

125 E. CYPRESS AVE., REDDING, CA 96002



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REDDING LUBE CENTER

125 E. CYPRESS AVENUE
REDDING, CA 96002

OFFERING MEMORANDUM



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REDDING LUBE CENTER

REDDING, CALIFORNIA

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY

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125 E. CYPRESS AVE., REDDING, CA 96002



REDDING LUBE CENTER
125 E. CYPRESS AVE., REDDING, CA 96002
20,908 SF Land and 1,936 SF Buildings
APN# 107-430-050-000

- ✓ Excellent Exposure on Major Road of Cypress Ave.
- ✓ Well Maintained, Attractive Design and Floor Plan
- ✓ 100% Occupancy
- ✓ Flat Lot 100% Usable Land
- ✓ Excellent Long Term Tenancy
- ✓ Use Code: Auto Repair (& Related), Garage
- ✓ 7 Parking Spaces
- ✓ Drive Through Building
- ✓ Great Property for 1031 Exchange
- ✓ Price is within reach of most Investors
- ✓ Highly Improved Upscale Jiffy Lube Center with 10 Years of Tenancy + 2 (5) years Additional Options
- ✓ Across from Redding Auto Mall
- ✓ East of 273 Freeway
- ✓ South of 44 Freeway
- ✓ West of 5 Freeway
- ✓ Year Built: 1987
- ✓ Excellent area for Lube Center



LOCATION

REDDING LUBE CENTER
125 E. Cypress Ave.
Redding, CA 96002

OFFERING SUMMARY

| | |
|--------------------------|--------------|
| Price: | \$ 2,215,385 |
| Down Payment: | \$ 775,385 |
| Capitalization Rate: | 6.50% |
| Net Rentable Area (NRA): | 1,936 |
| Year Built: | 1987 |
| Lot Size (SF/Acres): | 20,908 SF |

FIMANCIAL SUMMARY

Cash to New Loan

| | |
|--|-------------|
| Loan Amount: | \$1,440,000 |
| ADS / MO: | \$8,004 |
| Amortization (Years): | 25 |
| Est. Interest Rate: | 4.50% |
| (Contact Your Lending Broker for Exact Rate) | |



125 E. CYPRESS AVE., REDDING, CA 96002

Exist. Rent Roll

| Building | TENANT | TERMS | LEASE TYPE | SQFT | BASE RENT/M | OPTIONS |
|-----------------------------------|------------|----------|------------|-------|------------------|--------------------|
| 125 E. CYPRESS AVE. Free Standing | Jiffy Lube | 10 Years | NNN | 1,936 | \$12,000 | Two 5 Years Option |
| Sub-Total: | | | | | \$144,000 | |

| | |
|-----------------------------|-------------|
| Total Gross Monthly Income: | \$12,000 |
| Total Gross Annual Income: | \$144,000 |
| Annual Expenses: | \$0.00 |
| Net Annual Income: | \$144,000 |
| Cap Rate: | 6.50% |
| Property Value: | \$2,215,385 |

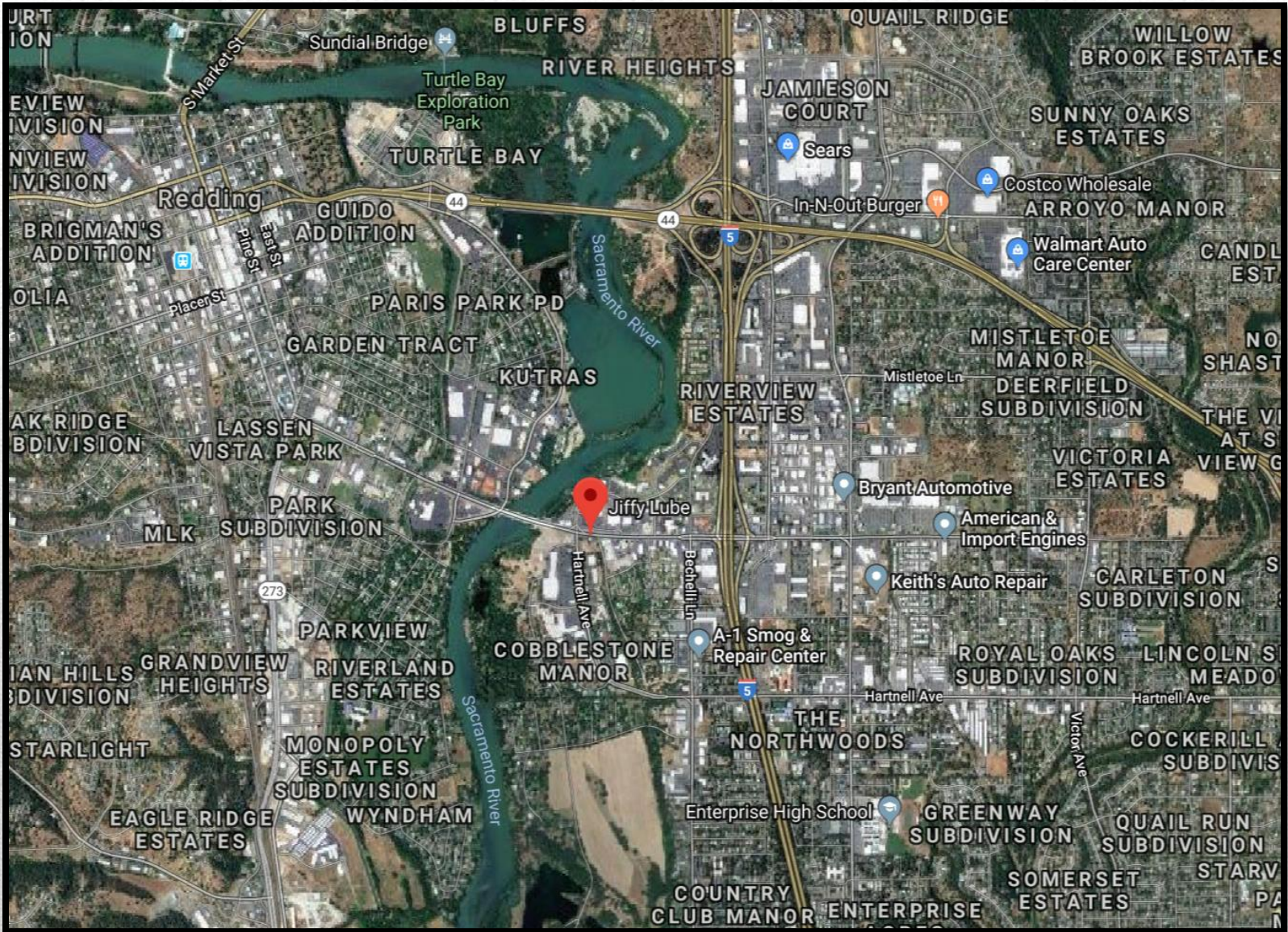


125 E. CYPRESS AVENUE, CA 96002
Exist. Rent Roll

Gross Rentable Area: 1,936 SF - Land size: 20,908 SF

Operating Expenses

| | |
|------------------------|--------------------------|
| Property Taxes: | Tenants Pay - NNN |
| Insurance: | Tenants Pay - NNN |
| Utilities: | Tenants Pay - NNN |
| Repair: | Tenants Pay - NNN |
| Maintenance: | Tenants Pay - NNN |
| Trash: | Tenants Pay - NNN |



