

42158 50th St., WEST QUARTZ HILLS, CA 93536



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QUARTZ HILLS LUBE CENTER

42158 50th St., WEST
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OFFERING MEMORANDUM



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QUARTZ HILLS, CALIFORNIA

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EXCLUSIVELY LISTED BY:

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42158 50th St., WEST QUARTZ HILLS, CA 93536



QUARTZ HILLS LUBE CENTER
42158 50th St., WEST QUARTZ HILLS, CA 93536
APN# 3103-007-002

- ✓ Excellent Exposure on Major Road of 50th St., W.
- ✓ Well Maintained, Attractive Design and Floor Plan
- ✓ 100% Occupancy
- ✓ Flat Lot 100% Usable Land
- ✓ Excellent Long Term Tenancy
- ✓ Use Code: C3
- ✓ 17 Parking Spaces + Plenty of Additional Street Parking
- ✓ Two Buildings:
 - Building#1 **Jiffy Lube**
 - Building#2 **Drive Through Coffee Shop**
- ✓ 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
- ✓ West of 14 Freeway
- ✓ South of W. Avenue M & Freeway 138
- ✓ East of Freeway 5
- ✓ Year Built: 2017
- ✓ Excellent area for Lube Center



LOCATION

QUARTZ HILLS LUBE CENTER
 42158 50th St., W.
 Quartz Hills, CA 93536

OFFERING SUMMARY

Price:	\$ 1,846,154
Down Payment:	\$ 646,154
Capitalization Rate:	6.50%
Net Rentable Area (NRA):	2,160
Year Built:	1972-2017
Lot Size (SF/Acres):	16,924
Parking:	17 + Street Parking

FIMANCIAL SUMMARY

Cash to New Loan

Loan Amount:	\$1,200,000
ADS / MO:	\$6,670
Amortization (Years):	25
Est. Interest Rate:	4.50%
(Contact Your Lending Broker for Exact Rate)	



42158 50th St., W. Quartz Hills, CA 93536

Exist. Rent Roll

Building	Unit#	TENANT	TERMS	LEASE TYPE	SQFT	BASE RENT/M	OPTIONS
42158	Free Standing	Jiffy Lube	10 Years	NNN	2,160	\$10,000	Two 5 Years Option

Sub-Total: \$120,000

Total Gross Monthly Income: \$10,000
 Total Gross Annual Income: \$120,000
 Annual Expenses: \$0.00
 Net Annual Income: \$120,000
 Cap Rate: 6.50%
 Property Value: \$1,846,154

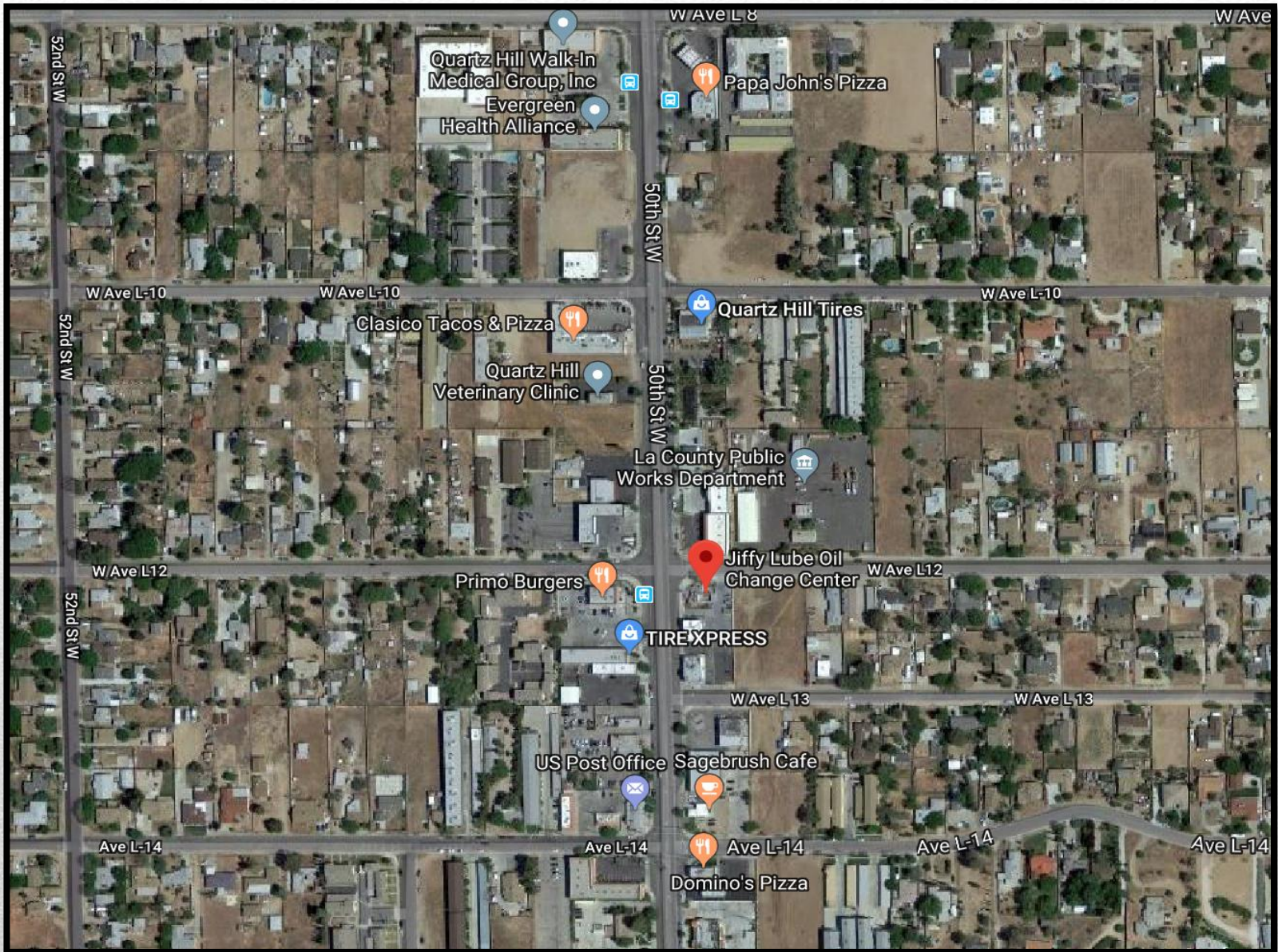


42158 50th St., W. Quartz Hills, CA 93536
Exist. Rent Roll

Gross Rentable Area: 2,160 SF - Land size: 16,924 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



