

BIG5

22400 Foothill Blvd., Hayward, CA 94541



IREB Commercial

Gary Izard, Commercial Specialist

IREB Commercial

925-309-9144

License: 01359320

g_izard@hotmail.com

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BIG5



PROPERTY INFORMATION

PURCHASE PRICE
\$5,650,000.00

PROPERTY ADDRESS
22400 Foothill Blvd.
Hayward, CA 94541

YEAR BUILT
1988

PROPERTY SIZE
12,672 Sq. Ft.

LAND SIZE
13,097.00 Sq. Ft.



BIG5

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Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

I REB
Commercial

PROPERTY OVERVIEW

Title: Big 5 Sporting Goods: A Prime Destination in Downtown Hayward

Big 5 Sporting Goods, a renowned sporting goods retailer, has continued to secure this prime location in the bustling heart of Downtown Hayward. This strategic location is not only in a high-traffic area but also boasts a large city-maintained parking lot, ensuring convenience for all customers.

The store began its new lease on February 1, 2025, for a term of five years, with an additional five-year option extending to January 31, 2035. This long-term commitment reflects Big 5's dedication to serving the Hayward community with quality sporting goods and exceptional customer service.



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PROPERTY
PHOTOS



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PROPERTY
PHOTOS



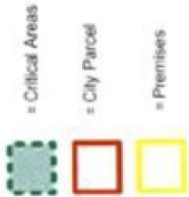
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5, Hayward, CA
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**BIG 5 SPORTING
GOODS**

CONTACT



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860 E. Lewelling Blvd.
Hayward, CA 94541 United States

Big5

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5-Year Cash Flow Analysis

Fiscal Year Beginning December 2025



INITIAL INVESTMENT

Purchase Price	\$5,650,000
+ Acquisition Costs	\$113,000
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$5,763,000

MORTGAGE DATA

1ST LIEN

Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	0 Years
Loan Fees Points	1.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

CASH FLOW

For the Year Ending	Year 1 Nov-2026	Year 2 Nov-2027	Year 3 Nov-2028	Year 4 Nov-2029	Year 5 Nov-2030
POTENTIAL RENTAL INCOME (PRI)	\$189,204	\$194,880	\$200,727	\$206,748	\$212,951
- Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME	\$189,204	\$194,880	\$200,727	\$206,748	\$212,951
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$189,204	\$194,880	\$200,727	\$206,748	\$212,951
- Operating Expenses	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME (NOI)	\$189,204	\$194,880	\$200,727	\$206,748	\$212,951
NET OPERATING INCOME (NOI)	\$189,204	\$194,880	\$200,727	\$206,748	\$212,951
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$189,204	\$194,880	\$200,727	\$206,748	\$212,951
Loan Balance	\$0	\$0	\$0	\$0	\$0
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%
Debt Service Coverage Ratio	0.00	0.00	0.00	0.00	0.00
Before Tax Cash on Cash	3.28%	3.38%	3.48%	3.59%	3.70%
Return on Equity	3.42%	3.42%	3.42%	3.42%	3.42%
Equity Multiple	0.99	1.05	1.12	1.19	1.25

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$6,547,000
Cost of Sale	\$327,350
Mortgage Balance 1st Lien	\$0
Sales Proceeds Before Tax	\$6,219,650

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	4.91%
Acquisition CAP Rate	3.35%
Year 1 Cash-on-Cash	3.28%
Gross Rent Multiplier	29.86
Price Per Square Foot	\$445.86
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00

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Cash Flow Details

Fiscal Year Beginning December 2025

INCOME

For the Year Ending	Year 1 Nov-2026	Year 2 Nov-2027	Year 3 Nov-2028	Year 4 Nov-2029	Year 5 Nov-2030
POTENTIAL RENTAL INCOME (PRI)	\$189,204	\$194,880	\$200,727	\$206,748	\$212,951
- Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME (ERI)	\$189,204	\$194,880	\$200,727	\$206,748	\$212,951
+ Other Income	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER INCOME	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$189,204	\$194,880	\$200,727	\$206,748	\$212,951

