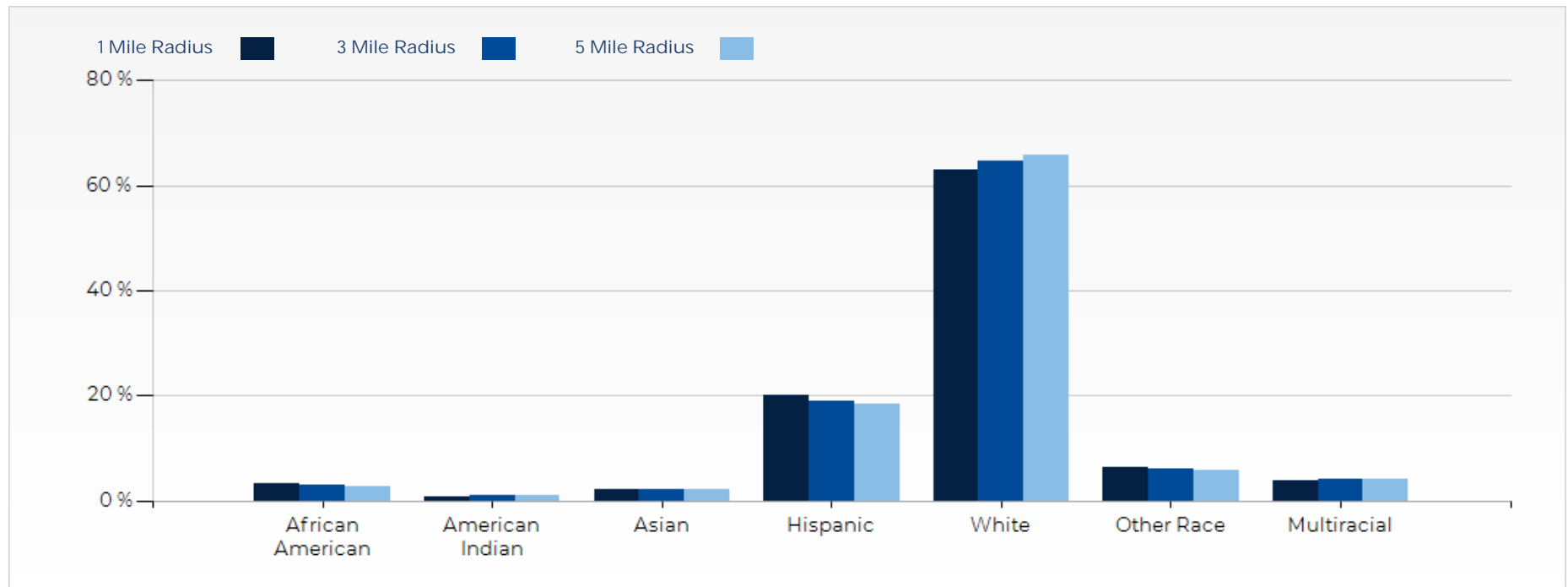
| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing | 1,027 | 6,592 | 10,654 |
| 2010 Total Households | 1,102 | 6,956 | 11,028 |
| 2017 Total Households | 1,152 | 7,415 | 11,514 |
| 2022 Total Households | 1,192 | 7,743 | 11,908 |
| 2017 Average Household Size | 2.63 | 2.51 | 2.48 |
| 2000 Owner Occupied Housing | 545 | 3,996 | 6,402 |
| 2000 Renter Occupied Housing | 365 | 1,779 | 2,825 |
| 2017 Owner Occupied Housing | 579 | 4,360 | 6,939 |
| 2017 Renter Occupied Housing | 574 | 3,055 | 4,575 |
| 2017 Vacant Housing | 107 | 779 | 1,537 |
| 2017 Total Housing | 1,259 | 8,194 | 13,051 |
| 2022 Owner Occupied Housing | 647 | 4,819 | 7,607 |
| 2022 Renter Occupied Housing | 544 | 2,924 | 4,301 |
| 2022 Vacant Housing | 85 | 706 | 1,490 |
| 2022 Total Housing | 1,277 | 8,449 | 13,398 |
| 2017-2022: Households: Growth Rate | 3.40 % | 4.35 % | 3.40 % |



