

**SELLER FINANCING AVAILABLE, PLEASE CALL
FULLY LEASED
SINGLE-TENANT RETAIL
INVESTMENT OPPORTUNITY
OFFERING MEMORANDUM**



**AN APPROXIMATE
7,076 SQ. FT.
MULTI-USE BUILDING**

**2588 Highway #158
June Lake, CA**

Voit
REAL ESTATE SERVICES

Destination
Dual Cities

2588 HIGHWAY #158 JUNE LAKE, CA

CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum (this "Memorandum") is being delivered subject to the terms of the Confidentiality Agreement personally or electronically signed by you (the "Confidentiality Agreement") and constitutes part of the Evaluation Material (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible acquisition of 2588 Highway #158, June Lake, CA (the "Property"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the "Owner" or Voit Real Estate Services ("Broker").

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other "Evaluation Material", including any computer diskettes or files distributed to you via email from Broker accessible online through Broker's website) are for general reference only. They are based on assumptions relating to the general economy and local market, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be sold on an "As-Is, Where-Is" basis, a prospective purchaser must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Evaluation Material. Although additional Evaluation Material, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing progresses, prospective purchasers should seek advice from their own attorneys, accountants, and engineering and environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations therein have been satisfied or waived.

Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to a separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims for commissions by any other broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker.

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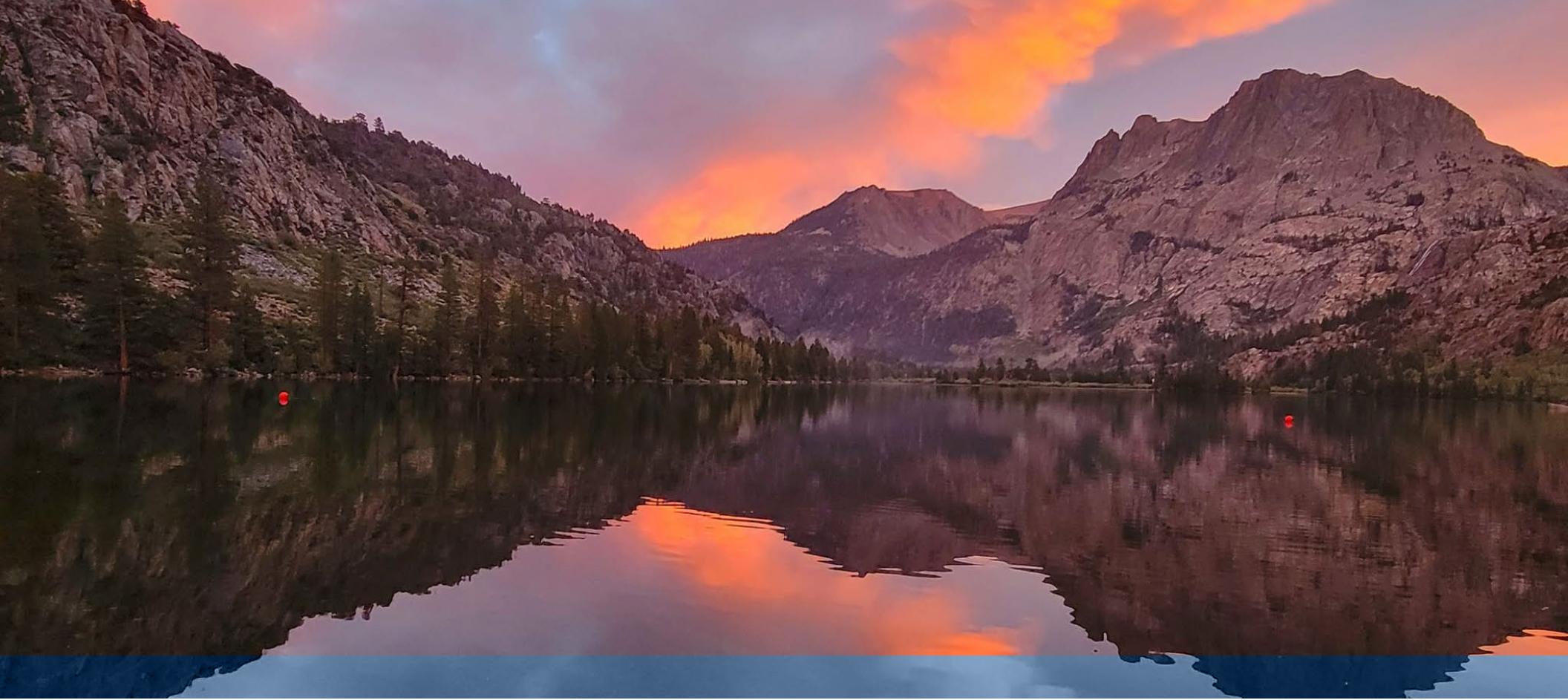
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EXECUTIVE SUMMARY



