DAUM
COMMERCIAL REAL ESTATE SERVICES

OFFERING MEMORANDUM


SINGLE-TENANT NET-LEASED INDUSTRIAL INVESTMENT

# ±13,538 SF
# LEASED INVESTMENT

**$2,988,000**
ASKING PRICE

**5.80%**
CAPITALIZATION RATE

**2 × 5 YR**
RENEWAL OPTIONS

## 526 W MONTEREY AVE. & 253 N REBECCA ST.

POMONA, CA 91768 • $173,178 NOI • 2.50% ANNUAL ESCALATIONS

100% LEASED TO Parts Authority — Auto Parts Super Stores — "The Answer Is Yes!"

All information herein is from sources deemed reliable but has not been verified by Broker or Seller. No representation or warranty is made as to accuracy. Buyer must independently verify all information.


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SALAZAR
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SECTION ONE

# THE OFFERING



## OFFERING SUMMARY

| | |
|---|---|
| Asking Price | **$2,988,000** |
| Capitalization Rate | **5.80%** |
| Price PSF (Building) | **$220.71** |
| Current Annual Base Rent (NOI) | **$173,178** |
| Current Monthly Base Rent | **$14,431.51** |
| Rent PSF (NNN) | **$1.07 / SF / Mo.** |
| Building Area | **±13,538 SF** |
| Land Area | **±28,114 SF (±0.65 AC)** |
| Tenant | **Parts Authority, LLC** |
| Lease Type | **NNN — Taxes & Insurance Reimbursed by Tenant** |
| Lease Expiration | **July 31, 2030** |
| Term Remaining | **±3.9 Years** |
| Renewal Options | **Two (2) × Five (5) Years** |
| Rent Escalations | **2.50% Annually** |
| Parcels (APN) | **8340-034-021 / -004 / -009** |
| Zoning | **POCIND — City of Pomona** |

## EXECUTIVE SUMMARY

DAUM Commercial Real Estate Services is pleased to present the fee-simple sale of **526 W Monterey Avenue & 253 N Rebecca Street** — a ±13,538 square foot, two-building infill industrial property on ±28,114 square feet of land in Pomona, California, 100% leased to **Parts Authority, LLC**, one of the largest automotive replacement parts distributors in the United States.

Ownership reports that the Property was refurbished in 2022 with more than $300,000 of capital invested — new HVAC, new copper plumbing, ADA upgrades, new windows and improved lighting. Scope and cost have not been verified by Broker and should be confirmed by Buyer against permits and invoices. The Property was subsequently leased to Parts Authority on a 62-month lease reported to have commenced June 2025. The lease carries **2.50% annual rent escalations** and **two (2) five-year renewal options**, providing an investor with a contractual runway through **July 2040** if fully exercised.

**The lease operates on a net basis through an expense-reimbursement structure.** Landlord pays real property taxes and property insurance directly, then recovers both from Tenant monthly as Operating Expenses alongside base rent, with an annual reconciliation. Tenant separately carries its own utilities, interior maintenance and HVAC service contract. Landlord retains roof and structure. Section Four sets out the recovery mechanics and the one carve-out a buyer must price.

With a modest $1.07/SF NNN rent basis, a credit-quality national tenant, three separate legal parcels, 31 parking spaces and a secured additional yard, the offering pairs durable in-place income with hard-asset fundamentals in one of the most supply-constrained industrial markets in the country — and because rent escalates 2.50% while Proposition 13 caps assessment growth at 2.00%, net income widens over the hold.

| ±13,538 | ±1,538 | 31 | 400A |
|---|---|---|---|
| BUILDING SF | OFFICE SF | PARKING STALLS | 240V POWER |

# INVESTMENT HIGHLIGHTS



### NATIONAL CREDIT TENANT

100% leased to Parts Authority, LLC. Company press releases and trade reports indicate a network of approximately 325 locations following the August 2026 acquisition of NPW Companies, and majority ownership by Kohlberg & Company. Not verified by Broker; Buyer to conduct its own credit review.