EXPENSE DETAIL

TOTAL OPERATING EXPENSES	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME (NOI)	\$189,204	\$194,880	\$200,727	\$206,748	\$212,951

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5-Year Cash Flow Analysis

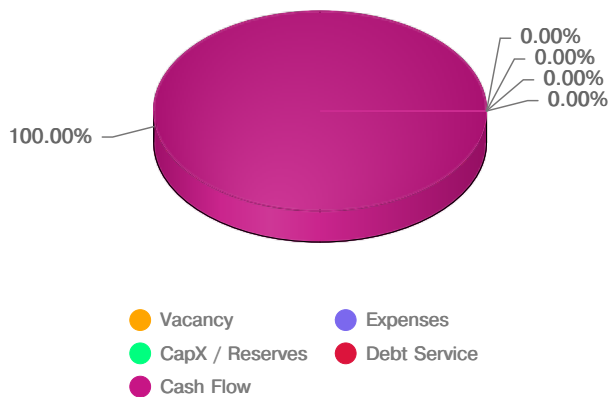
Fiscal Year Beginning December 2025



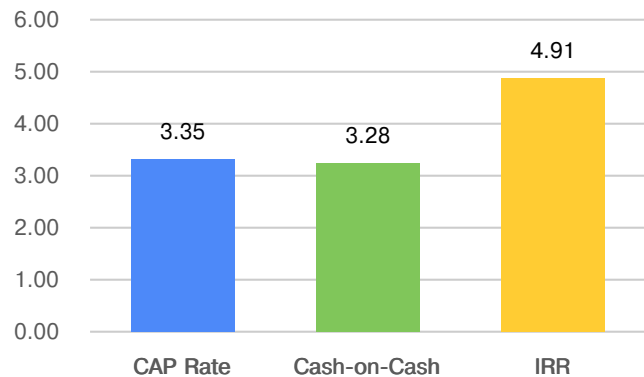
ASSUMPTION / INPUTS

Purchase Price	\$5,650,000
Year 1 Potential Income	\$189,204
Vacancy & Credit Loss	0.00%
Year 1 Expenses	\$0
Acquisition CAP Rate	3.35%
Sale Price - CAP Rate	3.35%

Acquisition Costs	2.00%
Annual Income Increase	3.00%
Other Income Increase	3.00%
Annual Expense Increase	N/A
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%



Investment Performance (%)



5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment		Financing Cash Flow		Equity Investment	
Cash Flow & 5-year Yield		& Effective Rate		Cash Flow & 5-year Yield	
N	\$	N	\$	N	\$
0	(\$5,763,000)	0	\$0	0	(\$5,763,000)
1	\$189,204	1	\$0	1	\$189,204
2	\$194,880	2	\$0	2	\$194,880
3	\$200,727	3	\$0	3	\$200,727
4	\$206,748	4	\$0	4	\$206,748
5	\$6,432,601	5	\$0	5	\$6,432,601
Property IRR/Yield = 4.91%		Effective Loan Rate = N/A		Equity IRR / Yield = 4.91%	