42158 50th St., WEST QUARTZ HILLS, CA 93536



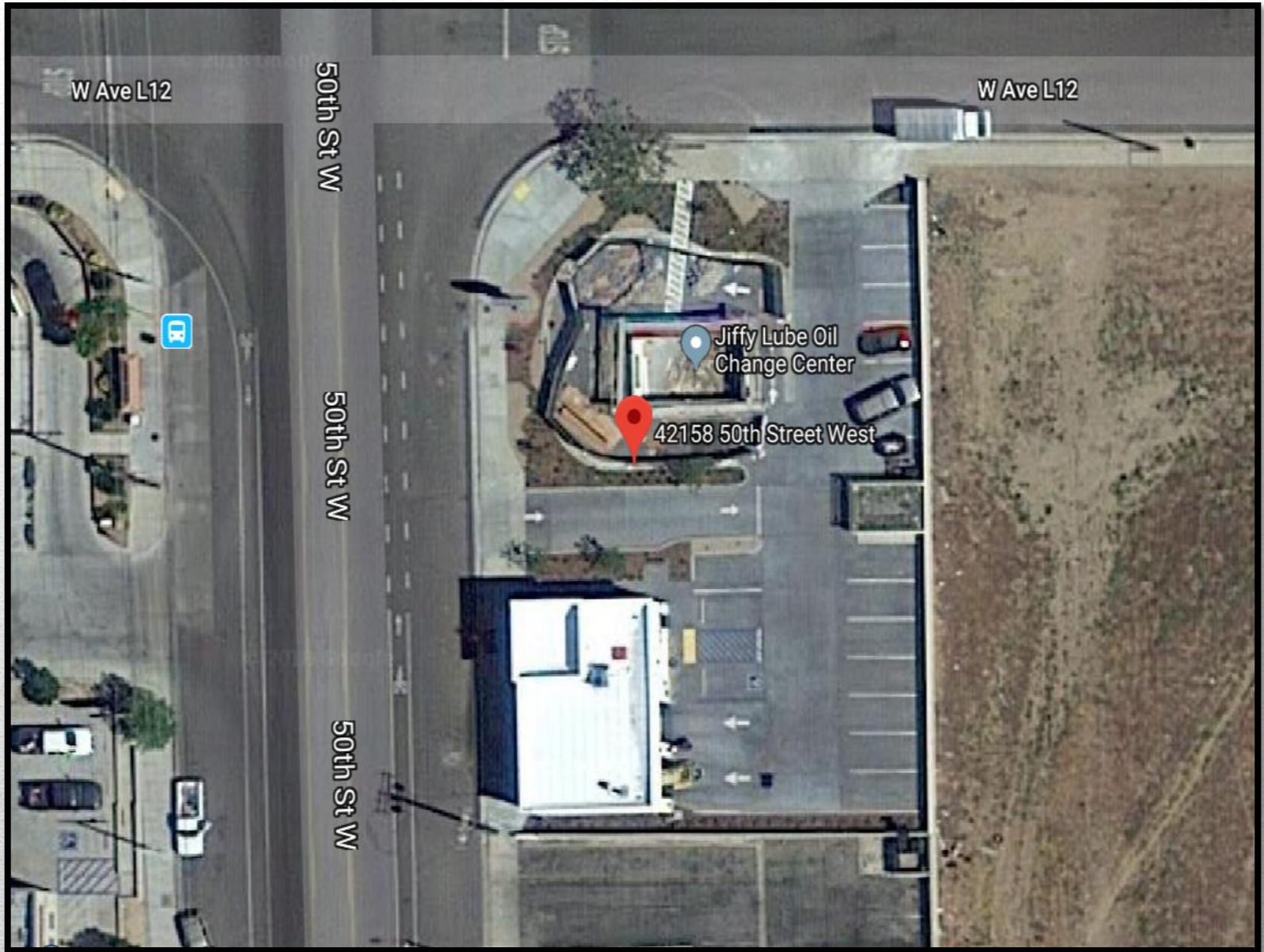
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APN# 3103-007-002

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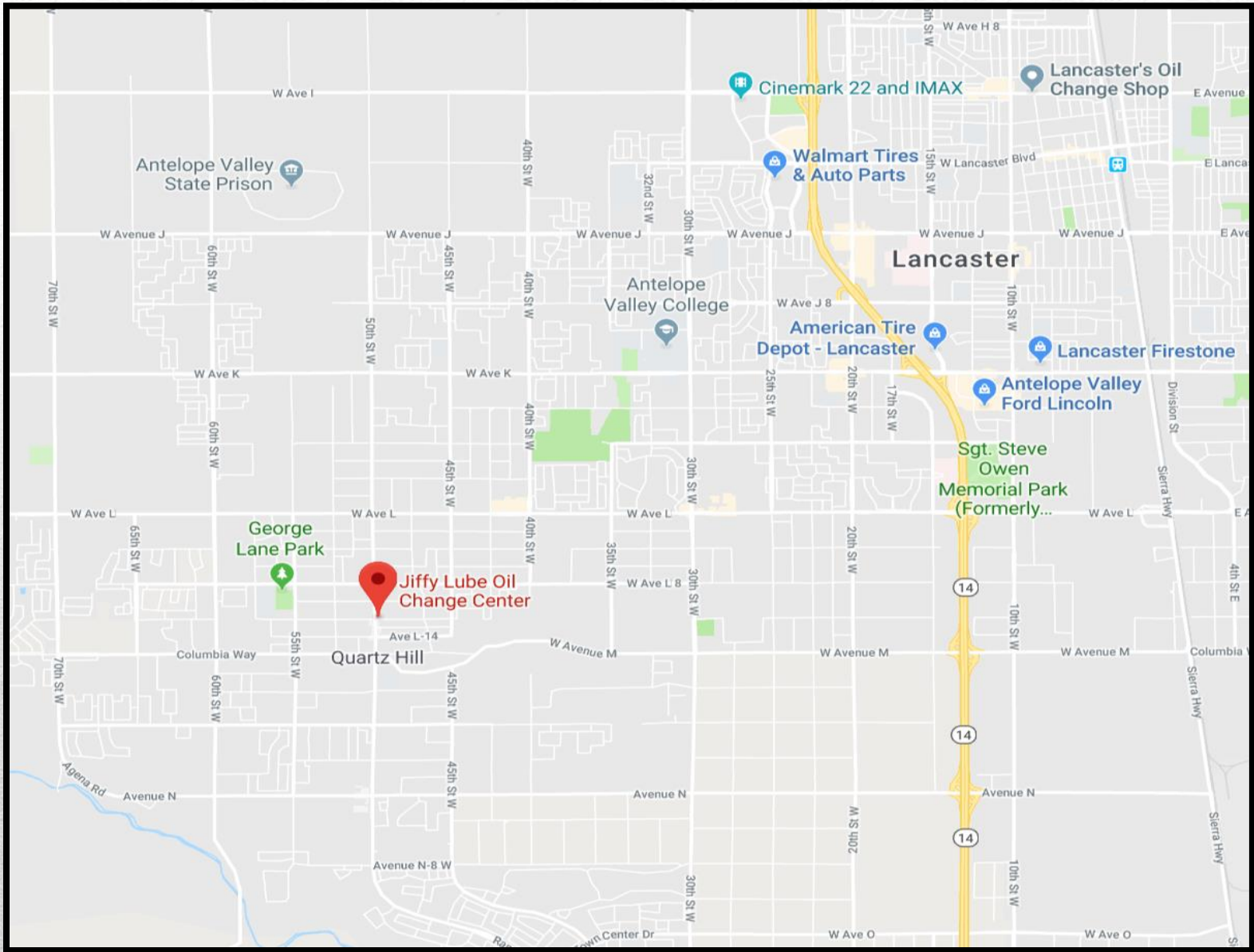