SELLER FINANCING AVAILABLE, PLEASE CALL

THE OFFERING

100% Leased Investment Opportunity in Iconic June Lake. This large commercial property with strong cash flow is beautifully nestled in the Eastern Sierra Nevada's Mono County. The approximate 7,076 square foot building has been fully remodeled, renovated and updated to be compliant with codes and ADA. Major building improvements include roof replacement, electrical, plumbing, exterior, fire suppression, HVAC, outdoor patio, ADA bathrooms, service elevator and world famous loop cam broadcasting from the roof. With a long-term tenant in place, this turn-key investment property grosses approximately over \$163,000 annually, offering an excellent passive income stream to the investor or 1031 buyer. The building is leased to a single tenant that operates three separate complementary businesses: a restaurant/bar that doubles as a nightclub/concert venue, a New York style pizzeria and authentic Mexican Restaurant... all operated by a 20+ year local family.

The historic property is located at the entrance to the village of June Lake, a charming four season mountain community, 20 min north of Mammoth and 35 min from the entrance to Yosemite National Park. With four lakes, numerous hiking trails, a ski area and unlimited outdoor recreational opportunities, "The Loop" as it is affectionately known, has a strong history of over 100 years and a bright future ahead.

Investment Highlights

- Premium real estate with strong cash flow and long-term stable tenant in place
- Building completely renovated, modernized with ADA upgrades
- Ideal location entering June Lake Village with .49 acre of land and 110 feet of highway frontage.
- Class 47 liquor license (in place and reverts to property owner)
- 2 outdoor decks with sweeping views
- Walking distance to June and Gull Lakes, June Mountain Ski Area (part of Ikon Pass) within 5 min drive
- Ample parking and best-in-class concert venue available to host events.
 - **Consists of two parcels with seasonal leasing to Cal Trans for snow removal equipment.**
 - **Please check out the interactive, real time, 360 degree loop cam (perfect for checking snow conditions) at <https://tbarjunelake.com/index.php/loop-cam/>**



| | |
|----------------------------|---|
| TOTAL BUILDING SIZE | 7,076 Sq. Ft. |
| TOTAL LAND AREA | 0.49 Acres |
| STORIES | Two (2) |
| TENANT | Balanced Rock Grill |
| LEASE TYPE | Gross (with personal guarantee) |
| ANNUAL INCREASES | 3% |
| LEASE EXPIRATION | December 31, 2029 with 5 year Option to Renew |
| NOI (YR1) | \$120,980.97 |
| CAP RATE | 7.44% |
| ASKING PRICE | \$1,625,000 |



LEASE SUMMARY

General Terms

| | | |
|--------------------------------|--|---|
| TENANT | Balanced Rock Grill LLC with personal guarantee (Cal Trans rents parking periodically - \$3,300 in 2024) | |
| LEASE FORM | CAR Form with Amendment | |
| COMMENCEMENT DATE | January 1, 2024 | |
| TOTAL BUILDING AREA | 7,076 Sq. Ft. | |
| CURRENT EXPIRATION DATE | December 31, 2029 | |
| APN'S | 015-075-029-000 and 015-075-021-000 | |
| BASE RENT SCHEDULE | Property Address | |
| | Size | 7,076 Sq. Ft. |
| | Rent Schedule January 1, 2025 - December 31, 2025 | \$163,980 Annually (lease rate varies by month) |
| OPTION TO EXTEND | One (1) Additional Five (5) Year Option to Extend, at least 6 months but more than 9 months. Annual 3% increase. | |

INVESTMENT PROFORMA

INVESTMENT PROFORMA

2588 Highway 158, June Lake

BUILDING SIZE **7,076 Square Feet**

ASSUMPTIONS

| | | |
|--------------------------|-----------------|---------------|
| Potential Purchase Price | \$ 1,625,000.00 | \$ 229.65 psf |
| Down Payment: | \$ 812,500.00 | 50% |
| Loan Amount: | \$ 812,500.00 | |
| Potential Interest rate: | 6.25% | |
| Amortization Period: | 25 | |
| Monthly Payment: | (\$5,359.81) | |