Neutral Leverage - The Equity Yield Remained the SAME with Leverage

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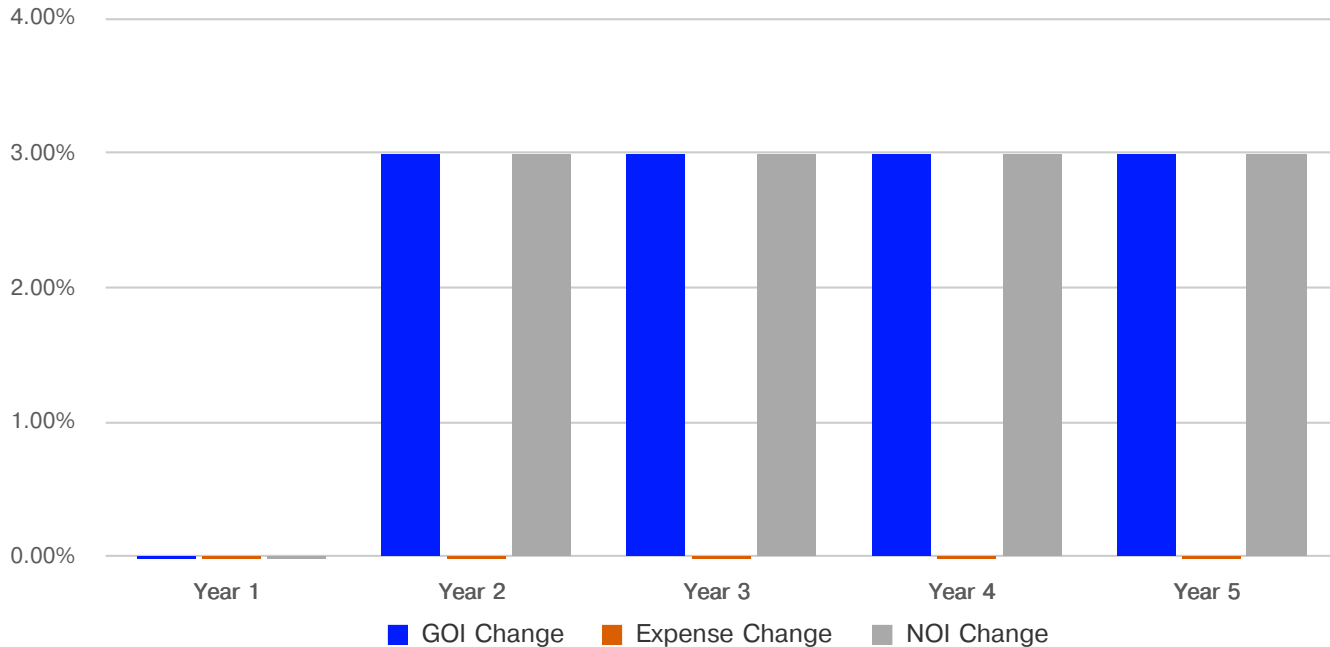
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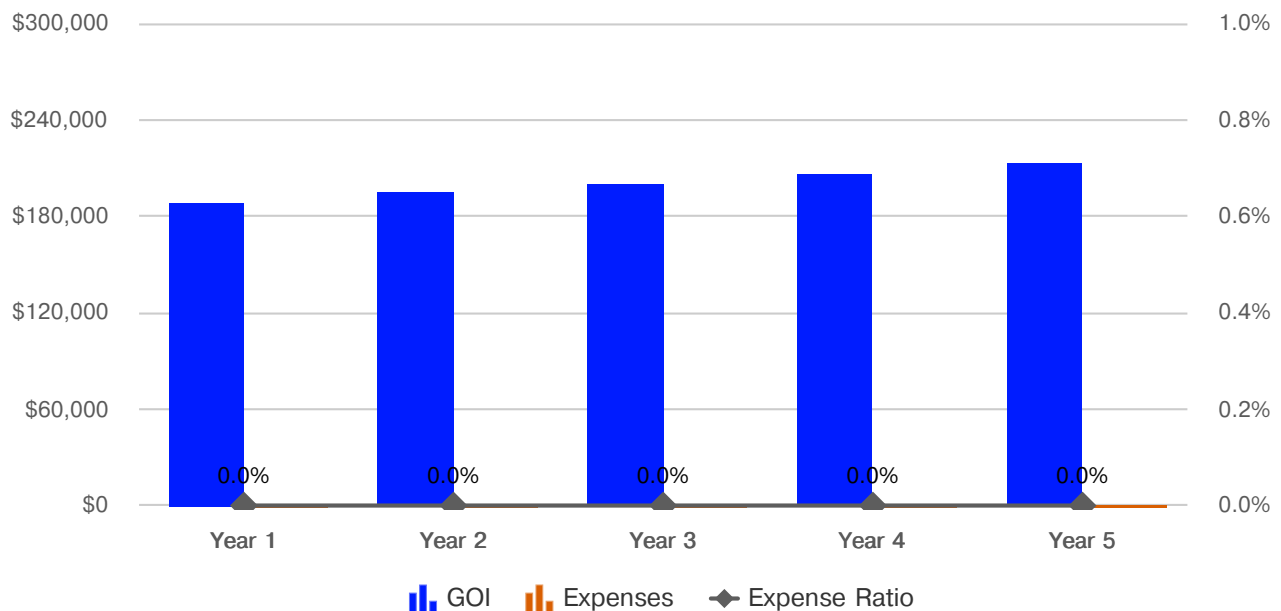
Annual GOI, Expense and NOI Percent Change,
Expense Ratio % of GOI

