

AVIS®

SUITE 108

330 S. GARFIELD AVENUE ALHAMBRA, CA 91801

- + OPERATING HISTORY AT THIS LOCATION FOR OVER 32 YEARS
- + NEWLY EXECUTED 5 YEAR LEASE WITH ANNUAL CPI RENT BUMPS
- + 7% CAP | NNN LEASE INVESTMENT OPPORTUNITY
- + STRONG CREDIT TENANT | AVIS BUDGET RENTAL CAR



STNL | AVIS BUDGET CAR RENTAL

\$871,000 | 7% CAP

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability or representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final

fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, or the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, or any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

ADVISORY TEAM

MICHAEL CHANG

Vice President
626.688.8864
michael.chang@svn.com
CA DRE #01880895

CHRISTIAN HAYES

Senior Vice President
818.324.5386
christian.hayes@svn.com
CA DRE #01115674

CATHERINE HOUSE, CRE, CCIM, FRICS

National Medical Council Co-Chair
415.464.6401
catherineh@svn.com
CA DRE #01327824

Offering Details

SVN is pleased to offer the opportunity for investors to acquire a stable, NNN, single-tenant investment leased to Avis Rent-A-Car. Priced at **\$871,000**, equating to a **7% cap. rate** on in-place income.

AVIS Budget Group (NASDAQ: CAR) is a Publicly Traded Corporation with a market capitalization of \$3.2 Billion and over 600,000 vehicles in their fleet.

The 5-Year NNN with annual CPI increases commences January 1st, 2025.

It is located within The Garfield Center, a multi-tenanted, medical office condominium building in Alhambra, CA.



CPI Increase

Annually



Lease Term

5-Year NNN



CAP Rate

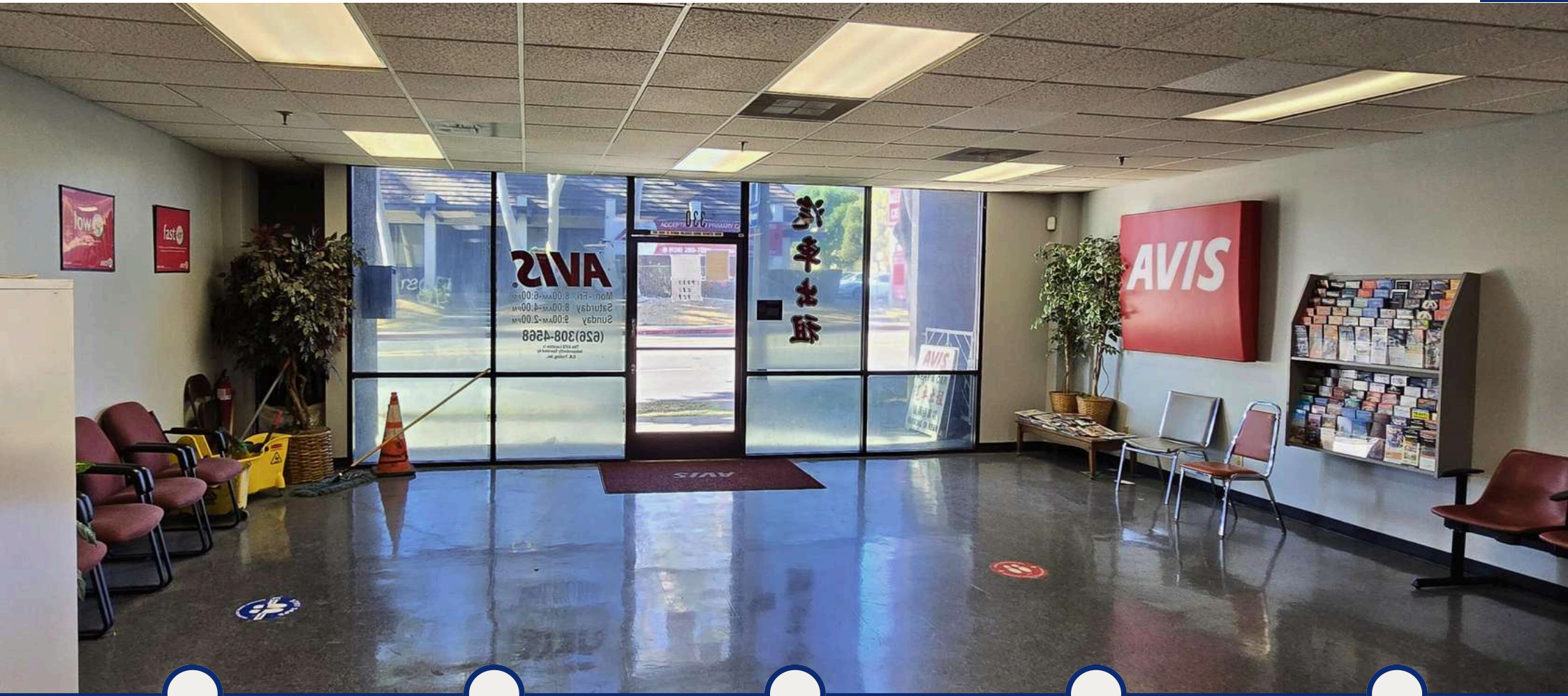
7%



Size

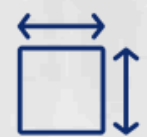
± 1,467 SF





Address

330 S Garfield Avenue, Suite 108
Alhambra, CA 91801



Property Size

±1,467 SF



Parking Space

15 Parking Space



Lease Type

NNN



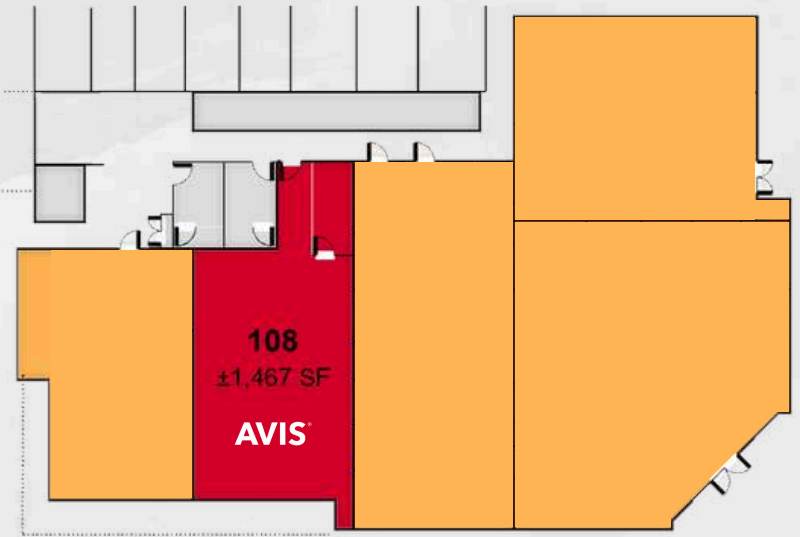
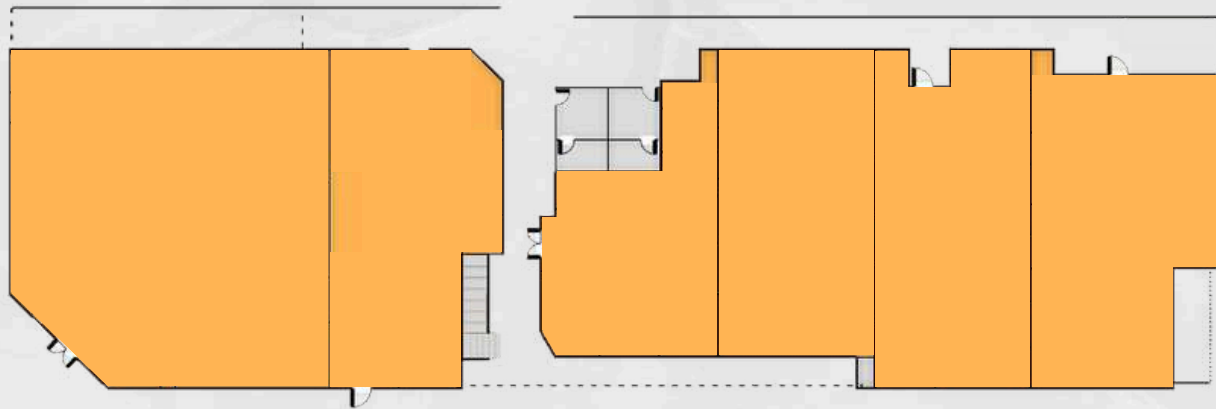
Traffic Count

35,000+ Average
Daily

AVIS®



The Garfield Center: Suite 108



Founded in 1946, Avis is a global leader in vehicle rental services, operating in over 165 countries with 5,500+ locations. Avis Budget Car Rental, LLC dba Avis Rent A Car is part of Avis Budget Group. Avis offers a diverse fleet and innovative solutions like mobile bookings, ensuring convenience and reliability for business and leisure travelers worldwide.



165
countries

5,500+
locations

1946
founded

\$101.31
stock price

Brands

Avis Budget Group is a provider of global mobility solutions offering a range of options, from car and truck rental to on-demand car-sharing that bring vehicles closer to where and when customers need them.



Since 1958, Budget has offered affordable car rentals at 3,500+ locations in 120+ countries, focusing on value and convenience through a mobile app and partner deals.



Payless Car Rental, a 2013 Avis Budget acquisition, offers affordable rentals at 120+ locations worldwide, many at major airports.



Zipcar is a global car-sharing network with one million members across 25 cities and 300 campuses. Members can book and unlock vehicles via an app, and use their phone to honk the horn if they can't find their car.

Investment Highlights

True Investment Grade Credit

- NASDAQ: CAR - AVIS Budget Group, Inc. is a Publicly Traded Corporation with 600,000 vehicles in their fleet (S&P BB- Credit Rating).
- \$3.72 Billion market capitalization (as of 12/2/24)
- Avis Budget Car Rental, LLC, is a wholly-owned subsidiary of Avis Budget Group, Inc.
- Easily financeable credit tenant
- Tenant has been in occupancy in this location since 1992, over 32 years

Newly Renovated Building

- Originally constructed in 1988, the building has been undergoing refurbishment in 2024 & 2025
- 15 exclusive use allocated parking spaces
- No landlord responsibilities so easy to manage

Excellent Access & Visibility | Strong Traffic Counts

- Strong traffic count | over 28,000 VPD on Garfield Ave.
- Affluent demographics
- Located just east of Downtown Los Angeles
- Prime San Gabriel Valley Sub-Market





AVIS[®]

INCOME STATEMENT

INCOME	SF/Mo	PSF/Yr	\$/Mo	\$/Yr
Base Rent	\$ 3.72	\$ 44.69	\$5,463	\$65,556
Reimbursement - Property Taxes				11,062
Reimbursement - HOA Assessments				15,490
TOTAL GROSS INCOME				\$92,108
Less Vacancy/Management			5.0%	(4,605)
EFFECTIVE GROSS INCOME				\$87,503
OPERATING EXPENSES				
Property Taxes	1,467 sf	@	1.27%	(11,062)
Association Dues (\$1,290.87/mo.)			\$ 10.56	(15,490)
TOTAL OPERATING EXPENSES				(\$26,552)
NET OPERATING INCOME				\$60,951

PROPERTY VALUE

Asking CAP Rate	7.00%
Asking Price	\$871,000
Price Per Square Foot	\$594

LEASE SUMMARY

Trade Name	Avis Budget Car Rental
Tenant / Guarantor	Avis Budget Car Rental, LLC, a wholly-owned subsidiary of Avis Budget Group, Inc. (Nasdaq "CAR")
Lease Type	NNN
Lease Term	5 Years
Option Periods	None
Annual Increases	CPI (Consumer Price Index, US. City Average)
Rent Commencement	1/1/2025
Lease Expiration	12/31/2029
Landlord Maintenance / Repair Responsibilities	Roof/Structure (Paid by Association)
Early Termination	None
Building Type	38 Unit, 3-Story, Condominium Building
Suite Size	1,467 Rentable Square Feet
Year Built	1988