(PROJECTED RENT SCHEDULE)

| | Year Beginning | Annual Rent |
|--|----------------|--------------|
| | 1 | \$164,280.00 |
| | 2 | \$169,208.40 |
| | 3 | \$174,284.65 |
| | 4 | \$179,513.19 |
| | 5 | \$184,898.59 |

| Year | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|--------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Gross Scheduled Income: | \$ 164,280.00 | \$ 169,208.40 | \$ 174,284.65 | \$ 179,513.19 | \$ 184,898.59 |
| Vacancy 2% | \$ 3,285.60 | \$ 3,384.17 | \$ 3,485.69 | \$ 3,590.26 | \$ 3,697.97 |
| Repairs | \$ 4,987.93 | \$ 5,087.69 | \$ 5,189.44 | \$ 5,293.23 | \$ 5,399.10 |
| Landscaping | \$ - | \$ - | \$ - | \$ - | \$ - |
| Utilities | \$ - | \$ - | \$ - | \$ - | \$ - |
| Management | \$ - | \$ - | \$ - | \$ - | \$ - |
| Leasing | \$ - | \$ - | \$ - | \$ - | \$ - |
| Insurance | \$ 17,963.00 | \$ 18,322.26 | \$ 18,688.71 | \$ 19,062.48 | \$ 19,443.73 |
| Tax | \$ 17,062.50 | \$ 17,403.75 | \$ 17,751.83 | \$ 18,106.86 | \$ 18,469.00 |
| Net Operating Income: | \$ 120,980.97 | \$ 125,010.53 | \$ 129,168.99 | \$ 133,460.36 | \$ 137,888.79 |
| Debt Service: | \$ (64,317.76) | \$ (64,317.76) | \$ (64,317.76) | \$ (64,317.76) | \$ (64,317.76) |
| Before Tax Cash Flow: | \$ 56,663.21 | \$ 60,692.77 | \$ 64,851.22 | \$ 69,142.59 | \$ 73,571.03 |

Sensitivity Analysis

| Cap Rate - Yr 1 | 7.00% | 7.25% | 7.50% |
|-----------------|--------------|--------------|--------------|
| Value | \$ 1,728,300 | \$ 1,668,703 | \$ 1,613,080 |
| Price/sf | \$ 244.25 | \$ 235.83 | \$ 227.96 |

*Note: The information contained herein are estimates for projection purposes only. While the information has been contained from sources we deem reliable, we do not guarantee it and any buyer should make its own independent investigation of all information.

PROPERTY OVERVIEW



PROPERTY DESCRIPTION

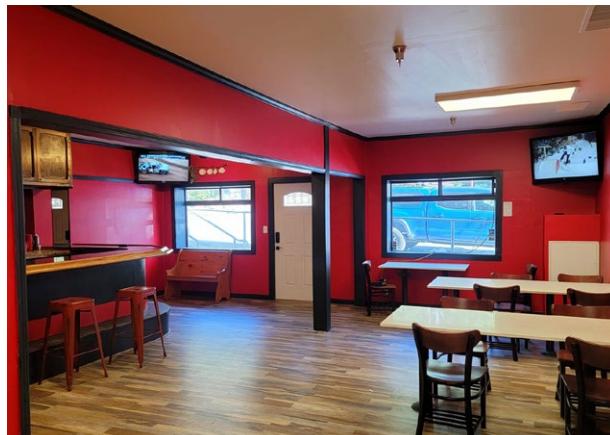
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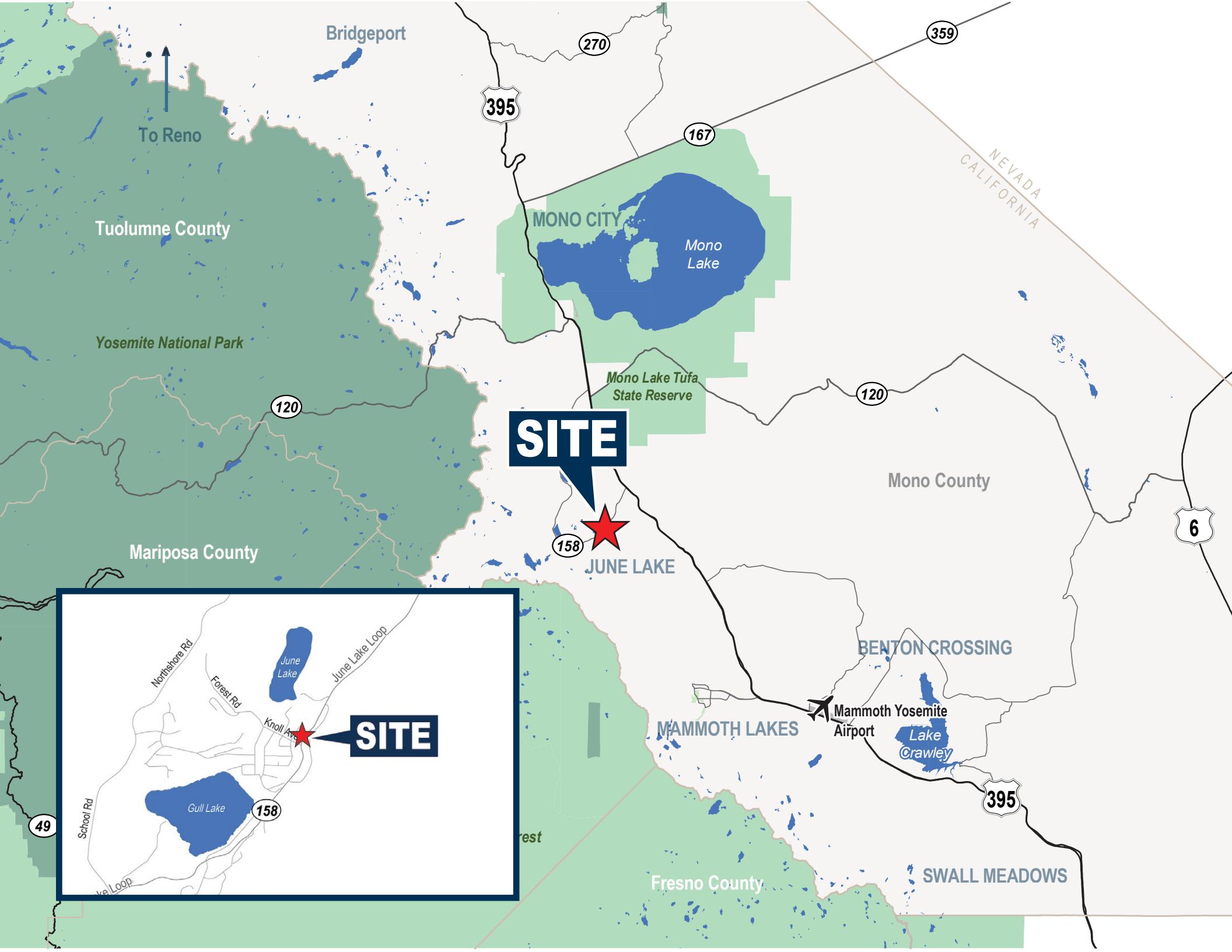
| | |
|------------------------|---|
| BUILDING SIZE | ±7,076 Square Feet |
| DESCRIPTION | Multi-Use Building |
| LAND AREA | Two (2) parcels totaling approximately .49 acres |
| TENANCY | Single tenant with 3 operating businesses: pizzeria, bar/nightclub and mexican cantina. Caltrans leases as well seasonally |
| PARKING | Handicap Access, On-site Parking |
| RENOVATIONS | Roof replacement, electrical, plumbing, exterior, fire suppression, HVAC, outdoor patio, ADA bathrooms, service elevator. Previously approved for solar panels. |
| FIRE SPRINKLERS | Yes |
| PATIOS | Two (2) outdoor patios |
| OTHER | Per lease, buyer may utilize for private venues as well |
| ZONING | Commercial (Verify) |
| YEAR BUILT | Built 1973, renovated 2018-2022 |