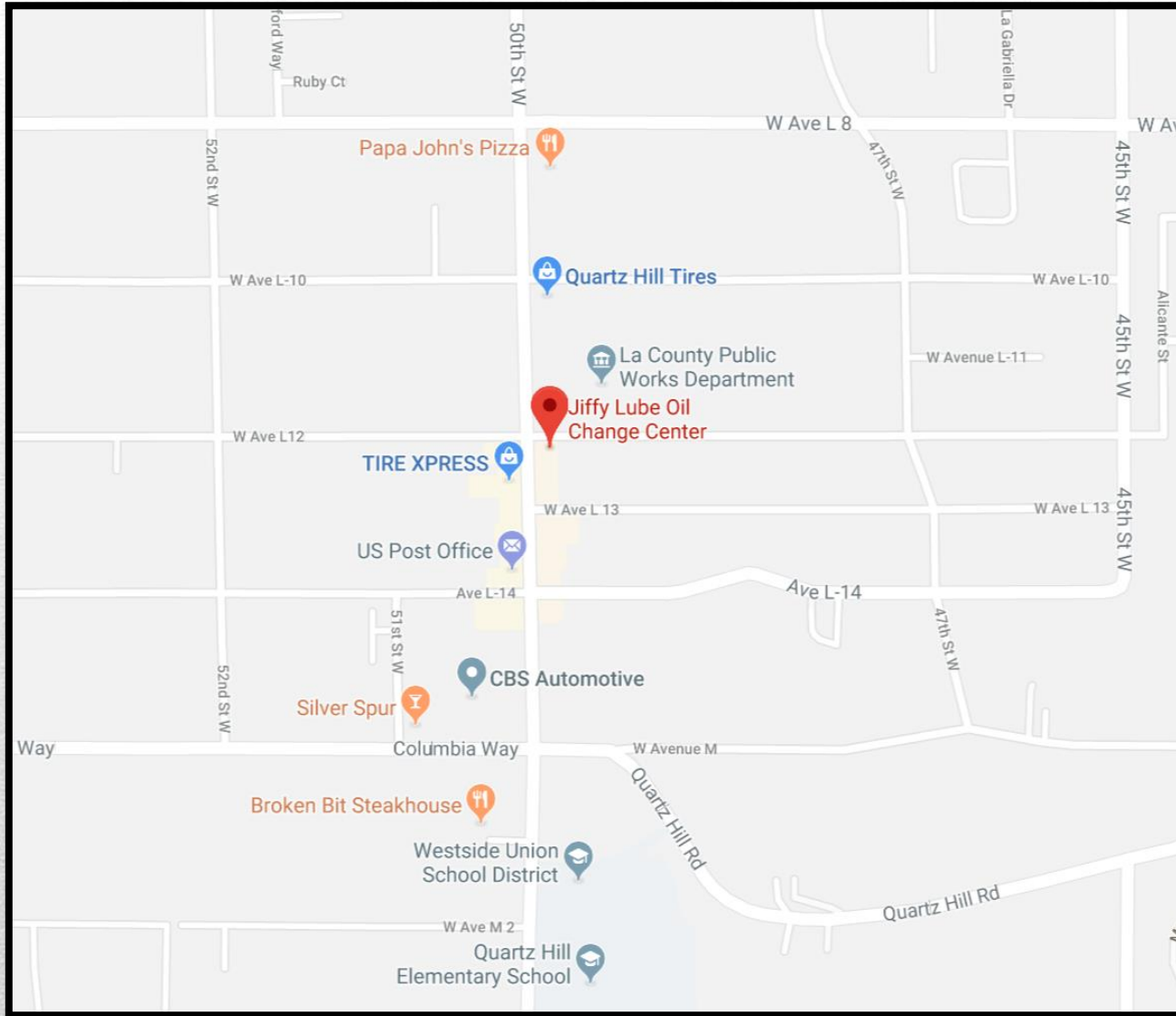




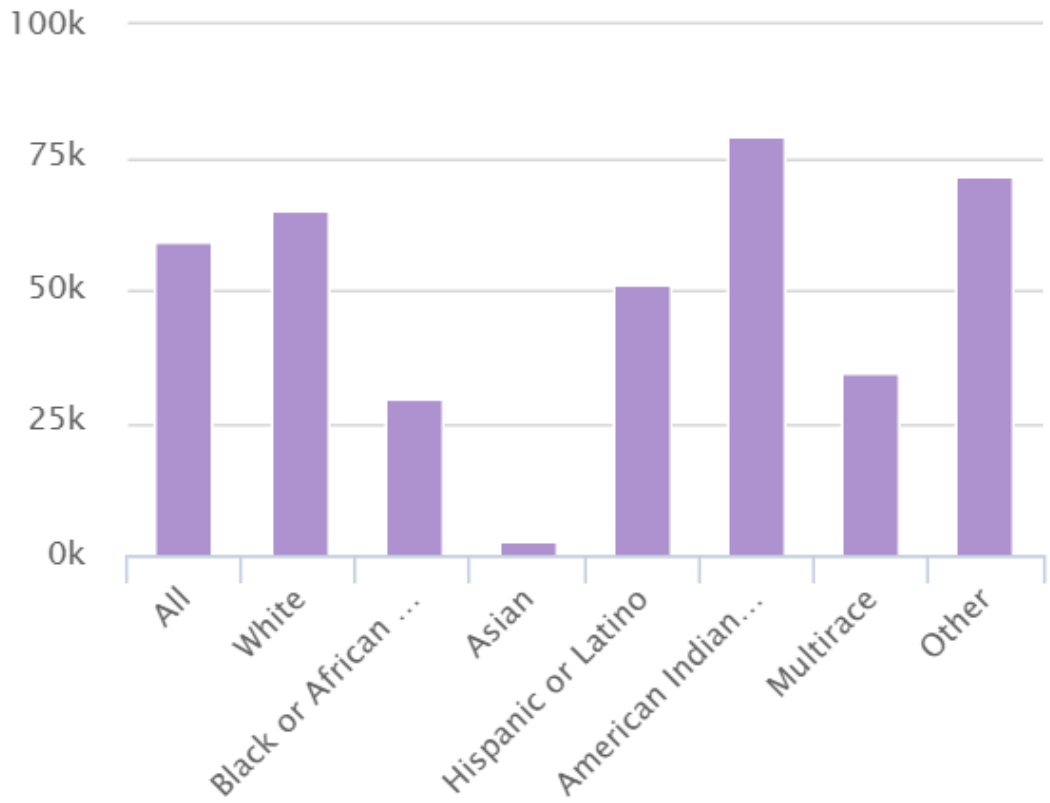




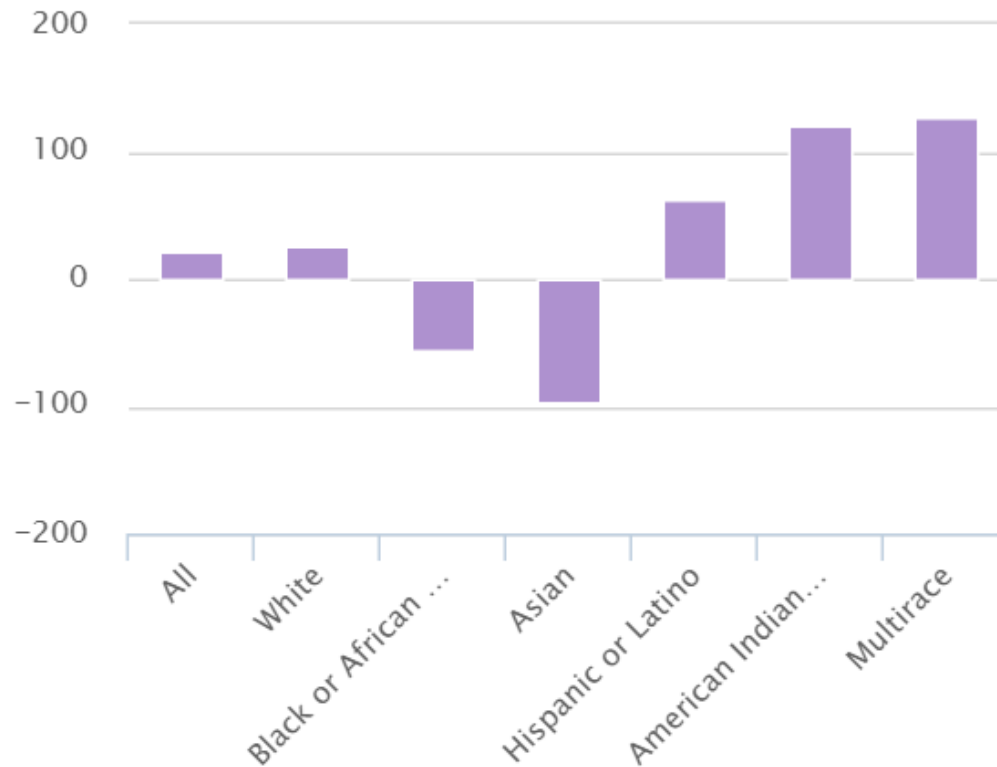