125 E. CYPRESS AVE., REDDING, CA 96002



REDDING LUBE CENTER

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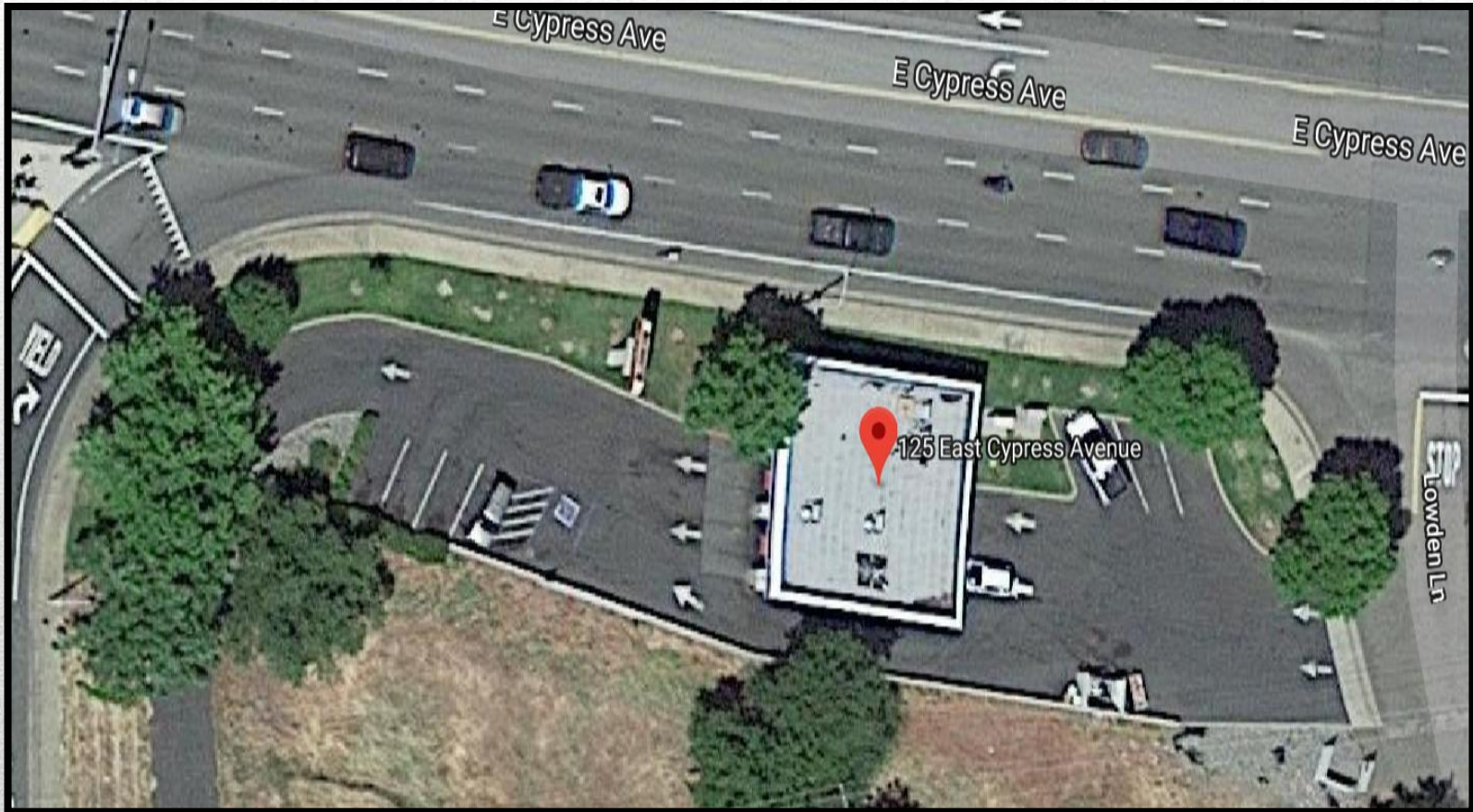
20,908 SF Land and 1,936 SF Buildings

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- ✓ 7 Parking Spaces
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- ✓ West of 5 Freeway
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- ✓ Excellent area for Lube Center

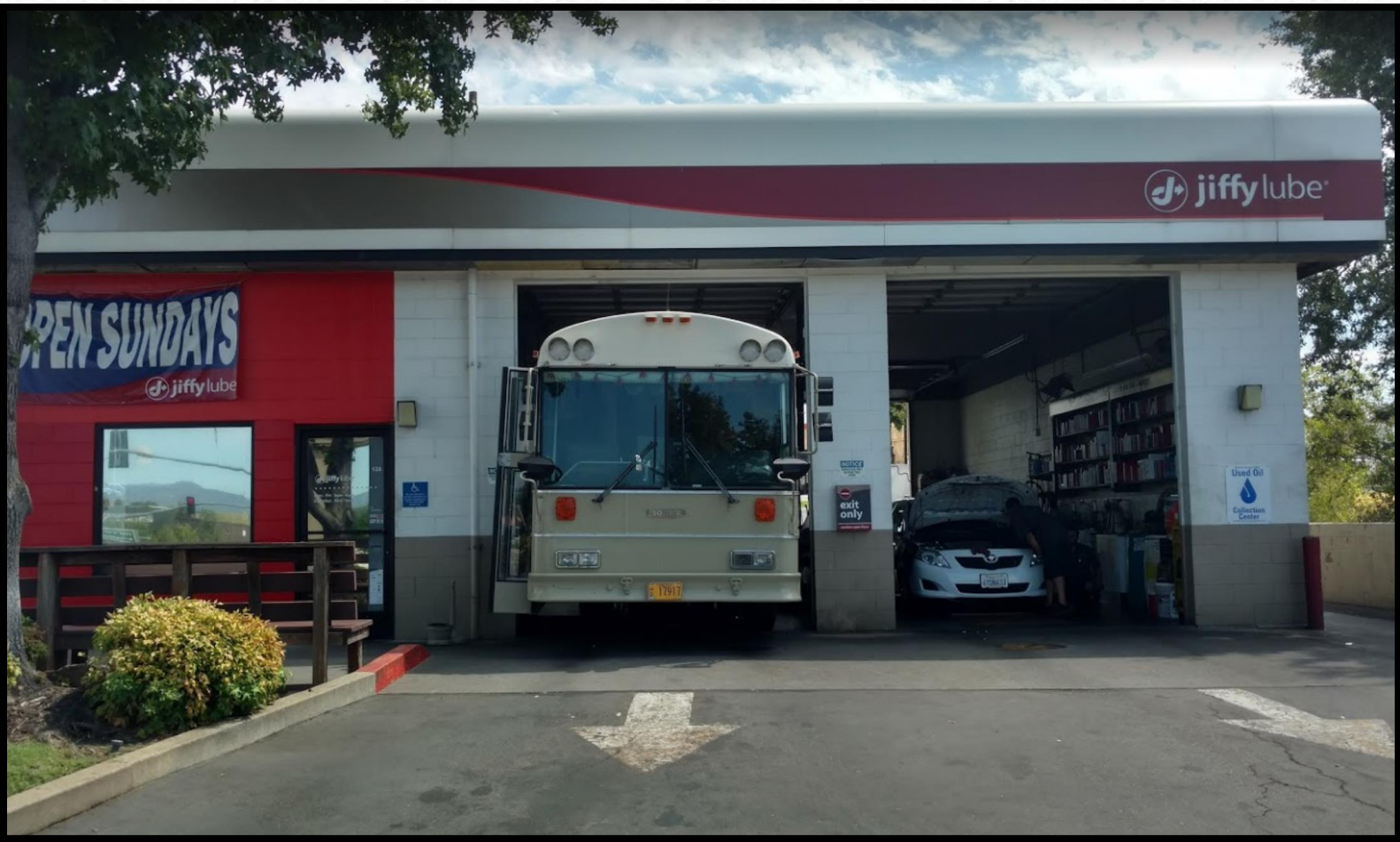


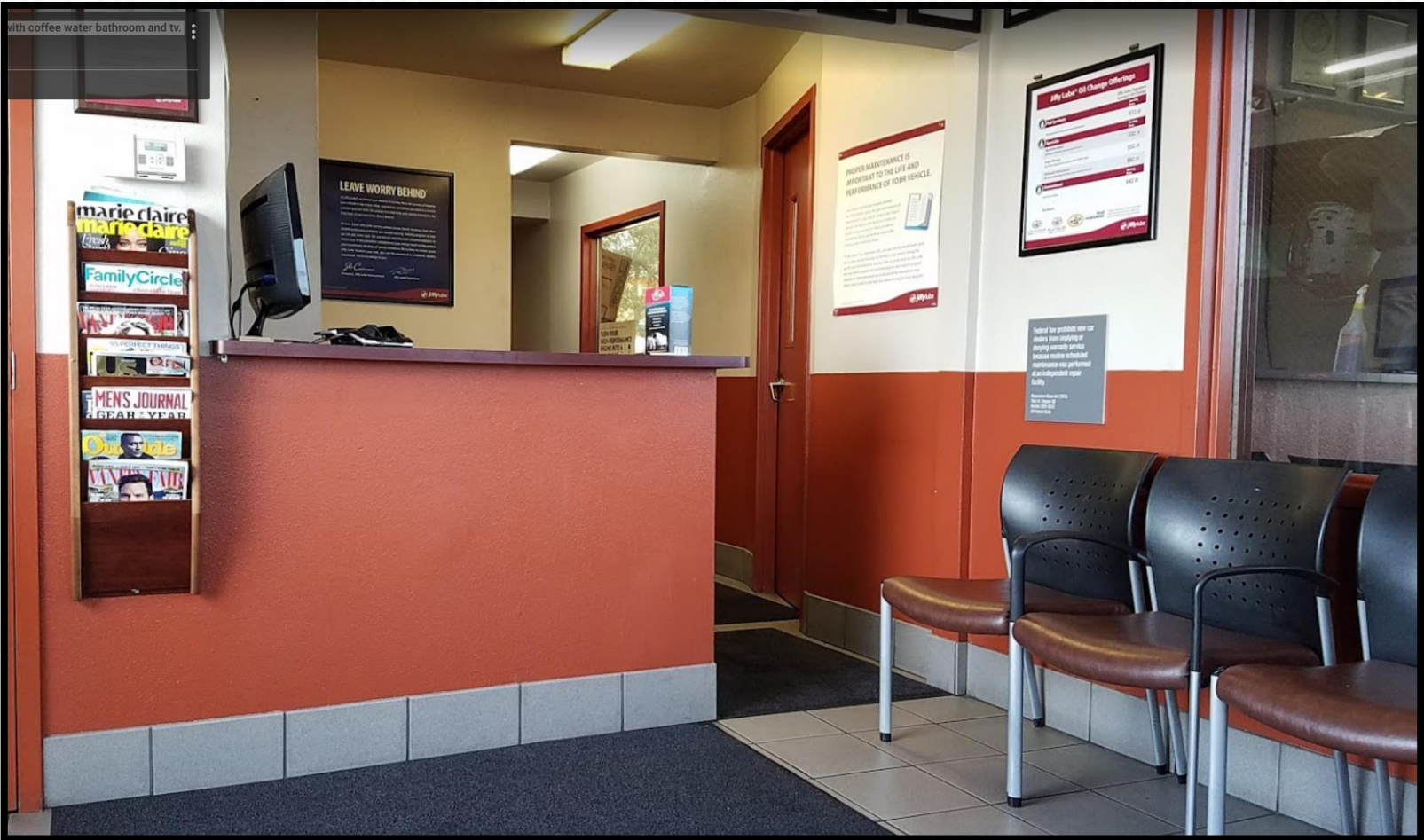
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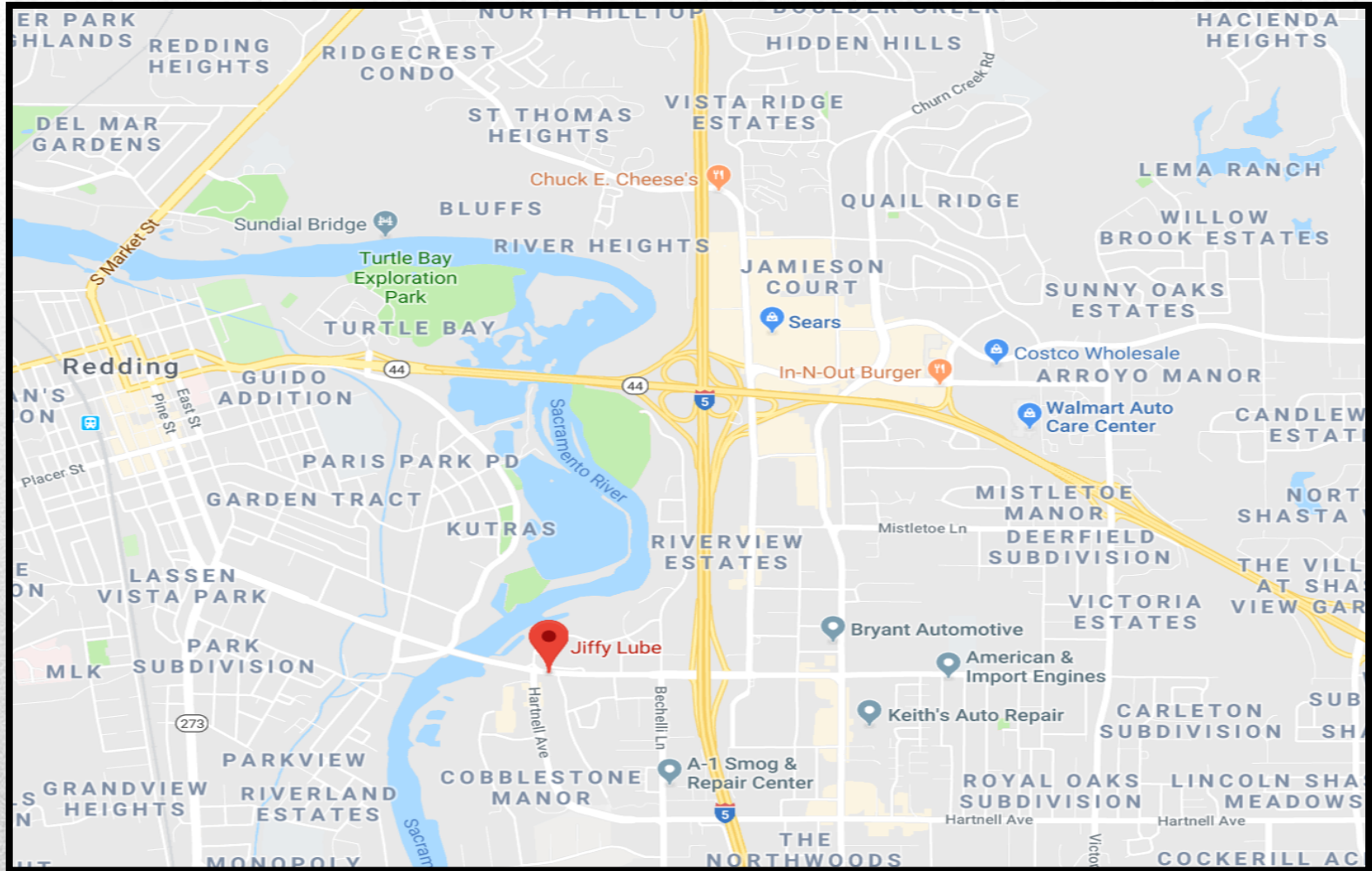


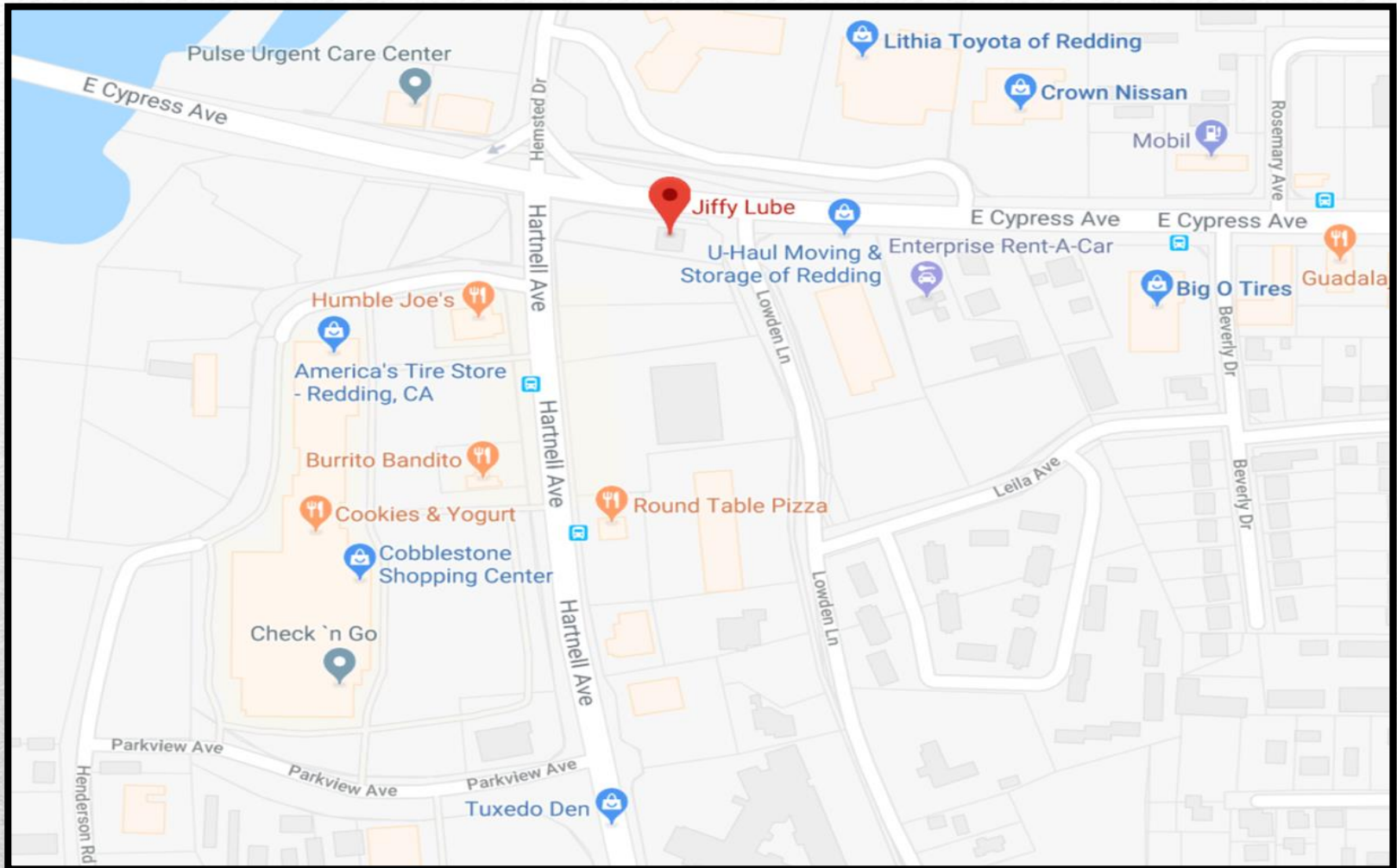


TOYOTA OF REDDING, CA 96002 ACROSS FROM SUBJECT PROPERTY









Population in 2016: 91,797

Males: 45,187  (49.2%)

Females: 46,610  (50.8%)