PHOTOS







June Lake Loop

MARKET OVERVIEW



MARKET OVERVIEW

Overall

June Lake, California, is a small mountain community in Mono County, nestled at the base of the Sierra Nevada, about 20 miles north of Mammoth Lakes. Known for its stunning alpine scenery and outdoor recreation, it's a popular destination for both summer and winter activities.

Geography and Climate

June Lake sits at an elevation of approximately 7,654 feet (2,323 meters) within the Inyo National Forest. The area is characterized by a series of glacial lakes—June Lake, Gull Lake, Silver Lake, and Grant Lake—surrounded by rugged peaks like Carson Peak, which rises to 10,908 feet (3,325 meters). The climate features warm summers and snowy winters, making it ideal for year-round outdoor activities.



Outdoor Recreation

- Fishing: The lakes are renowned for trout fishing, attracting anglers seeking rainbow and brown trout.
- Hiking: Trails like Parker Lake Trail offer scenic hikes through alpine terrain.
- Water Sports: Boating, kayaking, and paddleboarding are popular on the lakes.
- Camping: Numerous campgrounds and RV parks accommodate visitors during the warmer months.
- Skiing and Snowboarding: June Mountain Ski Area offers family-friendly slopes, with free lift tickets for children under 12.
- Snowmobiling and Snowshoeing: The surrounding areas provide trails for snowmobiling and snowshoeing enthusiasts.

Community and Amenities

June Lake maintains a small-town atmosphere with essential amenities:

- Dining and Shopping: Local establishments include June Lake Brewing, June Pie for pizza, and the historic Tiger Bar.
- Lodging: Accommodations range from cozy cabins to lodges, catering to various budgets.
- Visitor Services: The June Lake Loop Chamber of Commerce operates a visitor center providing maps, brochures, and local information.

Accessibility

The community is accessible via California State Route 158, known as the June Lake Loop, which connects to U.S. Route 395. Note that portions of SR 158 may be closed during winter months due to snow.

June Lake's combination of natural beauty, recreational opportunities, and small-town charm make it a notable destination in California's Eastern Sierra region.

OFFERING MEMORANDUM

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