### CONTRACTUAL RENT GROWTH

2.50% annual escalations in the primary term *and* throughout both option periods — a built-in inflation hedge that grows NOI every single year of ownership without management effort.

### LONG RUNWAY OF OPTIONS

±3.9 years of primary term remaining plus two (2) five-year renewal options. Full exercise carries the lease to July 31, 2040 — a potential 15-year total commitment from a tenant in growth mode.

### RECENTLY REFURBISHED

Ownership reports over $300,000 invested in 2022 — new HVAC, new copper plumbing, ADA-compliant restrooms and access, new low-E windows and upgraded lighting, under City of Pomona permit C-048291-2022. Scope and cost not verified by Broker; Buyer to confirm with the City and review invoices.

### DEFENSIBLE RENT BASIS

In-place rent of $1.07/SF NNN sits at the low end of the range for comparable small-bay San Gabriel Valley industrial product — supporting a high probability of renewal and creating mark-to-market potential at option (95% of fair market rent, with a floor at the prior year's rent).

### THREE PARCELS / FLEXIBILITY

Assembled across three APNs per public records, including an adjacent ±7,200 SF lot used as secured additional parking/yard. Two separate buildings (±7,538 SF and ±6,000 SF) may allow for future multi-tenant demising or owner-user occupancy at lease end, subject to Buyer's own confirmation of zoning and code.

### FULL EXPENSE RECOVERY

Landlord pays real property taxes and insurance and is reimbursed by Tenant monthly as Operating Expenses, together with parking, landscape and site upkeep. Capital expenditures over $25,000 are amortized and recovered over a minimum 15-year schedule. Utilities are separately metered and paid direct by Tenant.

### IRREPLACEABLE INFILL LOCATION

Downtown-adjacent Pomona industrial with immediate access to the 10, 71, 60 and 57 Freeways — the connective tissue between the San Gabriel Valley and the Inland Empire, one of the tightest industrial markets in the United States.

### IDEAL 1031 / PRIVATE CAPITAL SIZE

An institutional-quality tenant in a private-investor check size. Passive, management-light income with hard-asset land coverage of approximately 48% — well suited to a 1031 exchange buyer or a family office seeking industrial exposure.

# LEASE ABSTRACT & RENT ROLL



## RENT ROLL

| LEASE YEAR | PERIOD | MONTHLY | ANNUAL |
|---|---|---|---|
| Year 1 | 08/01/25 – 07/31/26 | $14,079.52 | $168,954 |
| **Year 2** (current) | **08/01/26 – 07/31/27** | **$14,431.51** | **$173,178** |
| Year 3 | 08/01/27 – 07/31/28 | $14,792.30 | $177,508 |
| Year 4 | 08/01/28 – 07/31/29 | $15,162.10 | $181,945 |
| Year 5 | 08/01/29 – 07/31/30 | $15,541.16 | $186,494 |
| Option 1 | 08/01/30 – 07/31/35 | 95% of FMR, floor at prior rent, 2.5%/yr | |
| Option 2 | 08/01/35 – 07/31/40 | 95% of FMR, floor at prior rent, 2.5%/yr | |
| **Total Primary Term Base Rent** | | | **$888,079** |

## EXPENSE RESPONSIBILITY

| ITEM | TENANT | LANDLORD |
|---|---|---|
| Real Property Taxes | Reimburses | Pays Bill |
| Property Insurance | Reimburses | Carries Policy |
| Parking, Landscape, Site Upkeep | Reimburses | Performs |
| Utilities (separately metered) | ✔ Direct | — |
| Interior Maintenance | ✔ | — |
| HVAC Service Contract | ✔ | — |
| Roof & Structure | — | ✔ Landlord |
| Capital Expenditures > $25,000 | Amortized ≥15 yrs | Funds |

## KEY LEASE TERMS

| | |
|---|---|
| Tenant | **Parts Authority, LLC (DE)** |
| Guaranty | **Corporate Lease — No Separate Guaranty** |
| Lease Date | **May 20, 2025** |
| Original Term | **62 Months** |
| Commencement Date | **June 1, 2025** |
| Rent Commencement | **August 1, 2025** |
| Expiration | **July 31, 2030** |
| Security Deposit | **$14,079.52** |
| Option Notice | **≥ 6 Months Prior to Expiration** |
| Permitted Use | **Warehouse & Distribution of Auto Parts + Office** |
| Access | **24/7; Exclusive Use of Entire Premises** |
| Parking | **31 Spaces, Exclusive; Overnight Permitted** |
| Lease Structure | **NNN via Opex Reimbursement** |
| Tenant Repair Cap | **$25,000 per Rolling 12 Months** |
| Assignment | **Consent Required; Affiliate Transfers Permitted** |
| Late Charge | **5% of Overdue Amount (10-Day Grace)** |

Prepared for marketing purposes only and not a complete statement of lease terms. All rent, dates and provisions shown are summarized from the lease document, have not been verified by Broker or Seller, and are qualified in their entirety by the executed Lease and any amendments, which control. Buyer should review the Lease in full and confirm all dates, current rent, option status and expense reimbursement by tenant estoppel certificate prior to closing.

# LEASE STRUCTURE & EXPENSE RECOVERY



Based on the lease document, the Lease appears to operate on a net basis through reimbursement rather than direct tenant payment: Landlord pays the tax bill and carries the insurance policy, then recovers both from Tenant as Operating Expenses. Summaries in this section are for convenience only and are qualified by the executed Lease, which controls.

## HOW RECOVERY WORKS — LEASE SECTION 46

| MECHANIC | PROVISION |
|---|---|
| Payment | Monthly, on the same day base rent is due, based on Landlord's reasonable estimate of annual Operating Expenses |
| Reconciliation | Detailed statement of actual expenses within 60 days of written request, not more than once per year |
| Settlement | Overpayment credited against future Rent; shortfall payable by Tenant within 30 days |
| Audit Right | Tenant may audit Landlord's books; if Landlord overstated by more than 5%, Landlord pays the audit cost |
| Capital Items | Expenditures over $25,000 amortized over useful life, minimum 15 years, recovered over the remaining term |

## RECOVERABLE VS. EXCLUDED

**Recoverable:** Real Property Taxes and Landlord Insurance Costs; parking, driveways, sidewalks, fences, gates, landscaping, irrigation and exterior lighting; capital over $25,000 amortized over a minimum 15 years.

**Excluded:** roof and structural elements; cost of Landlord's Work; liability coverage above $2,000,000 per occurrence; depreciation and reserves; items covered by warranty; fines, penalties and hazmat remediation.

**BUYER NOTE — TRANSFER REASSESSMENT**

Lease Section 10(b) addresses increases in Real Property Taxes attributable to a transfer of ownership. California reassesses at the sale price, so the incremental tax created by this sale would fall to the new Landlord for the balance of the term, while ordinary Proposition 13 growth of up to 2.00% per year would remain reimbursable. Buyer to review the provision.

## SIZING IT — PER PUBLIC RECORDS

| APN | LAND | IMPROVEMENTS | 2025 ASSESSED | 2025 TAX |
|---|---|---|---|---|
| 8340-034-021 | $862,761 | $611,255 | $1,474,016 | $20,295 |
| 8340-034-004 | $452,074 | $487,093 | $939,167 | $13,110 |
| 8340-034-009 | $452,074 | — | $452,074 | $5,880 |
| **Total — Three Parcels** | **$1,766,909** | **$1,098,348** | **$2,865,257** | **$39,285** |

PER PUBLIC RECORDS, 2025 ROLL; IMPLIES AN EFFECTIVE RATE OF APPROXIMATELY 1.37% (TRA 7-792). NOT VERIFIED BY BROKER OR SELLER — BUYER TO CONFIRM WITH THE LA COUNTY ASSESSOR.