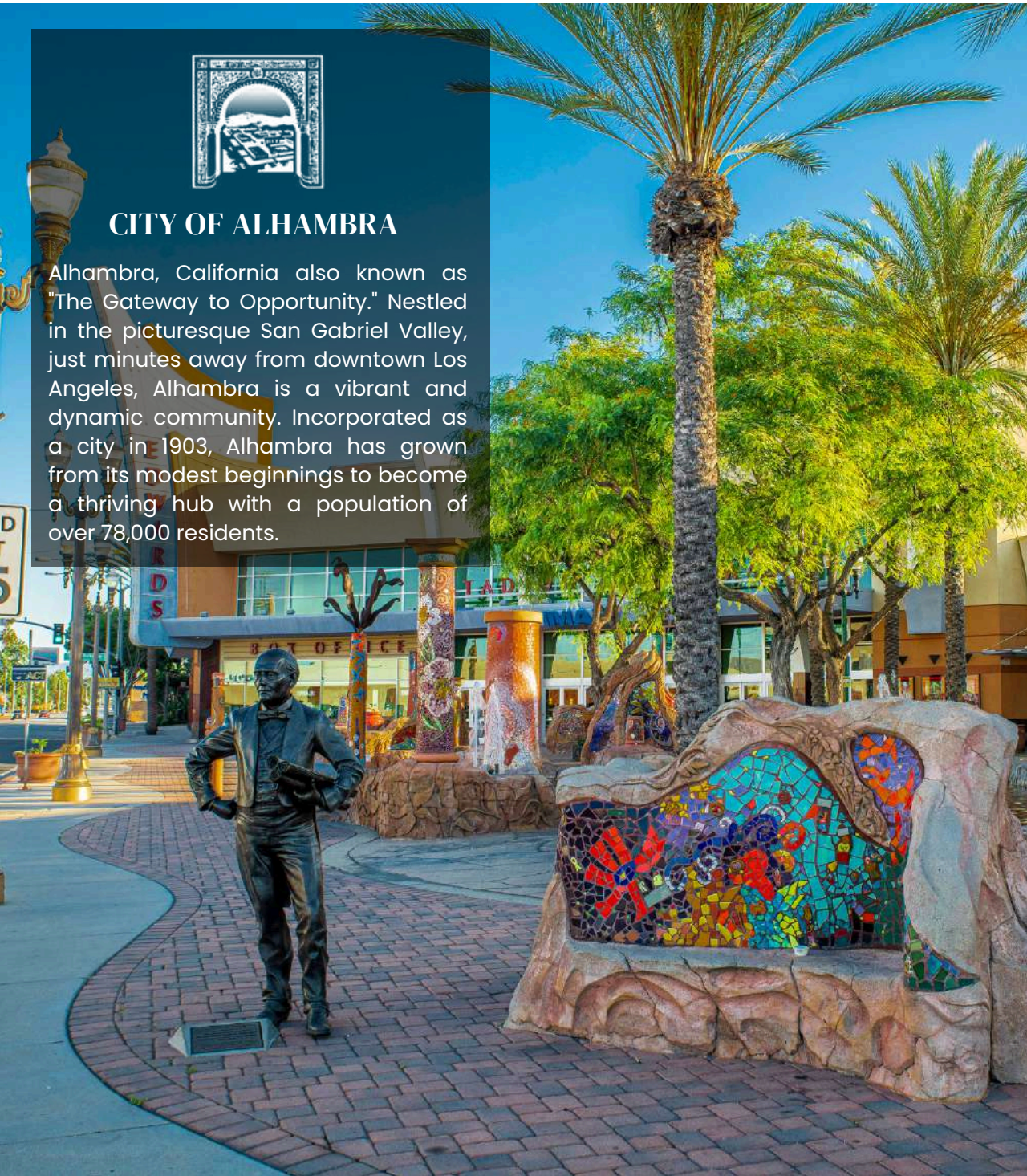


Commercial Condominium
 Single Tenant Net Leased Avis
 Budget Car Rental located in
 Alhambra, CA



CITY OF ALHAMBRA

Alhambra, California also known as "The Gateway to Opportunity." Nestled in the picturesque San Gabriel Valley, just minutes away from downtown Los Angeles, Alhambra is a vibrant and dynamic community. Incorporated as a city in 1903, Alhambra has grown from its modest beginnings to become a thriving hub with a population of over 78,000 residents.



KEY INDUSTRIES



RETAIL



EDUCATION



MANUFACTURING



HEALTHCARE AND
MEDICAL SERVICES



FOOD AND
HOSPITALITY



TECHNOLOGY AND
INNOVATION

Alhambra has experienced significant economic growth, becoming a vibrant commercial and industrial hub with a diverse business landscape. Located about 8 miles from downtown Los Angeles, the city benefits from access to major freeways (10, 710, and 210), enhancing regional connectivity. Home to over 2,400 businesses, Alhambra offers a mix of commercial, industrial, and residential spaces, supporting its economic vitality.

78,817

POPULATION

59.3%

EMPLOYMENT RATE

41

MEDIAN AGE

30,054

HOUSEHOLDS



MAIN STREET



MAIN STREET



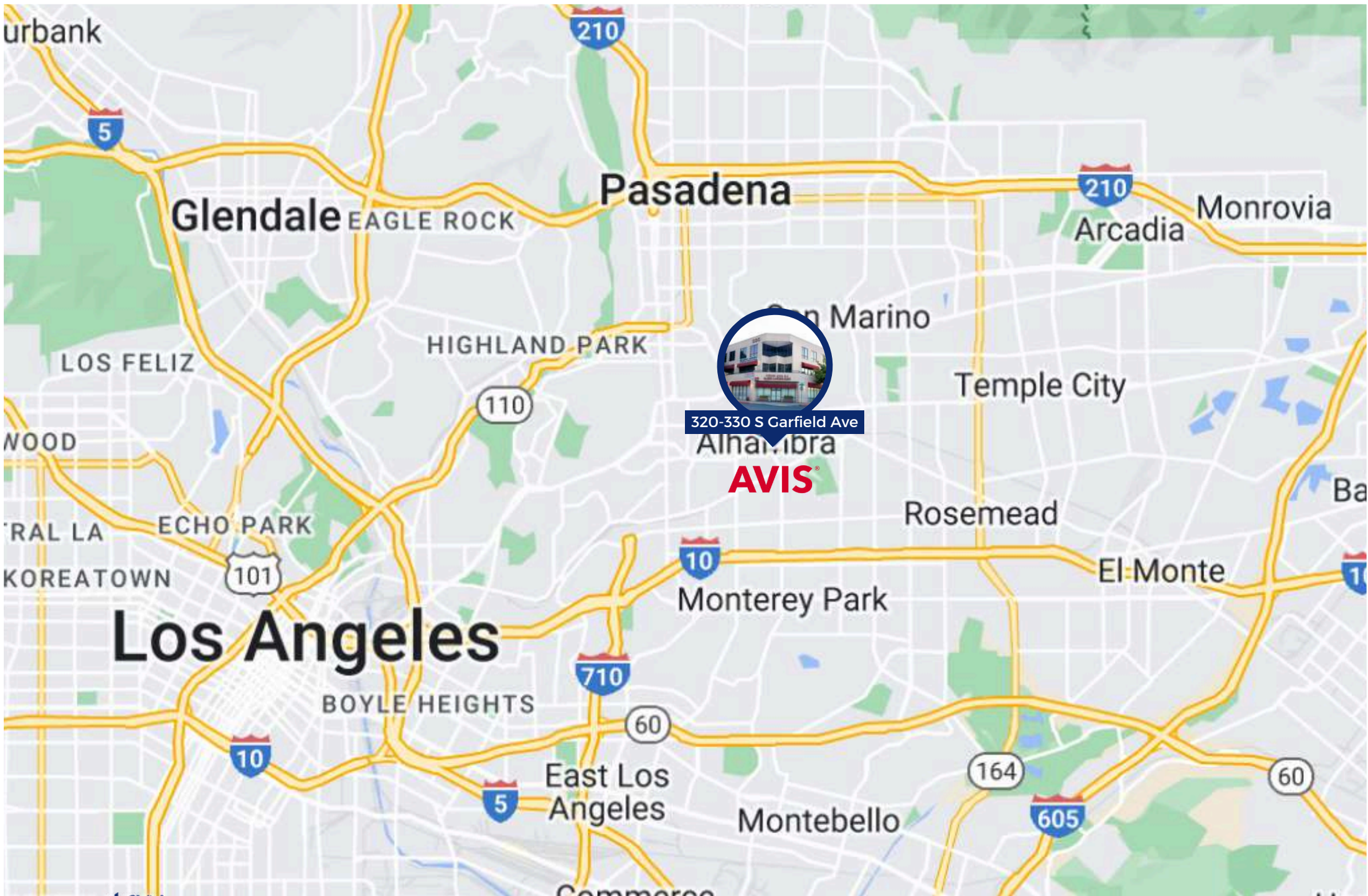
ALHAMBRA PLACE



RENAISSANCE PLAZA



FIRST STREET







MICHAEL CHANG

Vice President
626.688.8864
michael.chang@svn.com
CA DRE #01880895

CHRISTIAN HAYES

Senior Vice President
818.324.5386
christian.hayes@svn.com
CA DRE #01115674

CATHERINE HOUSE, CRE, CCIM, FRICS

National Medical Council Co-Chair
415.464.6401
catherineh@svn.com
CA DRE #01327824



AVIS