Fiscal Year Beginning December 2025

Annual GOI, Expense and NOI Percent Change



Expense Ratio % of GOI



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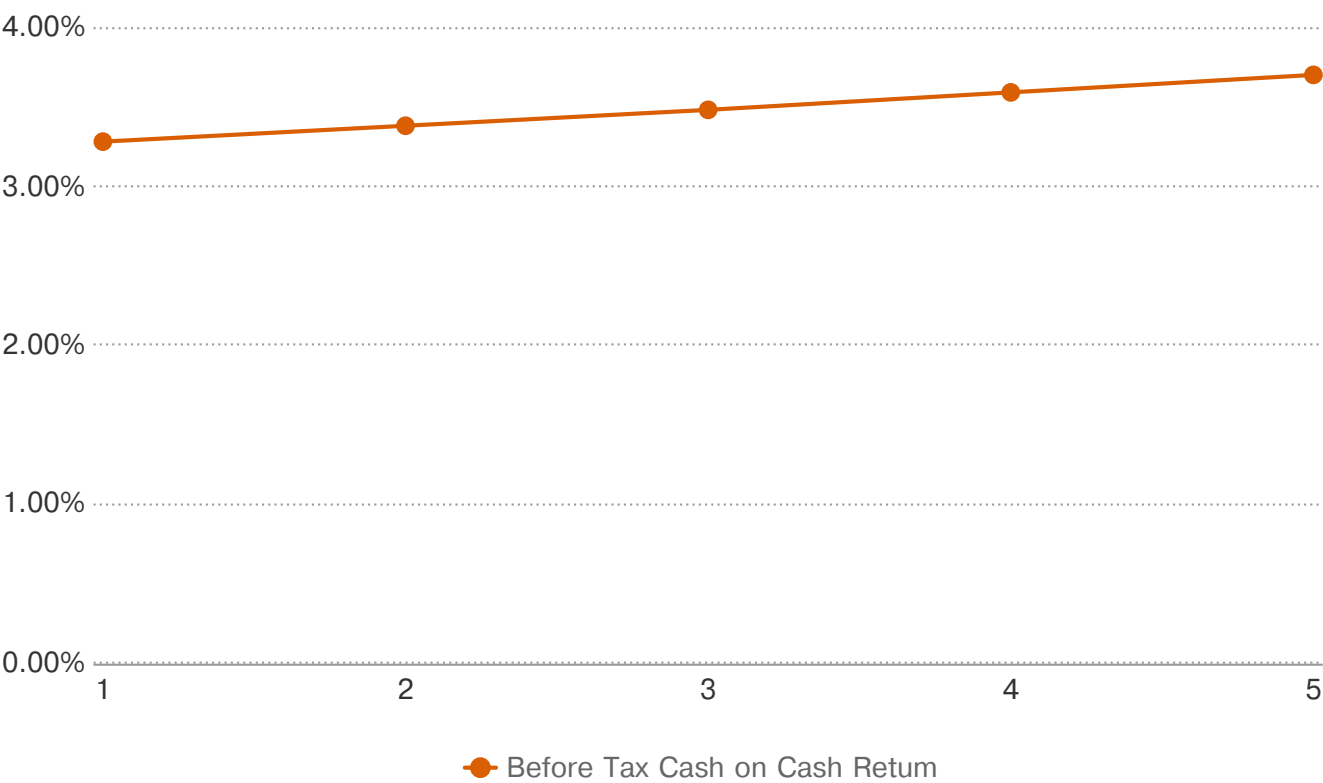
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Fiscal Year Beginning December 2025

Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	3.28%	3.38%	3.48%	3.59%	3.70%

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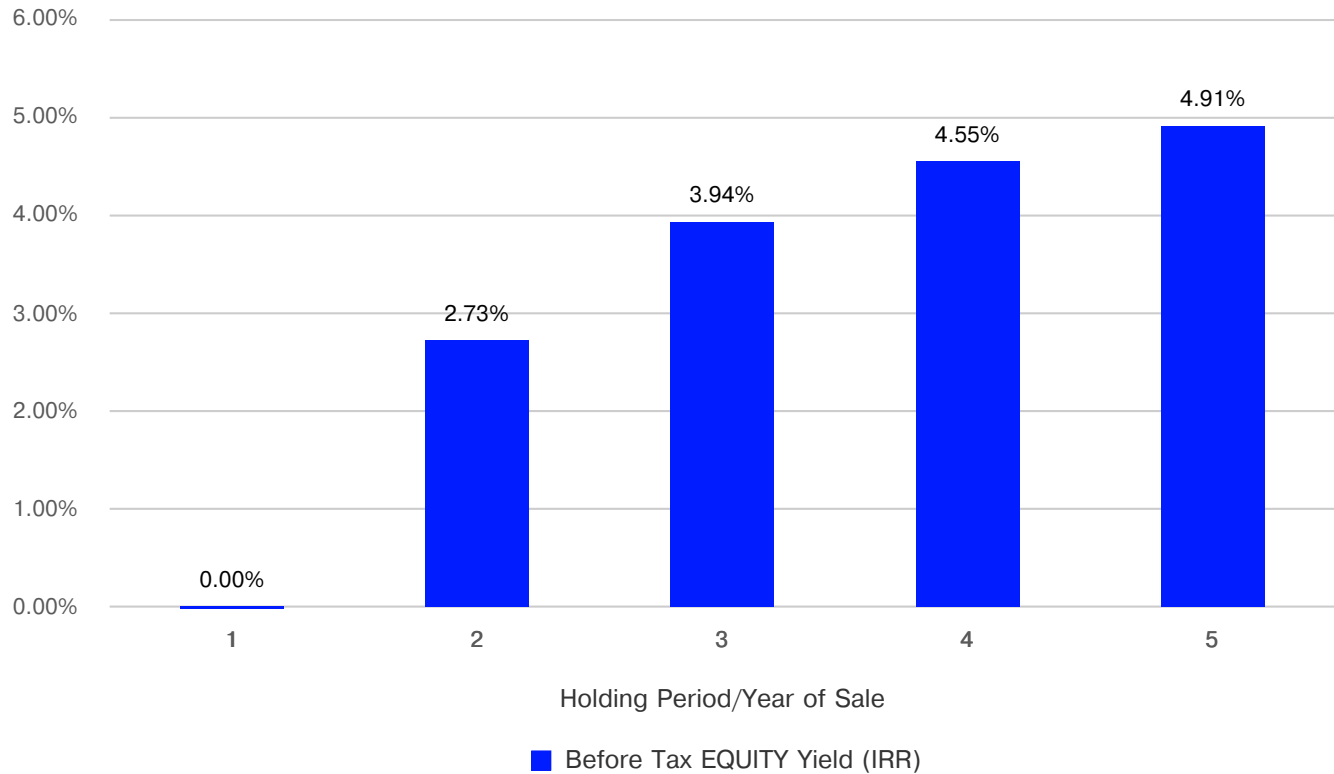
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Optimal Holding Period Analysis

Fiscal Year Beginning December 2025

Before Tax Optimal Holding Period	5 Years
Before Tax Optimal Hold Annual Yield	4.91%

Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	0.00%	2.73%	3.94%	4.55%	4.91%

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