**The exposure appears small because the Seller's basis is close to current.** Public records indicate acquisition in March 2022 at a stated $2,700,000, and the roll value shown is consistent with Proposition 13 growth from that basis. If accurate, roughly **$122,743** would remain subject to reassessment at the asking price. Buyer to verify.

| PURCHASE PRICE | REASSESSMENT | NON-RECOVERABLE TAX | ADJUSTED CAP |
|---|---|---|---|
| $2,900,000 | $34,743 | $476 | 5.96% |
| $2,950,000 | $84,743 | $1,162 | 5.83% |
| **$2,988,000 — asking** | **$122,743** | **$1,683** | **5.74%** |
| $3,050,000 | $184,743 | $2,533 | 5.59% |

- **On these assumptions the carve-out would be on the order of $1,683 per year** — about $29,000 of value at a 5.80% cap. A buyer underwriting 5.80% net of that adjustment would arrive at roughly $2,962,800, under 1% below the asking price.
- **Rule of thumb.** Each $100,000 of reassessment lift would cost roughly $1,371 of annual NOI. Any portion of the current tax representing fixed direct assessments would not move with assessed value.

# FINANCIAL ANALYSIS



## NET OPERATING INCOME SCHEDULE

| PERIOD | ANNUAL NOI | $/SF/MO | GROWTH |
|---|---|---|---|
| Year 1 — 2025/26 | $168,954 | $1.04 | — |
| **Year 2 — 2026/27** | **$173,178** | **$1.07** | **2.50%** |
| Year 3 — 2027/28 | $177,508 | $1.09 | 2.50% |
| Year 4 — 2028/29 | $181,945 | $1.12 | 2.50% |
| Year 5 — 2029/30 | $186,494 | $1.15 | 2.50% |
| **5-Year Primary Term Total** | **$888,079** | | **+10.4% Growth** |

NOI EQUALS CONTRACTUAL BASE RENT. TAXES, INSURANCE AND SITE COSTS APPEAR TO BE REIMBURSED BY TENANT AS OPERATING EXPENSES; BUYER TO VERIFY.

## UNDERWRITING NOTES

- **Base rent is net.** Landlord pays taxes and insurance and recovers both from Tenant monthly as Operating Expenses, subject to annual reconciliation. Utilities are separately metered and paid direct by Tenant.
- **The reassessment carve-out appears minimal.** Public records indicate a 2025 assessed value of $2,865,257 across the three parcels against an asking price of $2,988,000. On that basis the non-recoverable tax would be on the order of $1,683 per year — see Section Four. Buyer to verify with the Assessor.
- **Carry a roof and structure reserve.** Those obligations appear to remain with Landlord and outside the Operating Expense pool. Ownership reports the roof was spray-coated in 2020 with a warranty that would since have expired; roof work does not appear in the permitted 2022 scope. Not verified by Broker — Buyer to establish age and condition by its own inspection.
- **Escalations outrun the tax cap.** Base rent grows 2.50% annually against a 2.00% Proposition 13 ceiling on assessed-value growth.

## PRICING MATRIX — YEAR 2 NOI OF $173,178

| CAP RATE | INDICATED VALUE | $ / SF BUILDING | $ / SF LAND |
|---|---|---|---|
| 5.50% | $3,148,700 | $233 | $112 |
| **5.80%** — asking | **$2,988,000** | **$221** | **$106** |
| 6.00% | $2,886,300 | $213 | $103 |
| 6.25% | $2,770,900 | $205 | $99 |
| 6.50% | $2,664,300 | $197 | $95 |
| 6.75% | $2,565,600 | $190 | $91 |
| 7.00% | $2,474,000 | $183 | $88 |
| 7.50% | $2,309,000 | $171 | $82 |

ASKING PRICE **$2,988,000** | 5.80% Cap | $220.71/SF

ILLUSTRATIVE CALCULATIONS ONLY. BUYER TO INDEPENDENTLY VERIFY ALL FIGURES AND TO ADJUST FOR THE REASSESSMENT DISCUSSED IN SECTION FOUR.

