

FOR SALE

Multi-Tenant Retail Strip Center

1072 S. Main St, Red Bluff CA



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*Information contained herein has been obtained from sources deemed reliable, we do not, however, guaranty its accuracy.



WALMART
SUPERCENTER

Raley's

planet fitness

ROSS
DRESS FOR LESS

Marshalls

verizon

Papa Murphy's
TAKE N' BAKE PIZZA

Chevron

Walgreens

CHASE

Jack in the box

Arbys

SURF THRU
EXPRESS CAR WASH

GROCERY OUTLET
Bargain Market

AutoZone

CVS/pharmacy

O'Reilly AUTO PARTS

DUTCH BROS
Coffee

DOLLAR TREE

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

TSC TRACTOR SUPPLY CO

BIG 5
SPORTING GOODS

Shell

SITE

STARBUCKS

SUBWAY

Quest
Diagnostics

LIBERTY TAX

metro PCS

ARCO

Wendy's

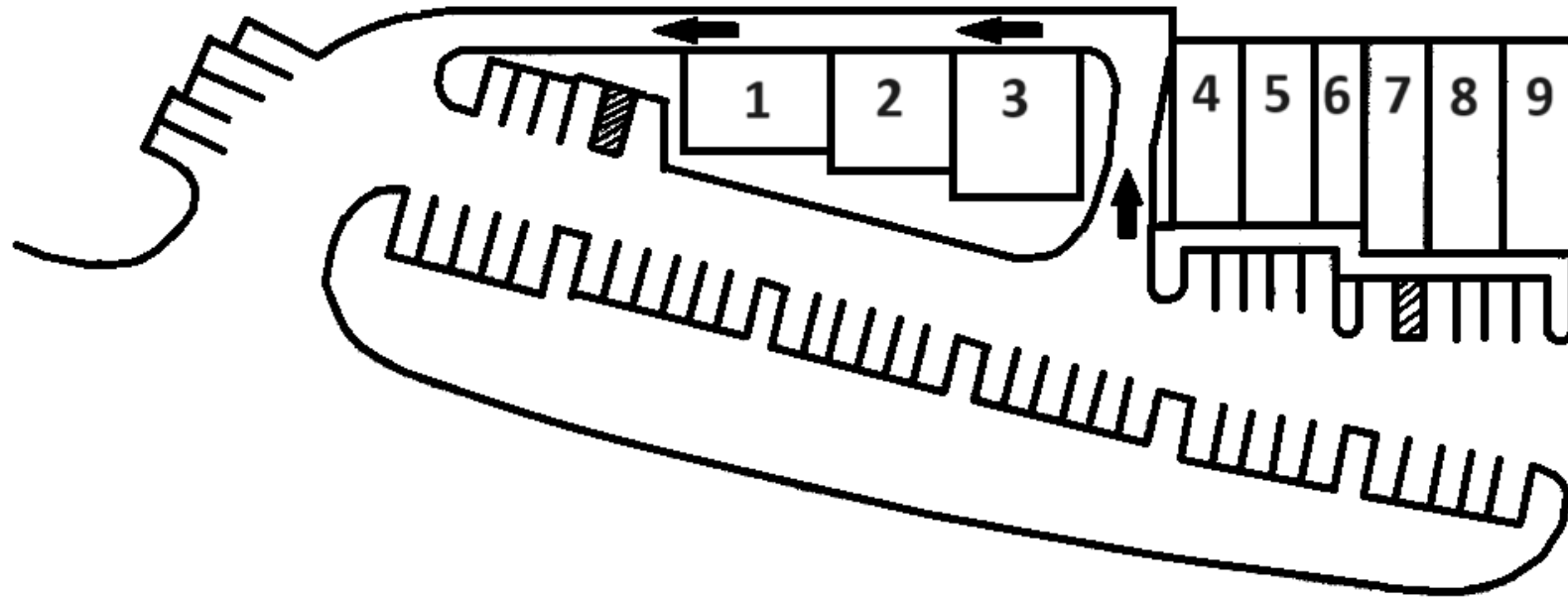
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Existing Tenants

1072 S. Main St, Red Bluff CA

1. Vacant	1,217 SF	6. Vacant	1,200 SF
2. Quest Diagnostics	1,224 SF	7. Darkside	1,200 SF
3. Starbucks	1,499 SF	8. Star Nails	900 SF
4. Liberty Tax	880 SF	9. Subway	1,500 SF
5. Metro PCS	1,000 SF		<hr/>
			10,620 SF



Existing Income & Expenses

1072 S. Main St, Red Bluff CA



1072 S. Main St. Red Bluff, CA

CURRENT INCOME SUMMARY:

Unit	Tenant	Sq. Ft.	Monthly Lease	Rent/Sq. Ft.	NNN	
1) Vacant		1217	\$ -	\$ -	\$ -	\$ -
2) Quest Diagnostics		1224	\$ 2,456.75	\$ 2.01	\$ 8,175.69	\$ 29,481.00
3) Starbuck's		1499	\$ 4,669.42	\$ 3.12	\$ 10,012.55	\$ 56,033.04
4) Liberty Tax		880	\$ 1,150.00	\$ 1.31	\$ -	\$ 13,800.00
5) Metro PCS		1000	\$ 1,529.00	\$ 1.53	\$ 6,679.48	\$ 18,348.00
6) Vacant		1200	\$ -	\$ -	\$ -	\$ -
7) Darkside		1200	\$ 2,000.00	\$ 1.67	\$ -	\$ 24,000.00
8) Star Nails		900	\$ 1,450.90	\$ 1.61	\$ 6,011.54	\$ 17,410.80
9) Subway		1500	\$ 2,910.00	\$ 1.94	\$ 10,019.23	\$ 34,920.00
TOTALS		10,620	\$16,166	\$ 1.52	\$ 40,898.48	\$ 193,993

CURRENT OPERATING SUMMARY:

Scheduled Rent Income	\$	193,992.84
Other Income/NNN	\$	40,898.48
Scheduled Gross Income	\$	234,891.32
Effective Gross Income	\$	234,891.32
Less Expenses	\$	70,936.12
Net Operating Income	\$	163,955.20

CURRENT EXPENSES:

Expense	Amount	% of Annual Gross Scheduled Income	Annual Ft.	Monthly Ft.	\$/Sq. Ft.
Taxes	\$ 35,200	15.0%	\$ 3.31	\$ 0.28	
Insurance	\$ 14,925	6.4%	\$ 1.41	\$ 0.12	
Water/Sewer	\$ 11,570	4.9%	\$ 1.09	\$ 0.09	
Garbage	\$ 4,281	1.8%	\$ 0.40	\$ 0.03	
PG&E	\$ 1,360	0.6%	\$ 0.13	\$ 0.01	
Landscaping	\$ 3,600	1.5%	\$ 0.34	\$ 0.03	
Total Expenses	\$ 70,936	30.20%	\$ 6.679	\$ 0.56	

SUMMARY:

Purchase Price:	\$ 3,200,000
Improvement Cost:	\$ -
Total Investment:	\$ 3,200,000
Asking CAP Rate:	5.12%
Asking per Sq. Ft.	\$ 301.32





1072 S. Main St. Red Bluff, CA

CURRENT INCOME SUMMARY:

Unit	Tenant	Sq. Ft.	Monthly Lease	Rent/Sq. Ft.	NNN	
1) New Tenant #1		1217	\$ 1,850.00	\$ 1.52	\$ 8,128.93	\$ 22,200.00
2) Quest Diagnostics		1224	\$ 2,456.75	\$ 2.01	\$ 8,175.69	\$ 29,481.00
3) Starbuck's		1499	\$ 4,669.42	\$ 3.12	\$ 10,012.55	\$ 56,033.04
4) Liberty Tax		880	\$ 1,350.00	\$ 1.53	\$ 5,877.95	\$ 16,200.00
5) Metro PCS		1000	\$ 1,529.00	\$ 1.53	\$ 6,679.48	\$ 18,348.00
6) New Tenant #2		1200	\$ 1,800.00	\$ 1.50	\$ 8,015.38	\$ 21,600.00
7) Darkside		1200	\$ 1,800.00	\$ 1.50	\$ 8,015.38	\$ 21,600.00
8) Star Nails		900	\$ 1,450.90	\$ 1.61	\$ 6,011.54	\$ 17,410.80
9) Subway		1500	\$ 2,910.00	\$ 1.94	\$ 10,019.23	\$ 34,920.00
TOTALS		10,620	\$19,816	\$ 1.87	\$ 70,936.12	\$ 237,793

CURRENT OPERATING SUMMARY:

Scheduled Rent Income	\$	237,792.84
Other Income/NNN	\$	70,936.12
Scheduled Gross Income	\$	308,728.96
Effective Gross Income	\$	308,728.96
Less Expenses	\$	70,936.12
Net Operating Income	\$	237,792.84

CURRENT EXPENSES:

Expense	Amount	% of Annual Gross Scheduled Income	Annual Ft.	\$/Sq.	Monthly Ft.	\$/Sq.
Taxes	\$ 35,200	11.4%	\$ 3.31	\$	\$	0.28
Insurance	\$ 14,925	4.8%	\$ 1.41	\$	\$	0.12
Water/Sewer	\$ 11,570	3.7%	\$ 1.09	\$	\$	0.09
Garbage	\$ 4,281	1.4%	\$ 0.40	\$	\$	0.03
PG&E	\$ 1,360	0.4%	\$ 0.13	\$	\$	0.01
Landscaping	\$ 3,600	1.2%	\$ 0.34	\$	\$	0.03
Total Expenses	\$ 70,936	22.98%	\$ 6.679	\$	\$	0.56

SUMMARY:

Purchase Price:	\$ 3,200,000
Improvement Cost:	\$ 100,000
Total Investment:	\$ 3,300,000
CAP Rate:	7.21%
Building \$/SF	\$ 301.32