



Asking Price
\$1,357,680

Cap Rate
7.5%

For Sale

Investment Opportunity

13300 E Highway 20 | Clearlake Oaks, CA

Investment Highlights



Internet resistant tenants



Various lease expiration dates



No tenants in default



Property Specs



±17,374 SF building



±1.34 acres of land

Contact Broker

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Financial Summary



Gross Annual Income \$151,956.00



Gross Annual Expenses \$50,130.00



Net Operating Income \$101,826.00

\$101,826.00 NOI at 7.5% Cap Rate = \$1,357,680.00

Landlord Expenses

Item	Comments
Property Insurance	\$28,136.00
Property Tax	\$17,894.00*
Parking	\$2,500.00**
HVAC	\$1,600.00
Total	\$50,130.00

* This property tax reflects the current taxes for the subject with an assessed value of \$1,560,319.00

** Expenses amortized over four years



Rent Roll

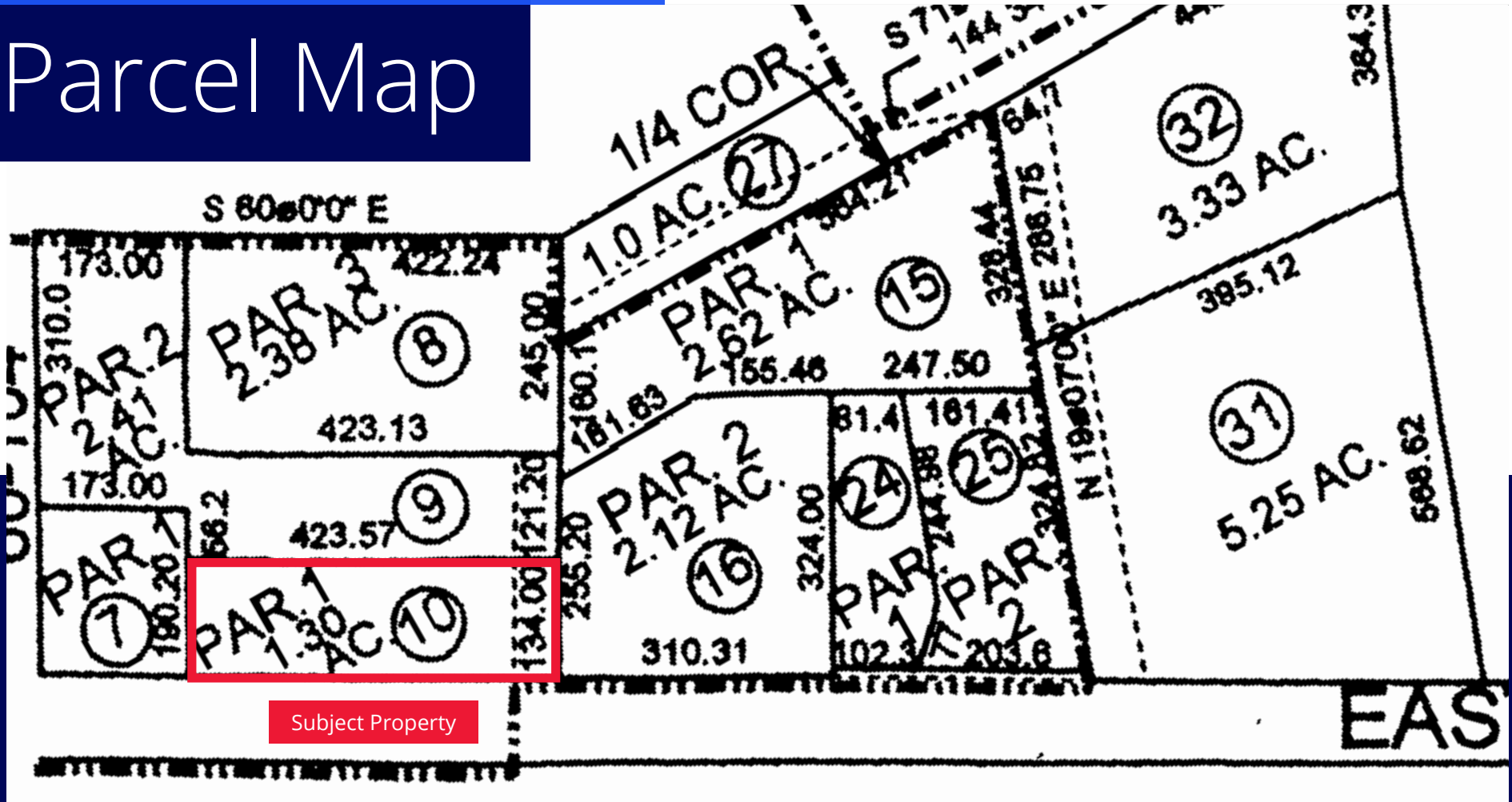
Unit	Tenant	SF	Rent	CAM, Water & Sewer	Total Rent Paid	Lease Start	Lease Expiration	2024 Rent Increase Date & Amount		2025 Rent Increase Date & Amount	
A/B	Firehouse Pizza	3,500	\$2,120.00	\$351.00	\$2,471.00	11/1/20	10/31/25	11/1/24	\$2,545		