## RESIDUAL & EXIT CONSIDERATIONS

At the July 2030 expiration the investor holds three paths, each supported by the asset itself rather than the lease alone:

### 1. RENEWAL AT MARKET

Options strike at 95% of fair market rent with a floor at the prior year's rent — the investor cannot go backwards, and captures growth if rents have moved.

### 2. RE-TENANT OR DEMISE

Two physically separate buildings (±7,538 SF and ±6,000 SF) with four ground-level doors and an additional parking lot support a multi-tenant re-lease at higher blended rents per square foot.

### 3. OWNER-USER EXIT

Small-bay, freeway-adjacent LA County industrial with office build-out draws the deepest owner-user pool in the region — historically at a premium to leased-investment values.

# TENANT PROFILE



Parts Authority™ Auto Parts Super Stores "The Answer Is Yes!"

**PARTSAUTHORITY.COM**
Founded 1972 • HQ: New Hyde Park, New York

According to company materials and trade press, Parts Authority is one of the largest national distributors of automotive and truck replacement parts, tools, equipment and transmissions in the United States. The company serves the "do-it-for-me" channel — independent repair shops, service centers, jobbers, national fleet accounts and e-commerce customers — from a hub-and-spoke network of distribution centers and branch locations engineered for same-day and multi-daily delivery.

In August 2026 Parts Authority acquired Miami-based NPW Companies, adding 46 locations and bringing the combined platform to approximately **325 locations** while expanding into five new states. Days earlier the company opened a **450,000 SF distribution hub in Olive Branch, Mississippi**. The company has completed more than a dozen acquisitions in recent years and carries a catalog of over three million part numbers from the industry's leading brands — AC Delco, Motorcraft, Denso, Bosch, KYB, Monroe, Gates, Dorman and Exide among them.

Published reports indicate Parts Authority has been majority-owned by **Kohlberg & Company**, a middle-market private equity firm, since 2020, with The Jordan Company retaining an ownership position. None of the tenant information in this section has been verified by Broker or Seller, and Buyer should conduct its own credit review.

## WHY THIS IS A STICKY TENANCY

- **These locations are network infrastructure, not discretionary storefronts.** Each site is chosen for its delivery radius and freeway access; the branch exists to hit a promised delivery window to installer customers inside that radius. Moving the building means missing the window.
- **Tenant capital is in the building.** Under Exhibit D of this Lease, Parts Authority installed its own racking, shelving and wrought-iron security window protection. Relocating that build-out — and the inventory inside it — is expensive and operationally disruptive.
- **Ten years of options is a statement of intent.** A tenant planning a short stay does not negotiate for two five-year extensions with a 95%-of-market rent formula.
- **Growth by acquisition favors retention.** Parts Authority's expansion model absorbs and keeps established distribution points rather than shedding them — the NPW transaction added 46 locations to the network in a single stroke.

### COMPANY SNAPSHOT

| | |
|---|---|
| Founded | **1972** |
| Headquarters | **New Hyde Park, NY** |
| Locations | **±325** |
| Ownership | **Kohlberg & Co. / TJC** |
| Catalog | **3M+ Part Numbers** |
| Newest Hub | **450,000 SF — Olive Branch, MS** |
| Channel | **DIFM / Commercial** |

### RECESSION-RESILIENT DEMAND

The average age of vehicles on U.S. roads continues to climb, and older vehicles require more repair. Aftermarket parts distribution has historically performed through economic cycles: when consumers defer new-car purchases, they spend on keeping the current one running.

Tenant information compiled from company materials, press releases and public reports (2026). Not independently verified by Broker or Seller. Buyer to conduct its own credit review.