Median resident age:  38.0 years

California median age:  36.4 years

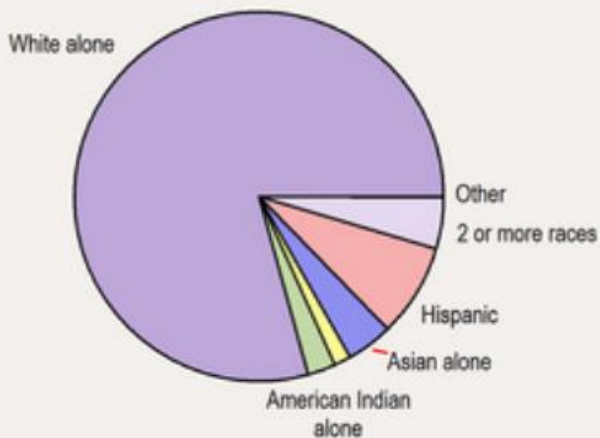
Estimated median house or condo value in 2016: \$250,900 (it was \$116,300 in 2000)

Redding:  \$250,900

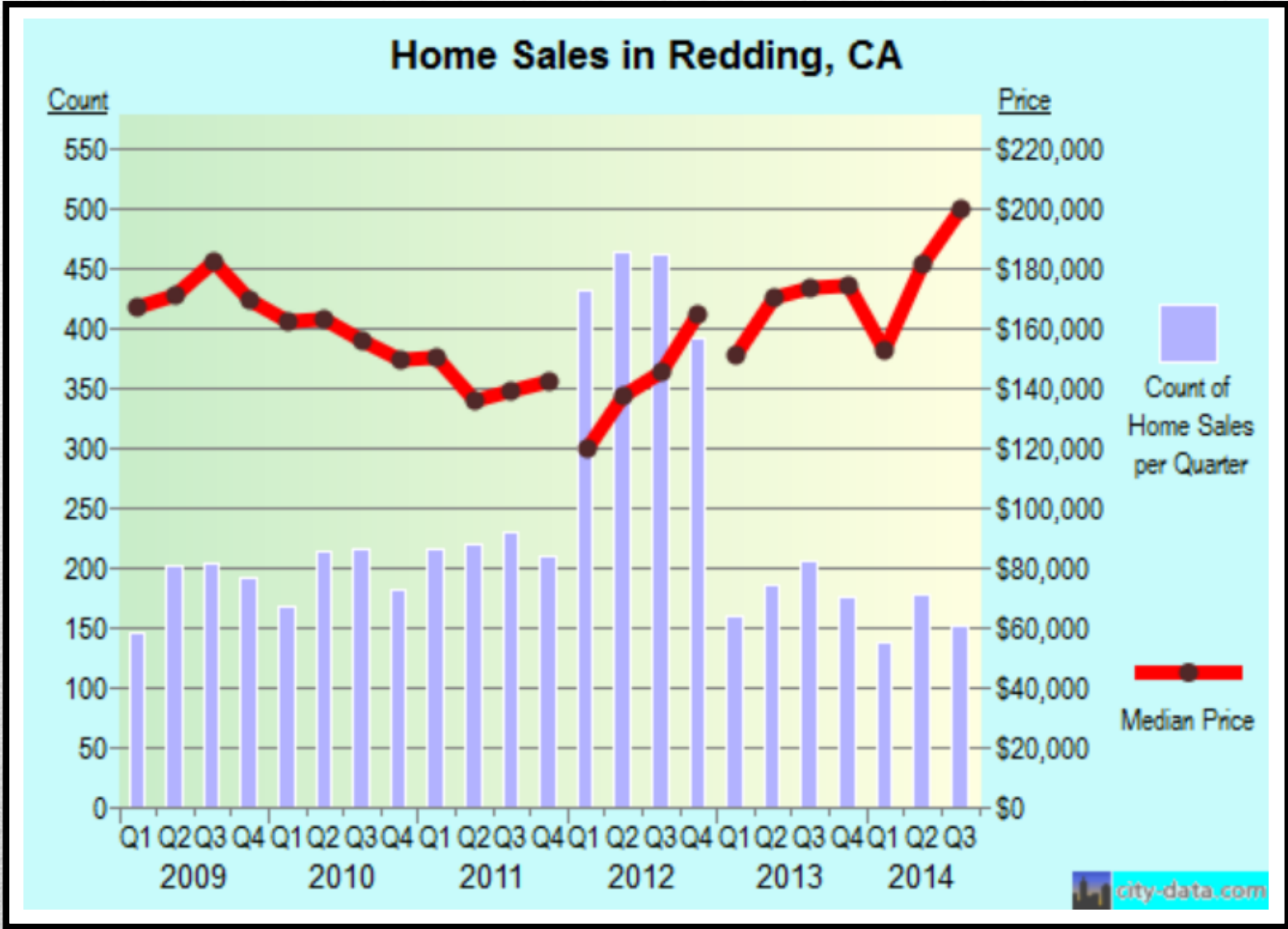
CA:  \$477,500

Races in Redding, CA (2016)

Races in Redding, CA



| | | |
|--|-------|--------|
| White alone | 78.0% | 71,580 |
| Hispanic | 9.4% | 8,656 |
| Asian alone | 5.5% | 5,035 |
| Two or more races | 4.5% | 4,085 |
| Black alone | 1.3% | 1,150 |
| American Indian alone | 1.3% | 1,201 |
| Other race alone | 0.09% | 81 |
| Native Hawaiian and Other Pacific Islander alone | 0.01% | 9 |



For population 25 years and over in Redding:

- High school or higher: 91.9%
- Bachelor's degree or higher: 25.4%
- Graduate or professional degree: 8.5%
- Unemployed: 7.7%
- Mean travel time to work (commute): 15.2 minutes

For population 15 years and over in Redding city:

- Never married: 29.9%
- Now married: 48.0%
- Separated: 1.2%
- Widowed: 6.1%
- Divorced: 14.8%

5,426 residents are foreign born (2.2% Asia, 1.4% Europe, 1.3% Latin America).