C	Vacant	750		\$-							
D	HDL Family Farm	600	\$633.00	\$110.00	\$743.00	11/1/22	10/31/27	11/1/24	\$773	11/1/25	\$804
E	Gouldberg Massage	750	\$643.00	\$116.00	\$759.00	11/1/22	10/31/26	11/1/24	\$789	11/1/25	\$821
F	Highway 20 Tattoo	765	\$832.00	\$123.00	\$955.00	7/15/22	7/31/26			8/1/25	\$983
G	Fonseca, Christina	1,350	\$1,081.00	\$65.00	\$1,146.00	12/1/21	11/30/26	12/1/24	\$1,192	12/1/25	\$1,239
H	Chatoff Properties	780	\$815.00	\$124.00	\$939.00	4/1/23	3/31/26			4/1/25	\$967
I	Robert Dallas	1,000	\$874.00	\$133.00	\$1,007.00	5/1/23	4/30/25				
J	Country Kitchen	800	\$596.00	\$119.00	\$715.00	11/1/19	10/31/19				\$737
K	Country Kitchen	2,086	\$1,642.00	\$215.00	\$1,857.00	10/1/16	9/30/26	10/1/24	\$1,913	10/1/25	\$1,970
L	Vacant	1,470		\$-							
M	Bellezza	23	\$946.00	\$154.00	\$1,100.00	10/1/23	9/30/28	11/1/24	\$1,133	11/1/25	\$1,167
N	Lake County	1,250	\$865.00	\$136.00	\$1,001.00	9/1/23	2/29/28			3/1/25	\$1,031
O	Lake County	2,250	\$1,616.00	\$186.00	\$1,802.00	3/1/23	2/29/28			3/1/25	\$1,856
Total		17,374	\$12,663.00	\$1,832.00	\$14,495.00						

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Photo Gallery



Parcel Map

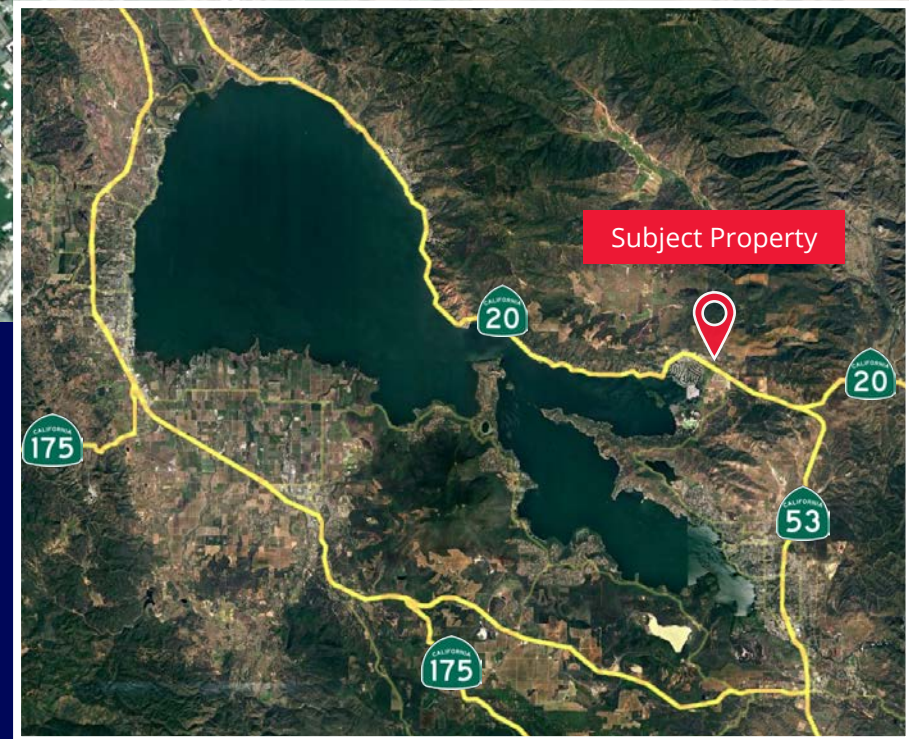
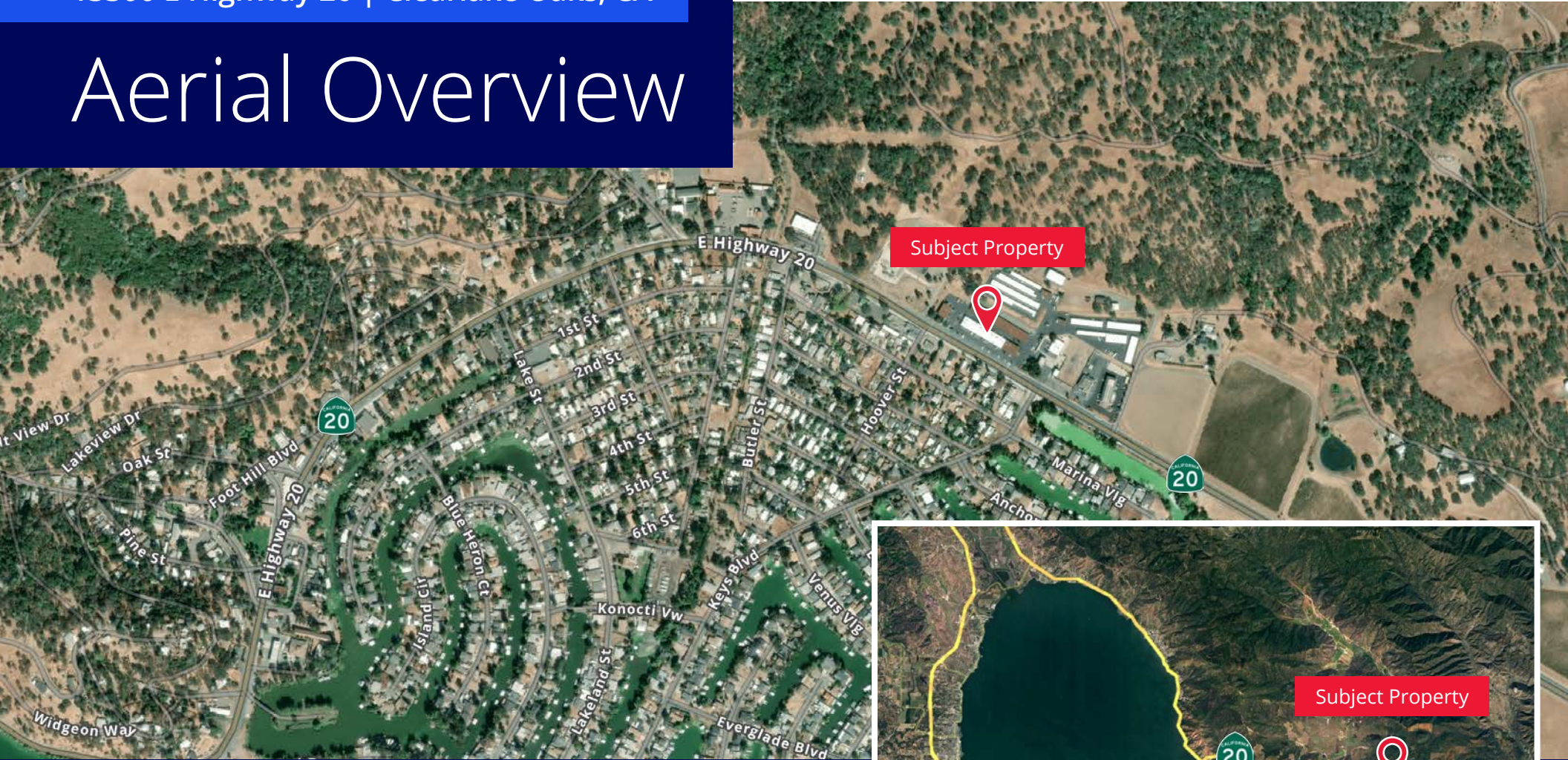


Demographics

	1 Mile	3 Miles	5 Miles
Population	2,303	3,153	11,254
Average Household Income	\$71,603.00	\$71,750	\$63,705

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Aerial Overview



Highlights



APN: 006-510-100-000



Excellent visibility



Parking spaces: 60



Good signage



Left turn access