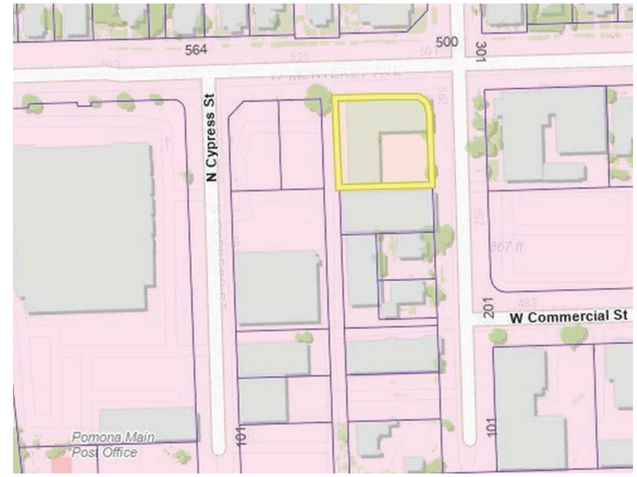
# PROPERTY OVERVIEW

526 W MONTEREY AVE & 253 N REBECCA ST
POMONA, CA 91768

## PROPERTY SPECIFICATIONS

| | |
|---|---|
| Total Building Area | **±13,538 SF** |
| Main Building (526 W Monterey) | **±7,538 SF** |
| Second Building (253 N Rebecca) | **±6,000 SF** |
| Office Area | **±1,538 SF** |
| Total Land Area | **±28,114 SF (±0.65 AC)** |
| Adjacent Yard / Lot (APN -009) | **±7,200 SF** |
| Land-to-Building Ratio | **±2.08 : 1** |
| Clear Height | **±10'** |
| Loading | **4 Ground-Level Roll-Up Doors** |
| Power | **400 Amps / 240 Volts** |
| Parking | **31 Spaces (±2.29 / 1,000 SF)** |
| Construction | **Concrete Block / Masonry** |
| Year Built | **1961 (Main) / 1969 (Rebecca)** |
| Roof | **Flat, Wood Truss; Spray-Coated 2020 (Reported)** |
| Fire Sprinklers | **Non-Sprinklered** |
| HVAC | **Replaced 2022** |
| Plumbing | **New Copper (2022)** |
| ADA | **Compliant — Permit C-048291-2022** |
| Zoning | **POCIND (Pomona Industrial)** |
| Frontage | **W Monterey Ave & N Rebecca St (Corner)** |

SITE — BUILDING & PARKING COURT




PARCEL MAP — MAPS COURTESY ©GOOGLE & ©MICROSOFT

## PARCEL COMPOSITION

| APN | COMMON ADDRESS | APPROX. LAND | IMPROVEMENT |
|---|---|---|---|
| 8340-034-021 | 526 W Monterey Ave | ±13,714 SF | Main Building ±7,538 SF + Office |
| 8340-034-004 | 253 N Rebecca St | ±7,200 SF | Second Building ±6,000 SF |
| 8340-034-009 | Vacant Lot (No Address) | ±7,200 SF | Secured Parking / Yard |
| **Total — Three Parcels** | | **±28,114 SF** | **±13,538 SF Improvements** |

Building areas, land areas, dimensions, systems and permit data shown above are approximate and are drawn from public records, prior marketing materials and the 2022 approved plans. None have been verified by Broker or Seller. Buyer must independently verify all measurements, capacities, zoning and code compliance. Legal description: Lots 1, 2 and 3 of A. Crabb's Subdivision of the East half of Block 159 of the Pomona Tract, together with the adjacent lot identified as APN 8340-034-009. Two recorded street and ingress/egress easements in favor of the City of Pomona affect Lots 1 and 2. Square footages are approximate and should be independently verified by Buyer.

# PROPERTY PHOTOS

526 W MONTEREY AVE & 253 N REBECCA ST
POMONA, CA 91768


INTERIOR PHOTOGRAPHY TAKEN PRIOR TO CURRENT TENANCY. CLEAR-SPAN PRODUCTION/WAREHOUSE AREA, OFFICE SUITE, AND SECURED ADDITIONAL PARKING LOT.

# LOCATION OVERVIEW



## POMONA — THE HINGE BETWEEN LA COUNTY AND THE INLAND EMPIRE

The Property sits in Pomona's established industrial district immediately west of the downtown core, at the hard corner of W Monterey Avenue and N Rebecca Street. Pomona occupies the eastern edge of Los Angeles County where the San Gabriel Valley meets the Inland Empire — the single largest industrial and logistics concentration in North America.