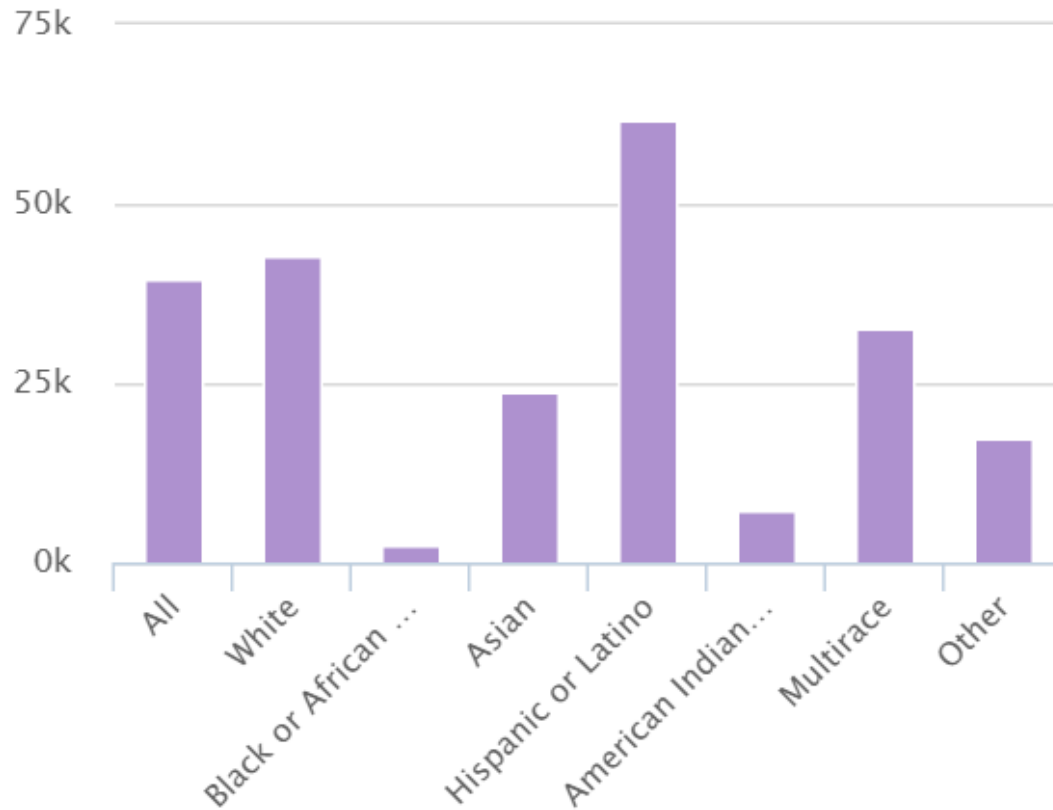
Median household income in 2016 (\$)



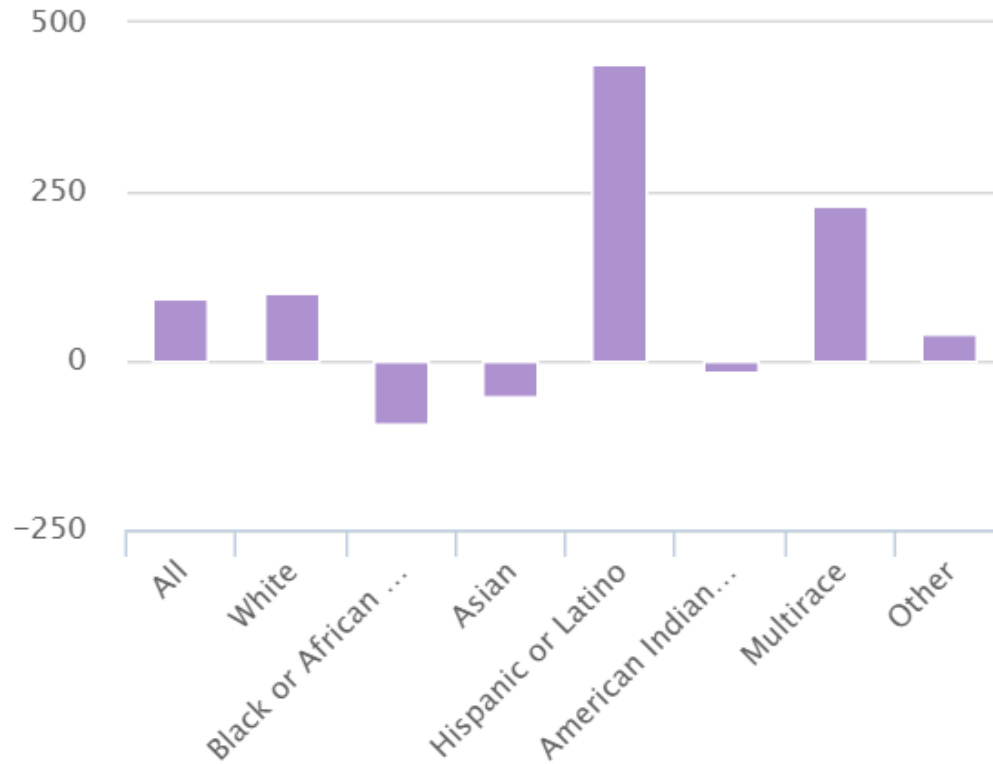
Change in household income between 2000 and 2016 (%)

