



### PROPERTY DESCRIPTION

A fully-leased asset located in the heart of Downtown Oxnard.

Number of Units: 6

Number of Tenants: 5

Zoning: DT-C

APN: 202-0-092-070

### LOCATION DESCRIPTION

The property is adjacent to the Downtown Oxnard parking structure and a short walk to the City Hall, Centennial Plaza (14-screen movie theater & restaurants), the Oxnard Transportation Center, the post office and numerous other restaurants, stores, services and amenities.

### CONTACT INFO

To find out more, or setup a tour, please contact:

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### JEFFREY R. BECKER CCIM . CPM . RPA

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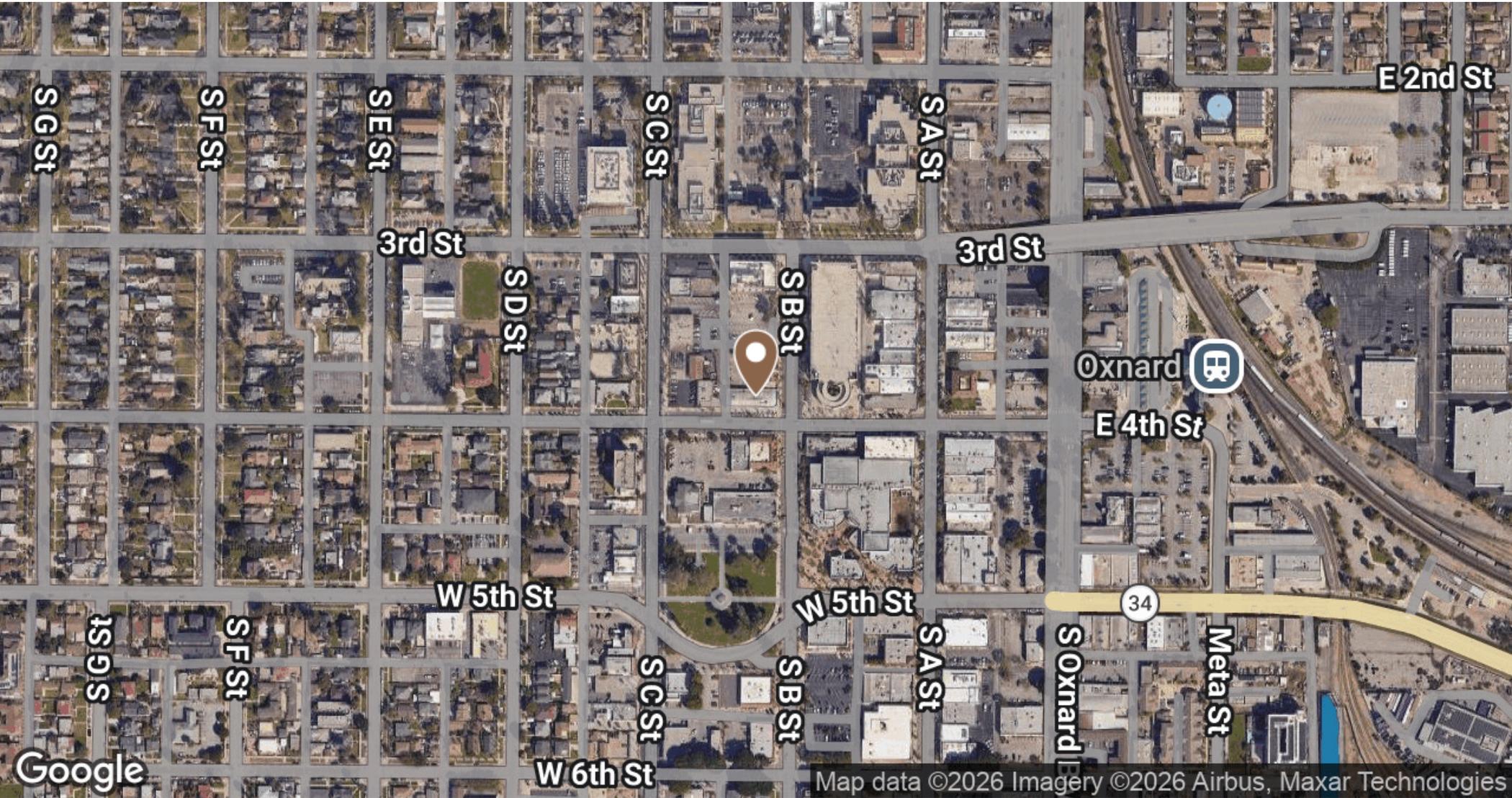
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CA DRE #01213236

### OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	7,000 SF
Building Size:	7,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	746	2,289	8,183
Total Population	2,312	7,246	31,568
Average HH Income	\$73,278	\$72,083	\$91,202



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**Projected Pro Forma at \$1,600,000 Purchase Price (When Leases Converted to NNN)**

Rental Revenue Assumptions

Address	Sq. Ft.	Lot Size SF	Use	Units	Year Built
361 S B St, Oxnard	7,000	7000	Multi-Tenant Retail/Office	6	1952

Gross Income

Unit	Rentable Sq. Ft.	Tenant Name	Monthly Rent	SF/Mo	Begin Date	Expiration	Projected NNN Rent	Option?	Annual Increases	Notes
301 W 4th St	1,400	Jose & Maria Pedroza	\$1,714.00	\$1.22	3/1/2020	2/28/2026	\$1,714			
361 S B St	1,400	Irene Cuevas	\$1,300.00	\$0.93	1/1/2009	M-T-M	\$1,300			
309-311 W 4th St	1,400	Bernardo and Elsa Gonzales	\$1,500.00	\$1.07	1/1/2009	M-T-M	\$1,500			
315 W 4th St	1,400	Ray Hernandez and Esther Medina	\$1,450.00	\$1.04	11/1/2003	M-T-M	\$1,450			
321 W 4th St	1,400	Juan Chavez	\$1,581.00	\$1.13	6/30/2020	4/14/2026	\$1,581			
<b>Monthly Gross Income</b>	<b>7,000</b>		<b>\$7,545.00</b>				<b>\$7,545</b>			
<b>Annual Gross Income</b>			<b>\$90,540.00</b>				<b>\$90,540</b>			

Estimated Expenses (NNN)

Item	Monthly Cost
Management	\$400
Est. Maintenance & Repairs	\$438
Insurance	\$438
Taxes (at \$1.6m)	\$1,666
Monthly Total Expenses	\$2,942
Annual Total Expenses	\$35,304
NNN Per Sq. Ft.	\$0.42

Net Operating Income

Revenue	Actual	Projected
Annual Effective Income	\$90,540	\$90,540
Annual Total Expenses	\$35,304	\$35,304
Recovered Operating Expenses	\$19,992	\$35,304
Net Operating Income	\$75,228	\$90,540

Estimated Capitalization Rate

	Actual	Projected
4.7% Cap Rate Value	\$1,600,596	\$2,662,941
5.65% Cap Rate Value		\$1,602,478

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