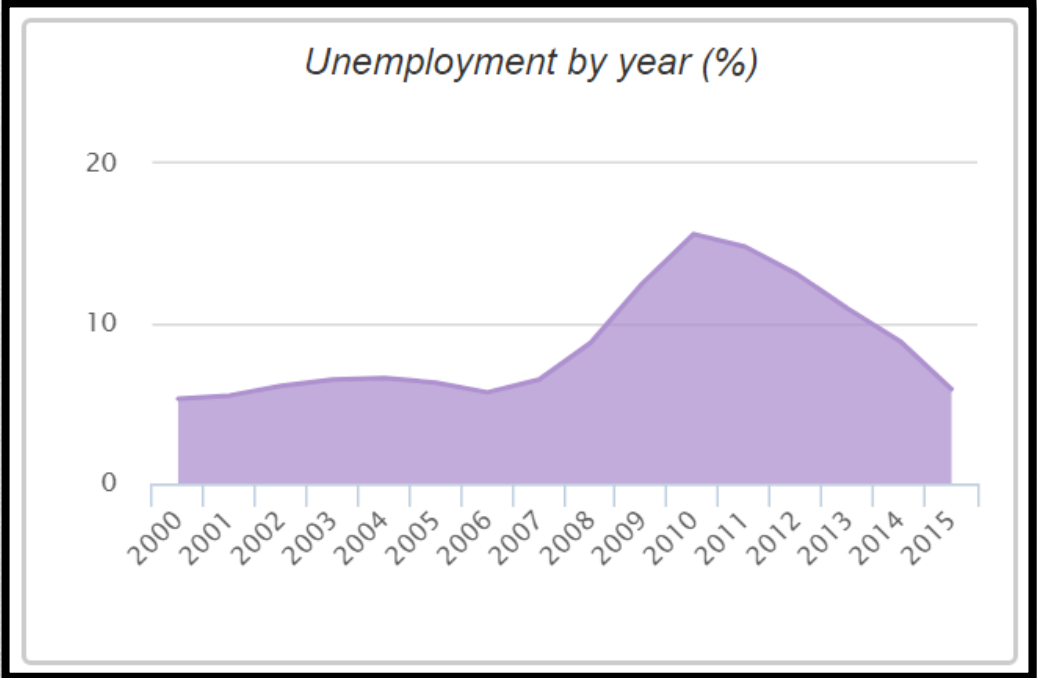
This city:  5.9%

California:  27.0%

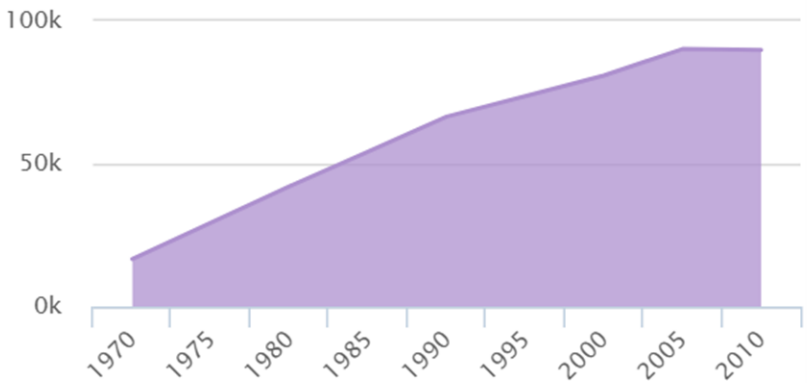
Unemployment in September 2015:

Here:  5.9%

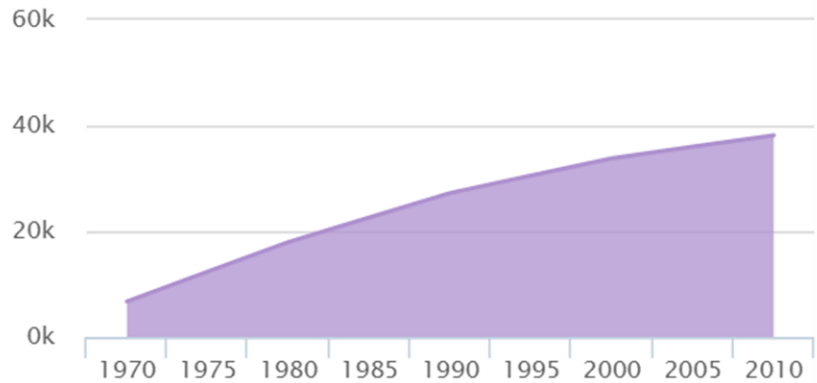
California:  5.5%



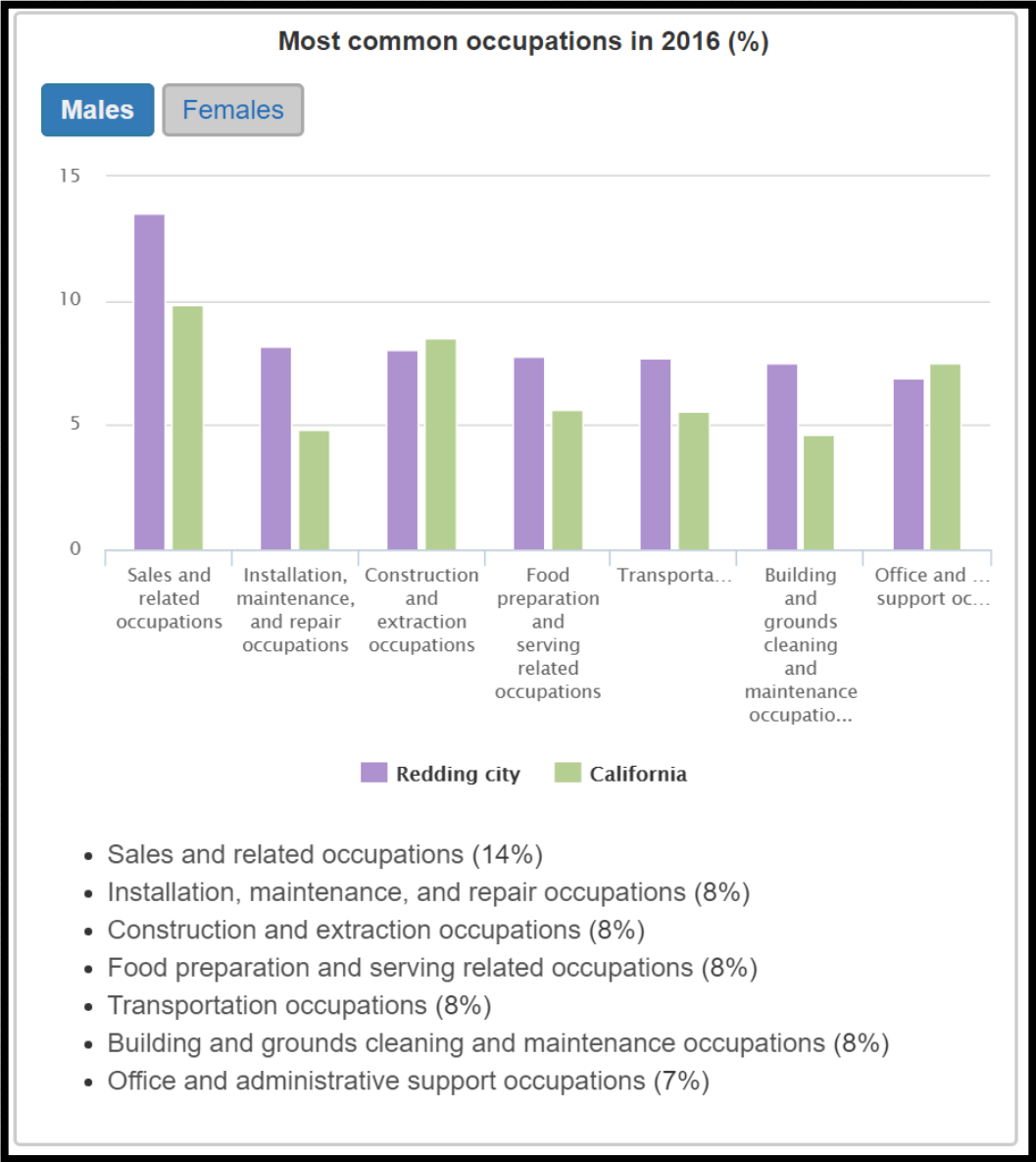
Historical population

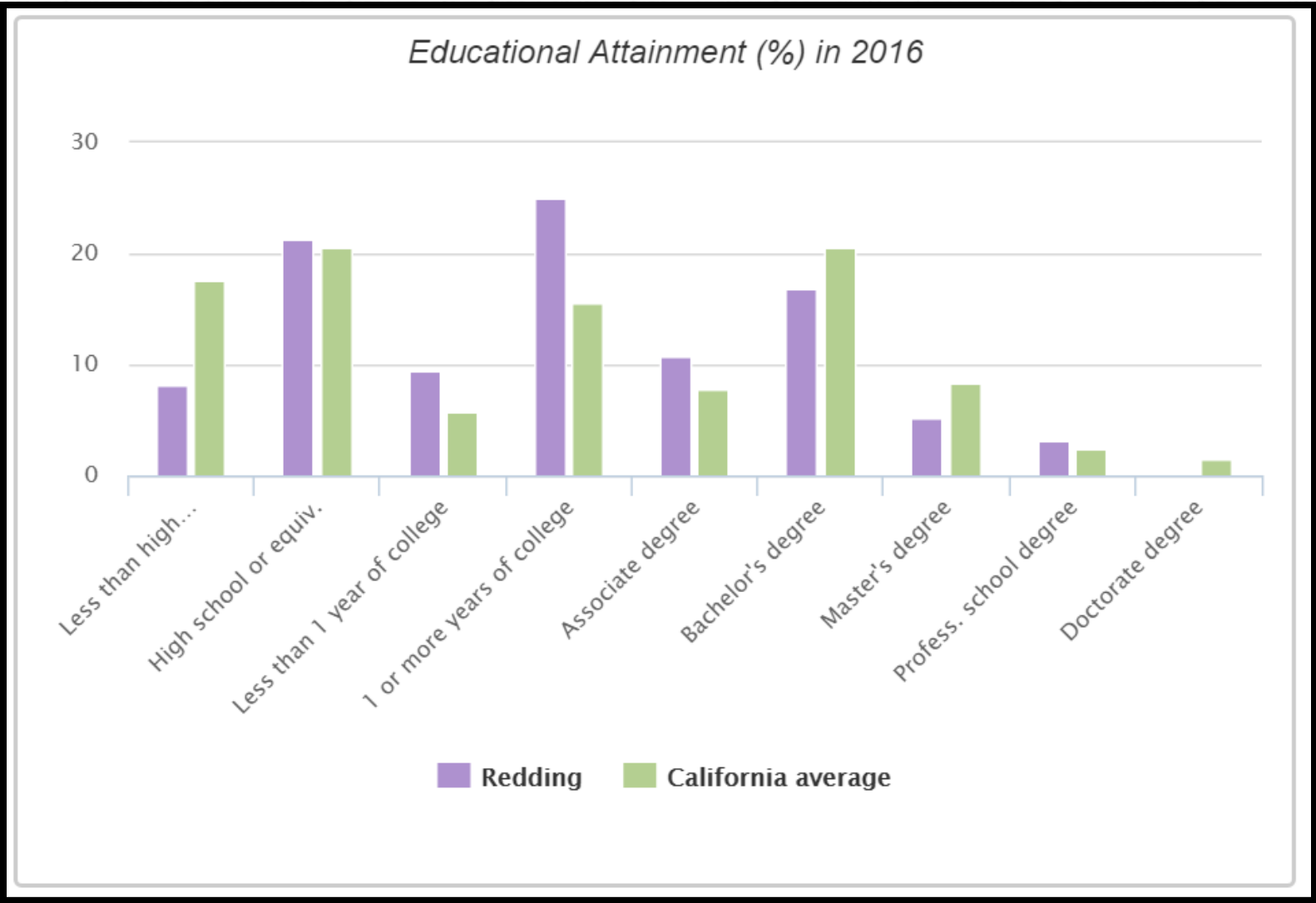


Historical housing units

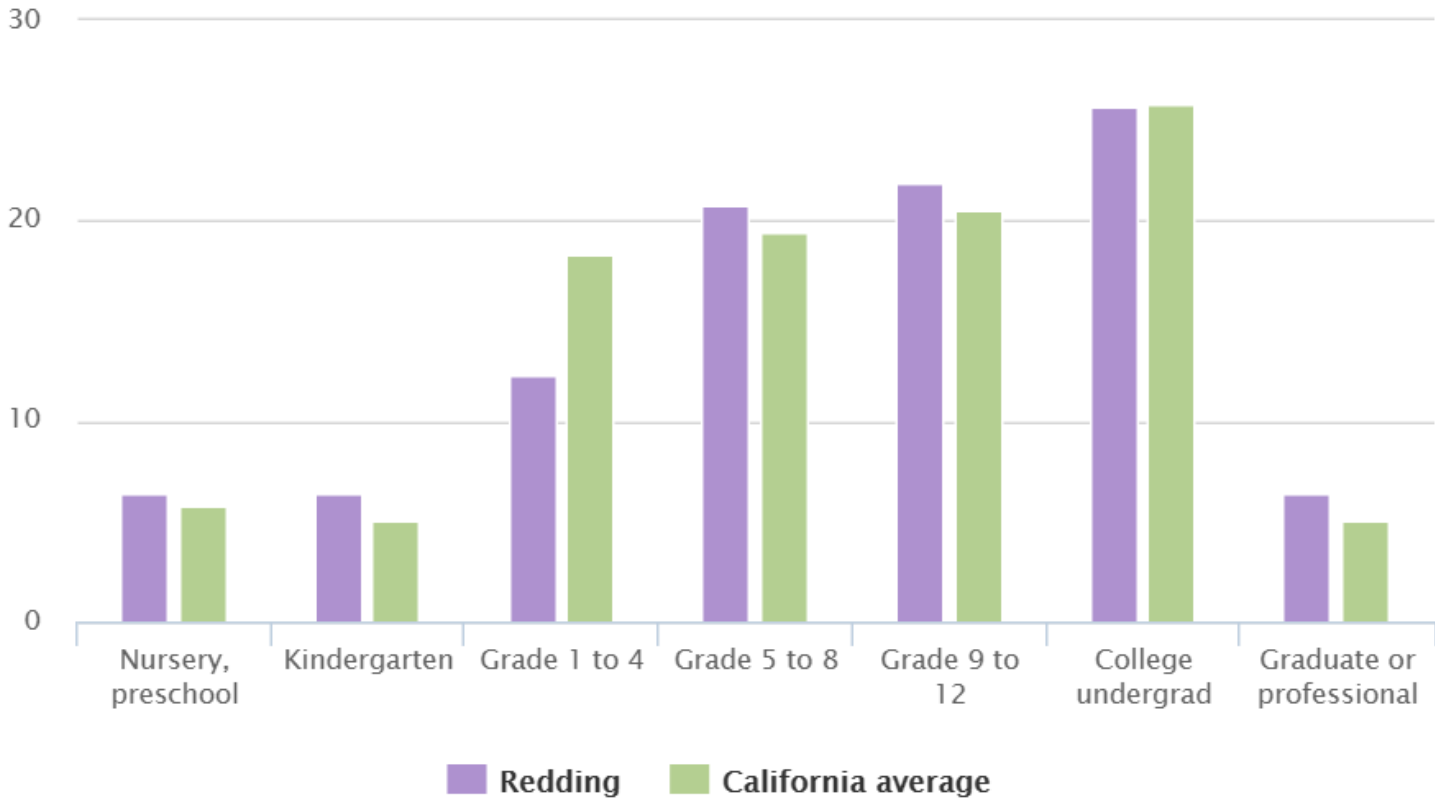


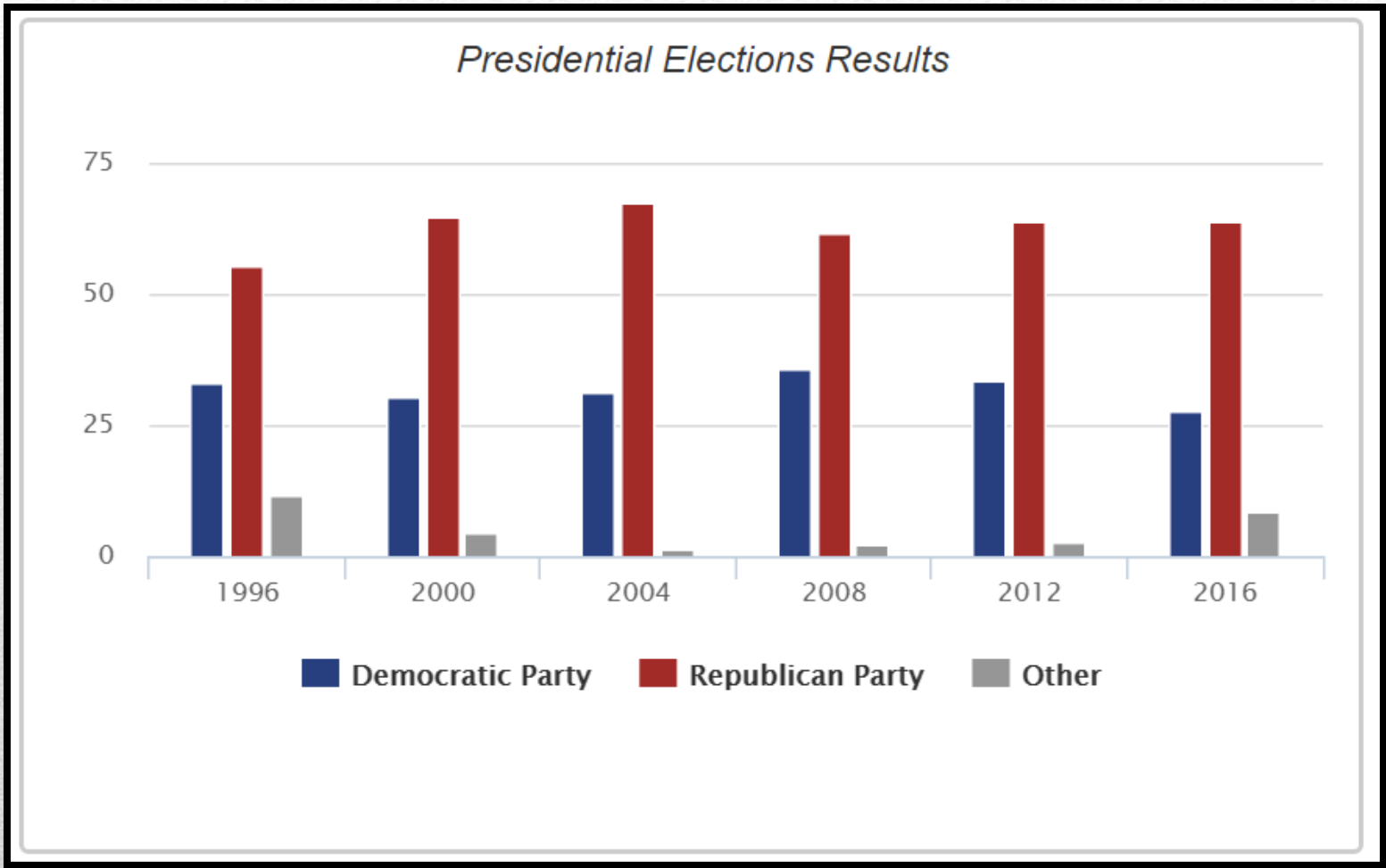