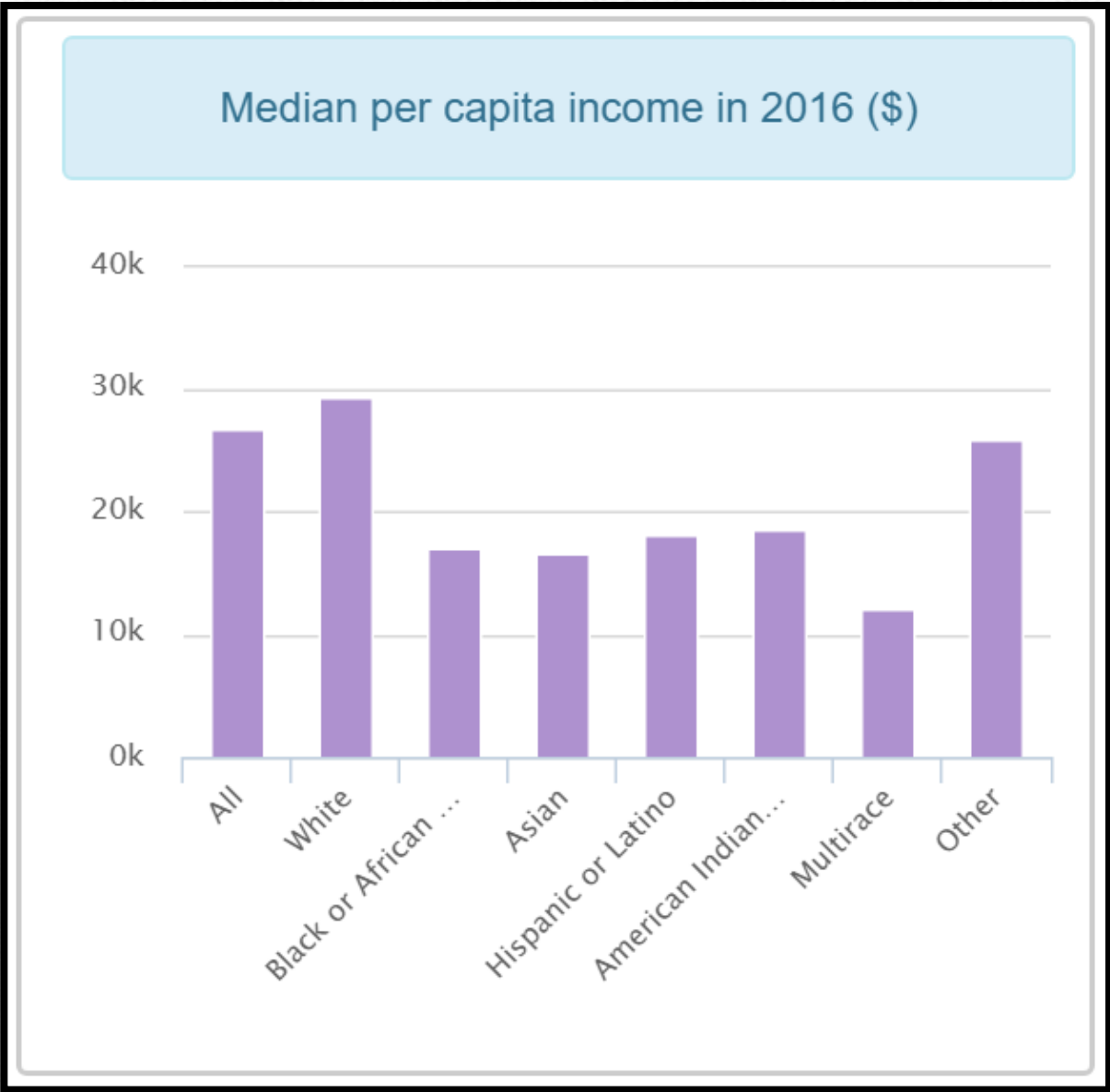


Median non-family household income in 2016 (\$)

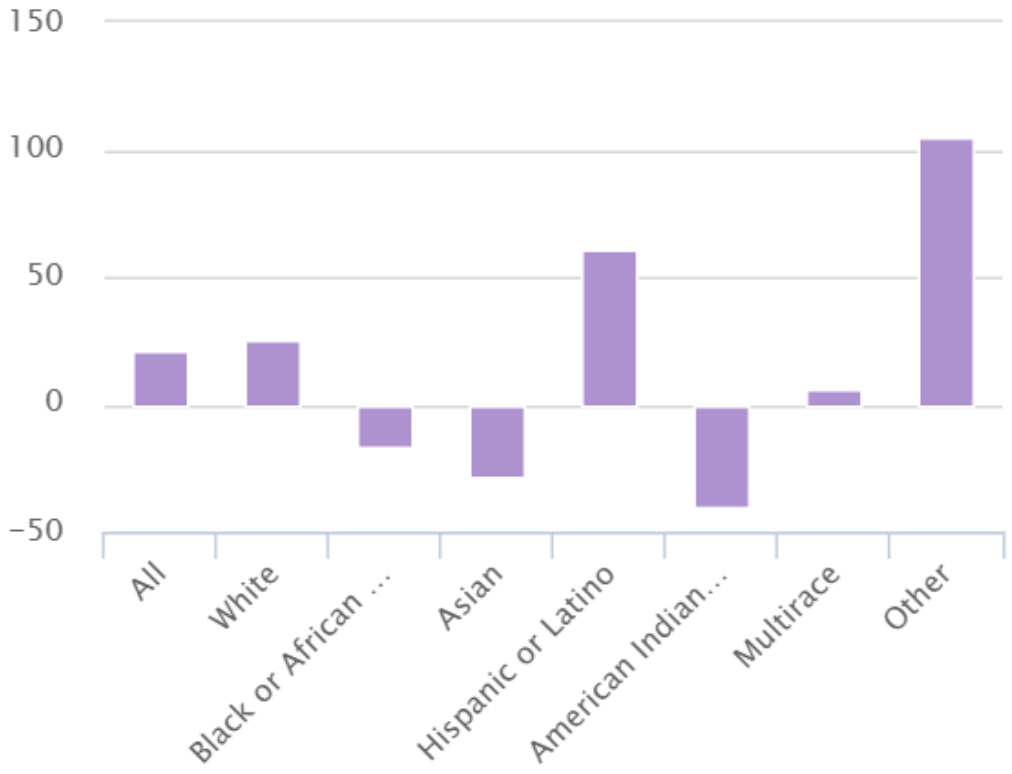


Change in non-family household income between 2000 and 2016 (%)