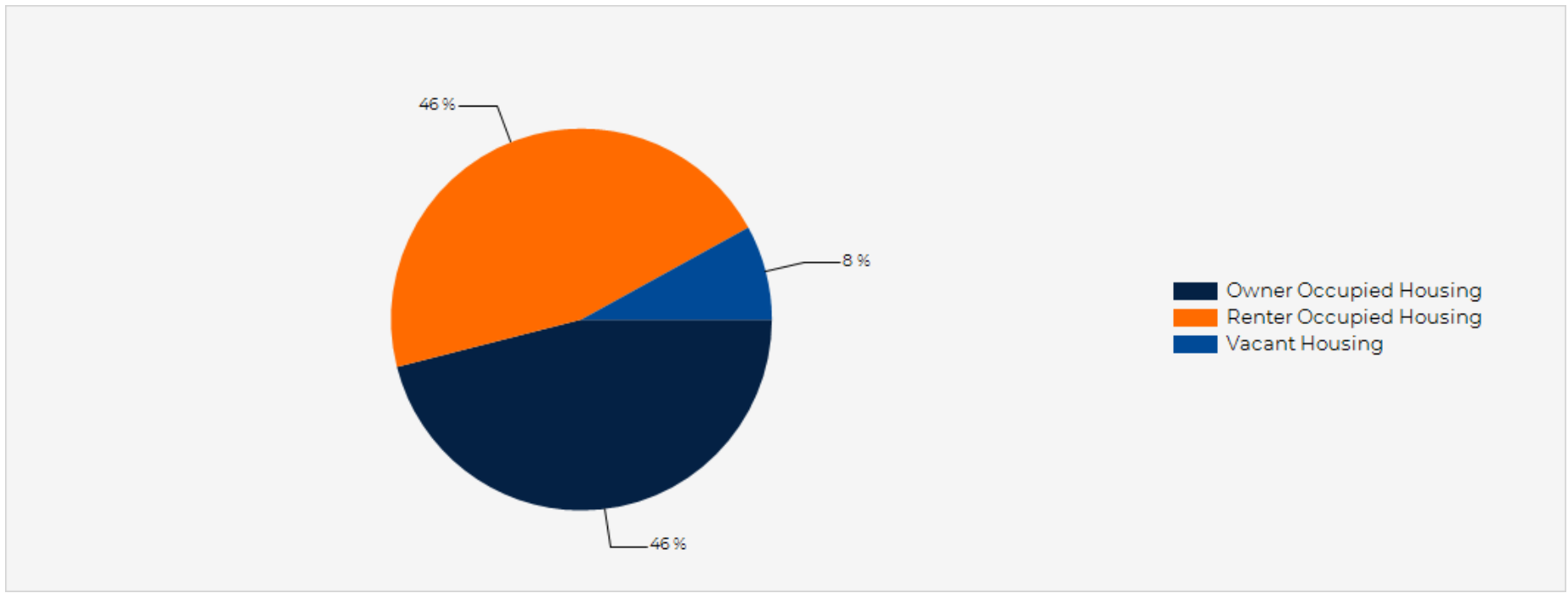
2017 Household Income



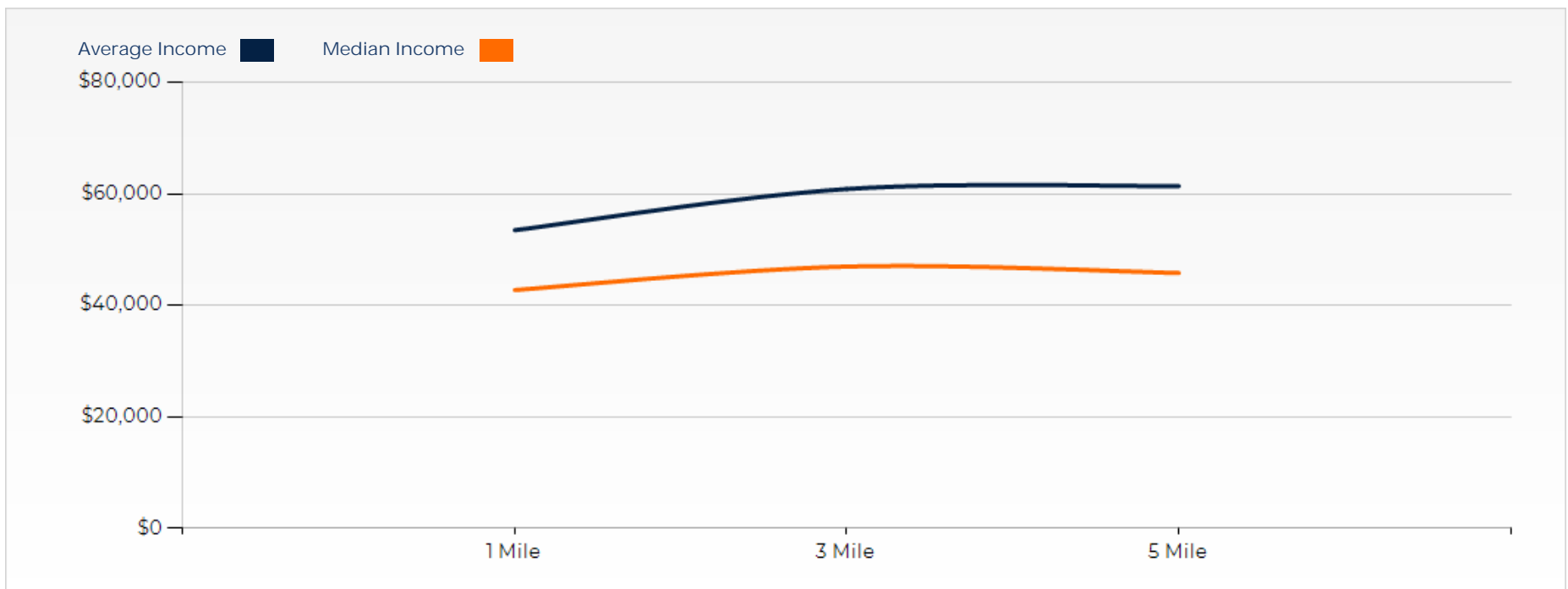
2017 Population by Race



2017 Household Occupancy - 1 Mile Radius



2017 Household Income Average and Median



Yucca Valley Square

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