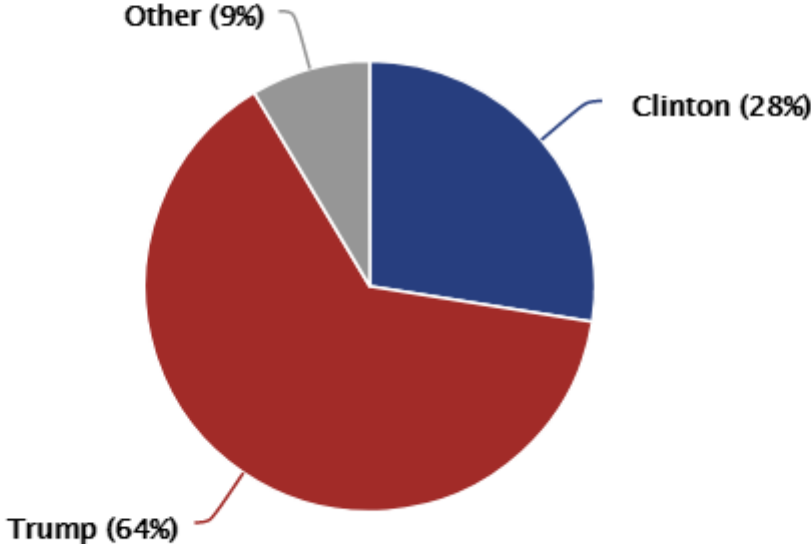
School Enrollment by Level of School (%) in 2016





- 1996
- 2000
- 2004
- 2008
- 2012
- 2016**

2016 Presidential Elections Results



Religion statistics for Redding city (based on Shasta County data)

Religions Adherents In 2010