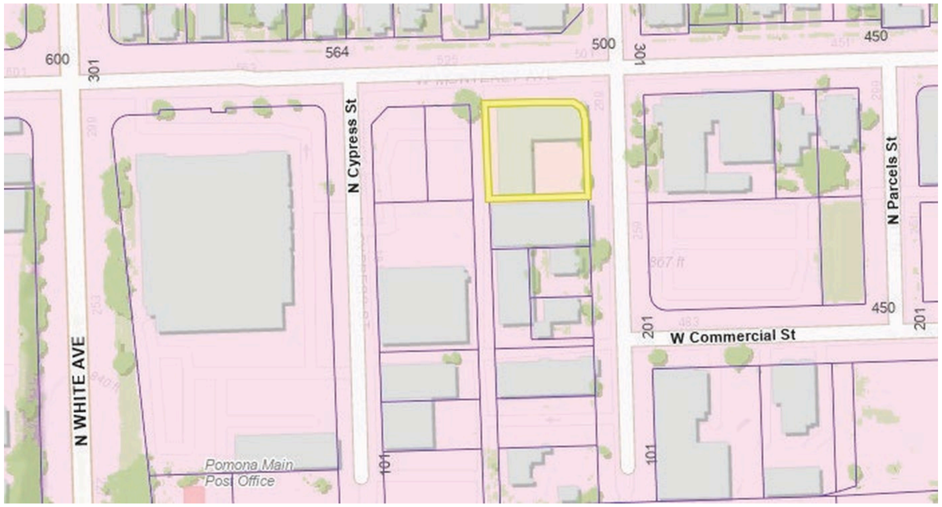
For a parts distributor, the geography is the whole point. From this corner a delivery van reaches the 10, 71, 60 and 57 Freeways within minutes, putting Pomona, Claremont, Montclair, Ontario, Chino, Diamond Bar, Walnut, La Verne and San Dimas inside a short delivery loop. That is precisely the radius Parts Authority's branch model is built to serve.

Pomona is home to approximately 150,000 residents, Cal Poly Pomona, Western University of Health Sciences and the Fairplex, and continues to see reinvestment in its downtown and Arts Colony districts. Industrial land in the submarket is effectively built out — new small-bay supply is functionally nonexistent, which is the structural argument for owning ±0.66 acres of it.

## APPROXIMATE DISTANCES

| DESTINATION | APPROX. MILES |
|---|---|
| SR-71 Corona Expressway | ±1 |
| I-10 San Bernardino Freeway | ±2 |
| SR-60 Pomona Freeway | ±2 |
| SR-57 Orange Freeway | ±4 |
| Ontario International Airport (ONT) | ±12 |
| Downtown Los Angeles | ±30 |
| Ports of Los Angeles / Long Beach | ±45 |

DISTANCES APPROXIMATE AND FOR REFERENCE ONLY.




CORNER FRONTAGE AT W MONTEREY AVE & N REBECCA ST | MAPS COURTESY ©GOOGLE & ©MICROSOFT

DAUM
COMMERCIAL REAL ESTATE SERVICES

SALAZAR
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EXCLUSIVELY LISTED BY

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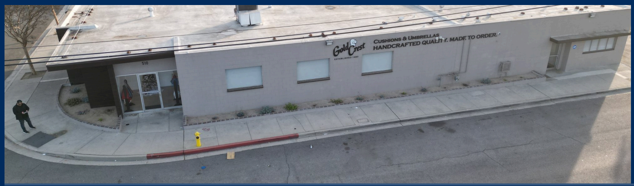
| ±13,538 SF | $173,178 | 2.50% / YR | 2 × 5 YEARS |
|---|---|---|---|
| TWO BUILDINGS | CURRENT ANNUAL NOI | RENT ESCALATIONS | RENEWAL OPTIONS |



SCAN ME

SCAN FOR CONTACT