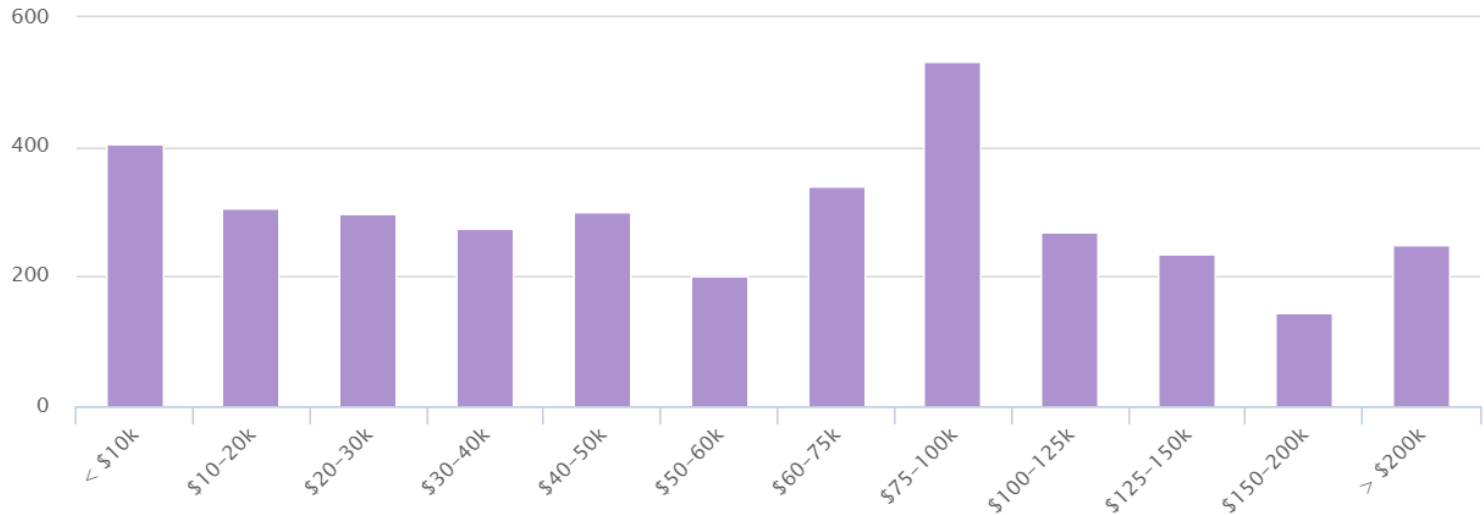




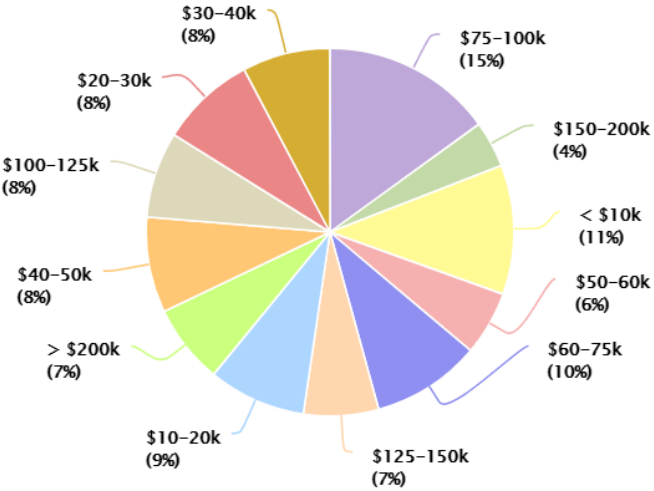
Change in per capita income between 2000 and 2016 (%)



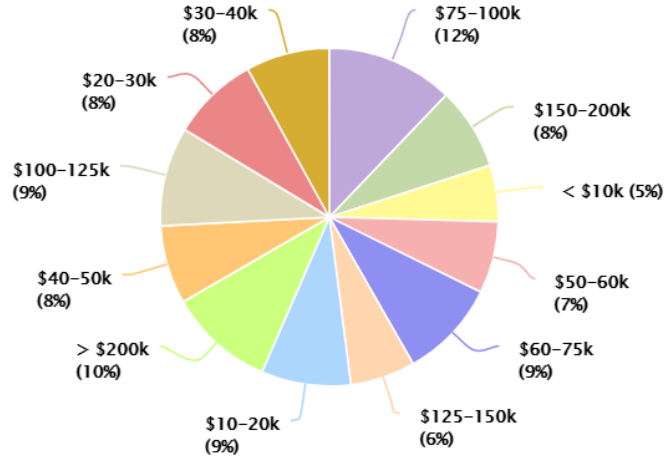
Distribution of median household income in 2016 (number of people)



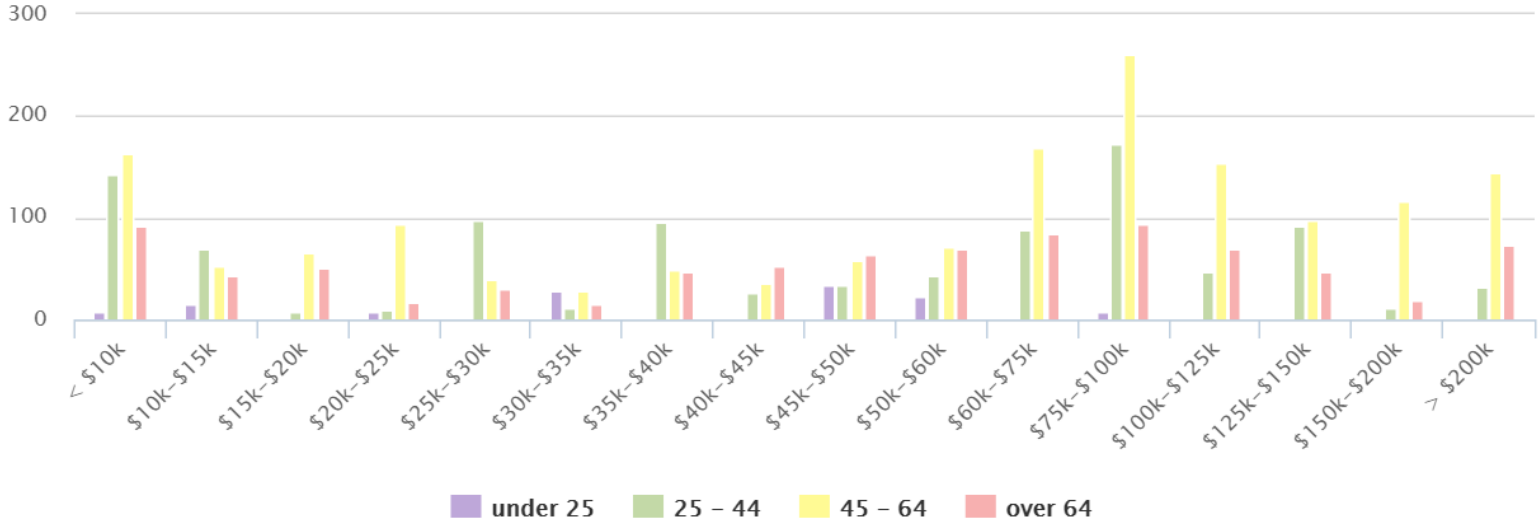
Income distribution in Quartz Hill (%)



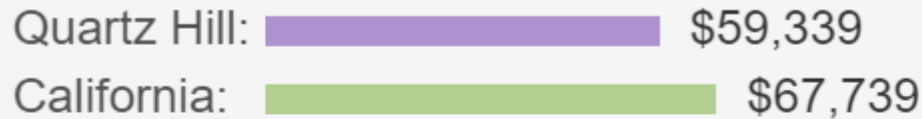
Income distribution in California (%)



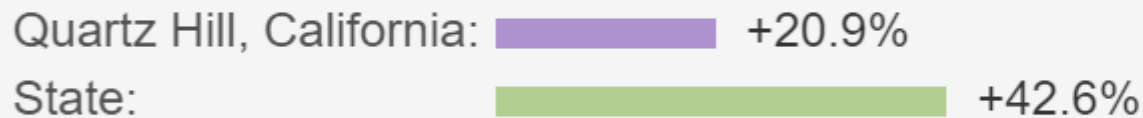
Distribution of median household income by age in 2016 (number of people)



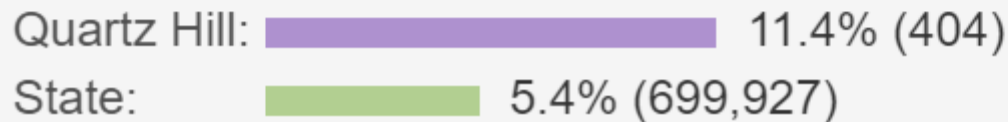
Median household income in Quartz Hill in 2016:

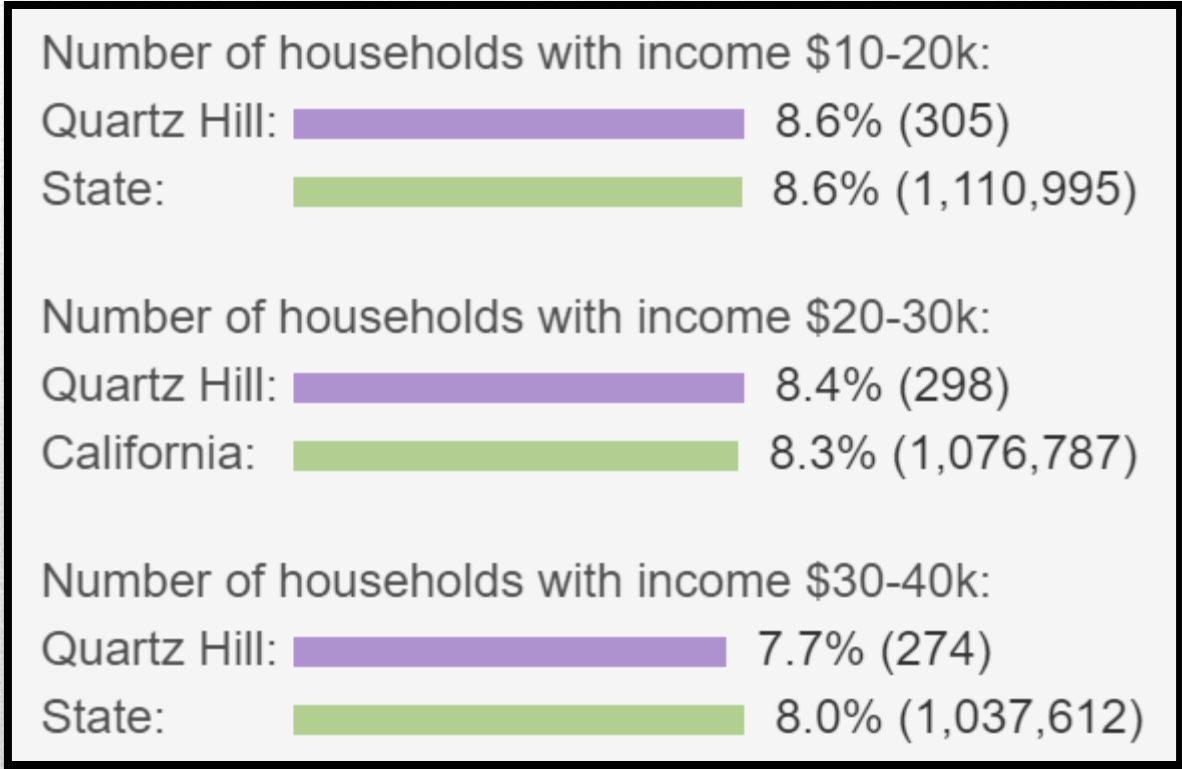


Change in median household income between 2000 and 2016:

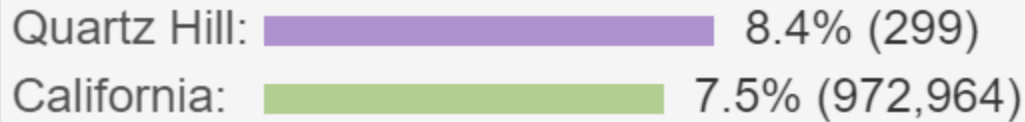


Number of households with income < \$10k:

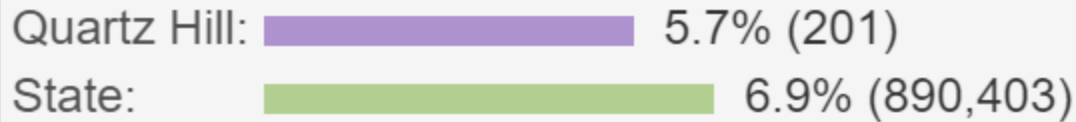




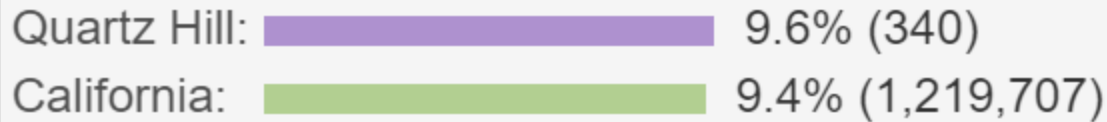
Number of households with income \$40-50k:

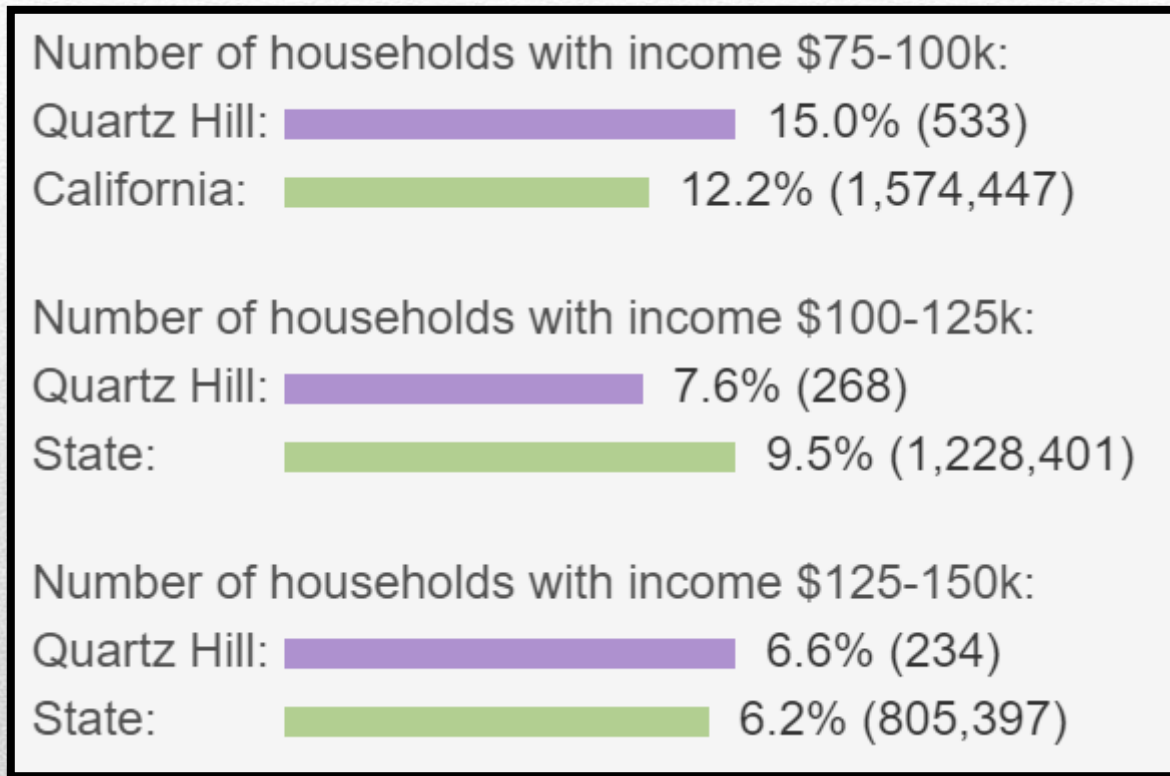


Number of households with income \$50-60k:





Number of households with income \$60-75k:







Number of households with income \$150-200k:

Quartz Hill:  4.1% (145)

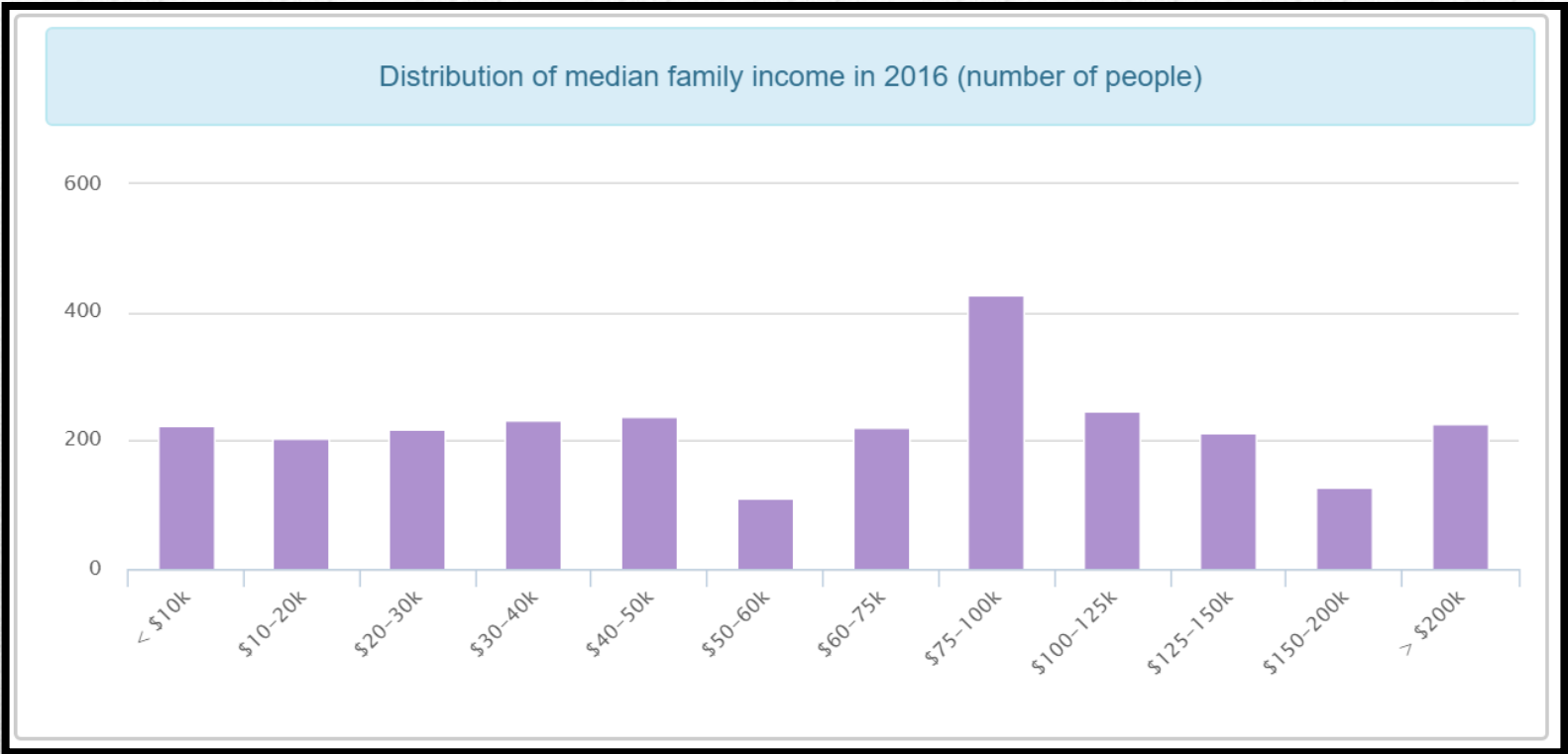
California:  7.9% (1,019,268)

Number of households with income > \$200k:

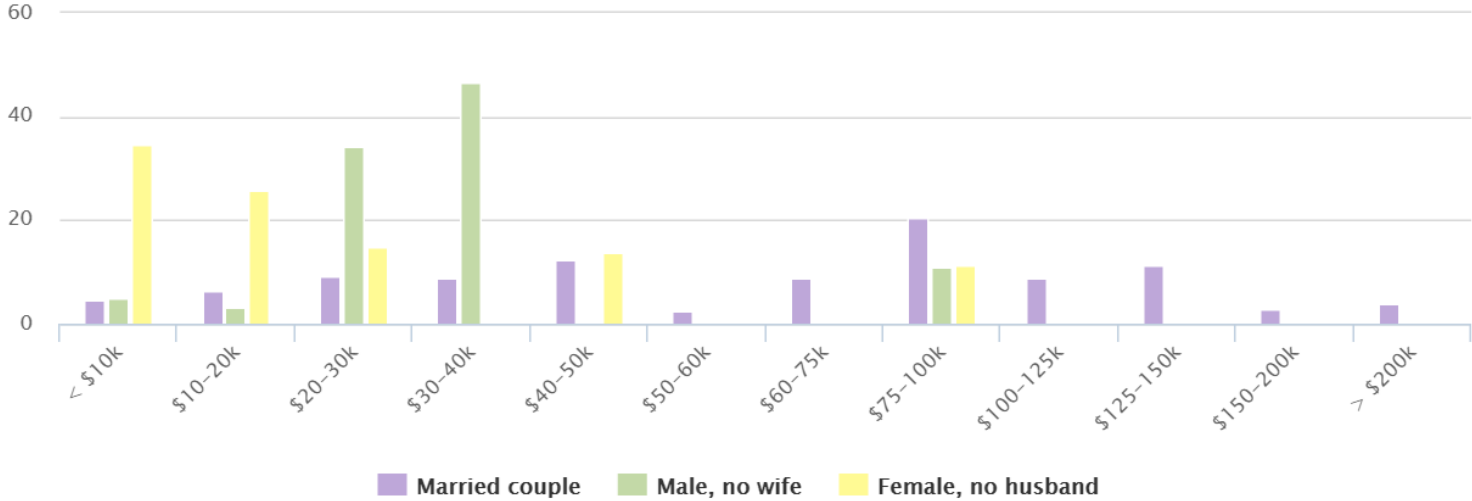
Quartz Hill:  7.0% (248)

State:  10.1% (1,308,270)

Aggregate household income in Quartz Hill in 2016: \$268,888,049



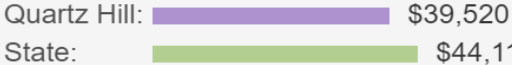
Distribution of median family (with children under 18) income by family type (%)



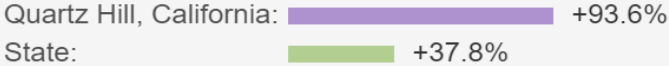
Distribution of median family (without children < 18) income by family type (%)



Median non-family income in Quartz Hill in 2016:



Change in median non-family income between 2000 and 2016:



Median per capita income in Quartz Hill in 2016:



Change in median per capita income between 2000 and 2016:

