

9493 TELEPHONE RD. VENTURA, CA 93004



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TELEPHONE ROAD CENTER

9493 TELEPHONE RD.
VENTURA, CA 93004

OFFERING MEMORANDUM



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VENTURA, CALIFORNIA

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

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SECTION II

INVESTMENT OVERVIEW

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TELEPHONE ROAD CENTER
9493 Telephone Rd. Ventura, CA 93004
40,400 SF Land and 9,701 SF Buildings
APN#087-0-153-015

- ✓ Excellent Exposure on Major Roads of Telephone Rd. & Petit Avenue
- ✓ Well Maintained, Attractive Design and Floor Plan
- ✓ Flat Lot 100% Usable Land
- ✓ USE CODE: Neighborhood Shopping Center, Strip Center use
- ✓ 36 Parking Spaces + 4 possible Additional Parking
- ✓ Building has Seven (7) Units / Tenants
- ✓ Great Property for 1031 Exchange
- ✓ Price is within reach of most Investors
- ✓ Priced Under Replacement Cost
- ✓ Highly Improved Upscale Dental Office
- ✓ Few Blocks Away From Fritz Huntsinger Youth Sports Complex
- ✓ Across from Multi Million Dollar Shopping Center and All Major Retailers
- ✓ South of 126 Freeway
- ✓ West of 118 Freeway and/or Los Angeles Ave.
- ✓ East of Ventura Community Park
- ✓ Year Built: 2006
- ✓ Great Upside Potential
- ✓ Easy Freeway access



LOCATION

TELEPHONE ROAD CENTER
 9493 Telephone Rd.
 Ventura, CA 93004

OFFERING SUMMARY

Price:	\$ 2,779,000
Down Payment:	\$ 1,389,500
Capitalization Rate:	6.00%
Cash-on-Cash Return:	5.50%
Net Rentable Area (NRA):	9,701
Price per Square Foot (NRA):	\$ 286.46
Year Built:	2006
Lot Size (SF/Acres):	40,400 / 0.93 (approximate)
Parking:	36 + 4 Possible Extra

FINANCIAL SUMMARY**Cash to New Loan**

Loan Amount:	\$1,389,500
ADS / MO:	\$7,527
Amortization (Years):	25
Est. Interest Rate:	4.25%
(Contact Your Lending Broker for Exact Rate)	



9493 Telephone Rd., Ventura, CA 93004
 APN # 087-0-153-015

Gross Rentable Area: 9,701 SF Land size: 40,400 SF
Exist. Rent Roll

Building	Unit#	TERM	RENT	Approx. SF
BOA ATM Machine	N/A	09/16/2013 - 09/16/2018 (Leased Since 1998)	\$1,800	
Vacant	#101,102,103	Rent Guarantee by the Seller for 1 Year	\$6,000	3,540 SF
Chinese & Japanese Cuisine #104		5 Years Lease Ends 09/01/2018 + One (1) Five (5) Years Options	\$2,297	1,236 SF
Hair Salon	#105	1 Year Lease ends 03/01/2015 & now is Month to Month	\$1,224	679 SF
Smoke Shop	#106	2 Years Lease ended & now is Month to Month	\$2,211	1,479 SF
Vacant	#107	Rent Guarantee by the Seller for 1 Year	\$2,400	1,450 SF
Dental Office	#108	10/01/2013 – 12/31/2023 (Rent Increase Starts 01/01/2017 + 3% Every Year)	\$3,290	1,317 SF
Sub-Total:			\$19,222	9,701 SF
Total Gross Monthly Income:			\$19,222	
Total Gross Annual Income:			\$230,664	
Annual Expenses:			\$63,867	
Net Annual Income:			\$166,797	
Cap Rate:			6.00%	
Property Value:			\$2,779,000	



9493 Telephone Rd., Ventura, CA 93004
APN # 087-0-153-015

Gross Rentable Area: 9,701 SF Land size: 40,400 SF

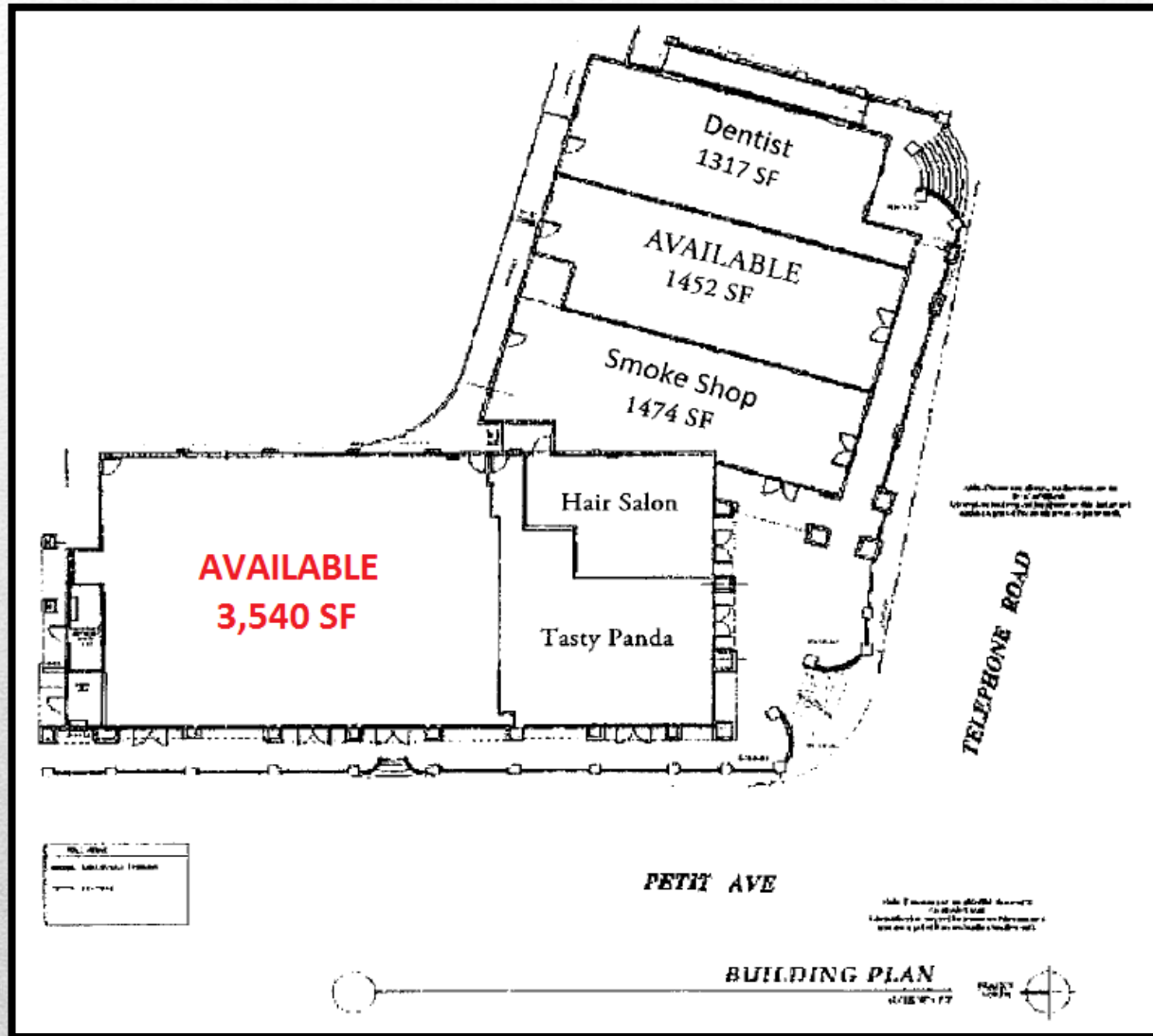
Operating Expenses

Property Taxes:	\$41,250
Insurance:	\$2,647
Utilities:	\$4,900
Gardner:	\$2,400
Trash:	\$2,733
Alarm:	\$318
Phone Line:	\$1,548
Management:	\$8,071

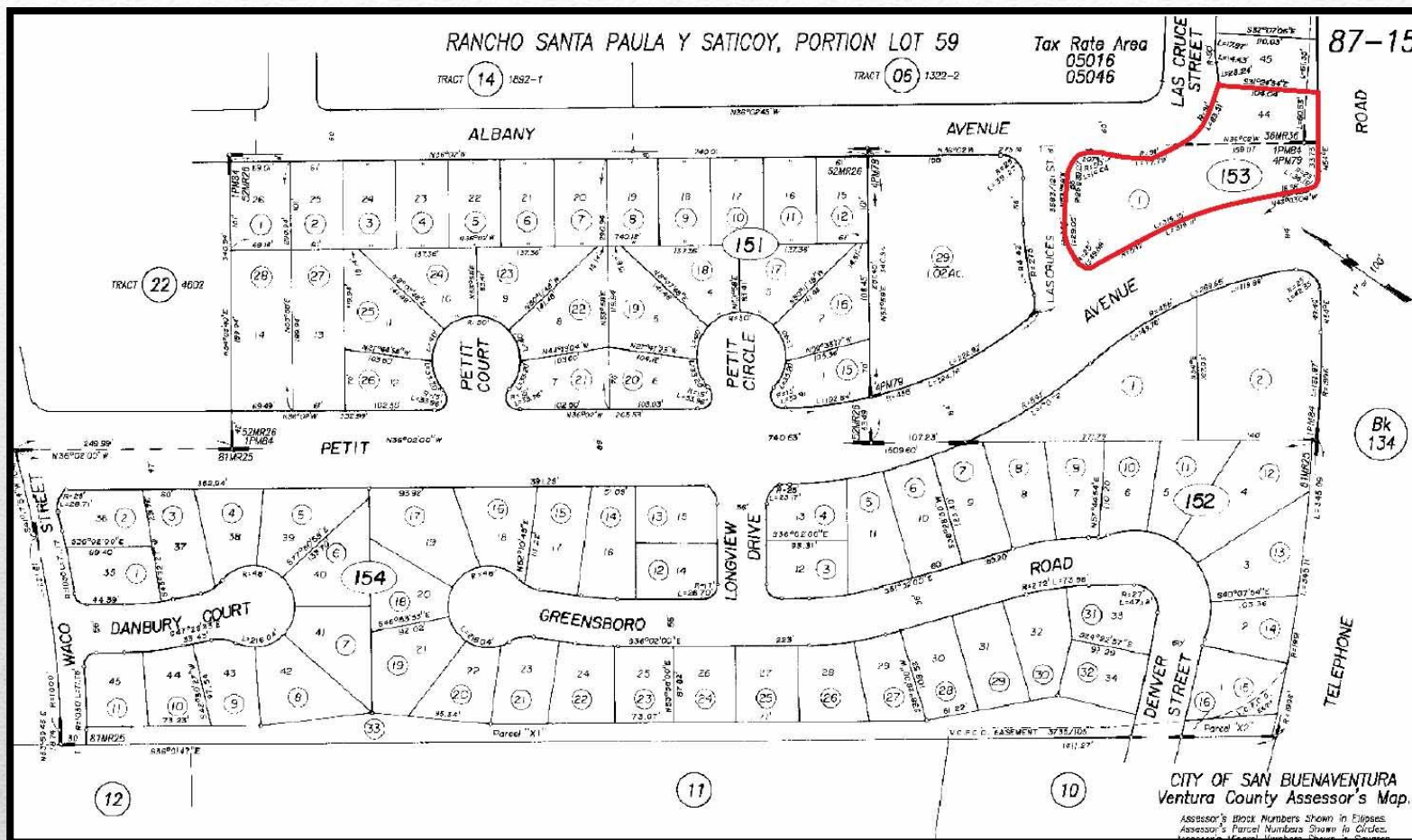
Total Annual Expenses:	\$63,867
Monthly Cost:	\$5,322

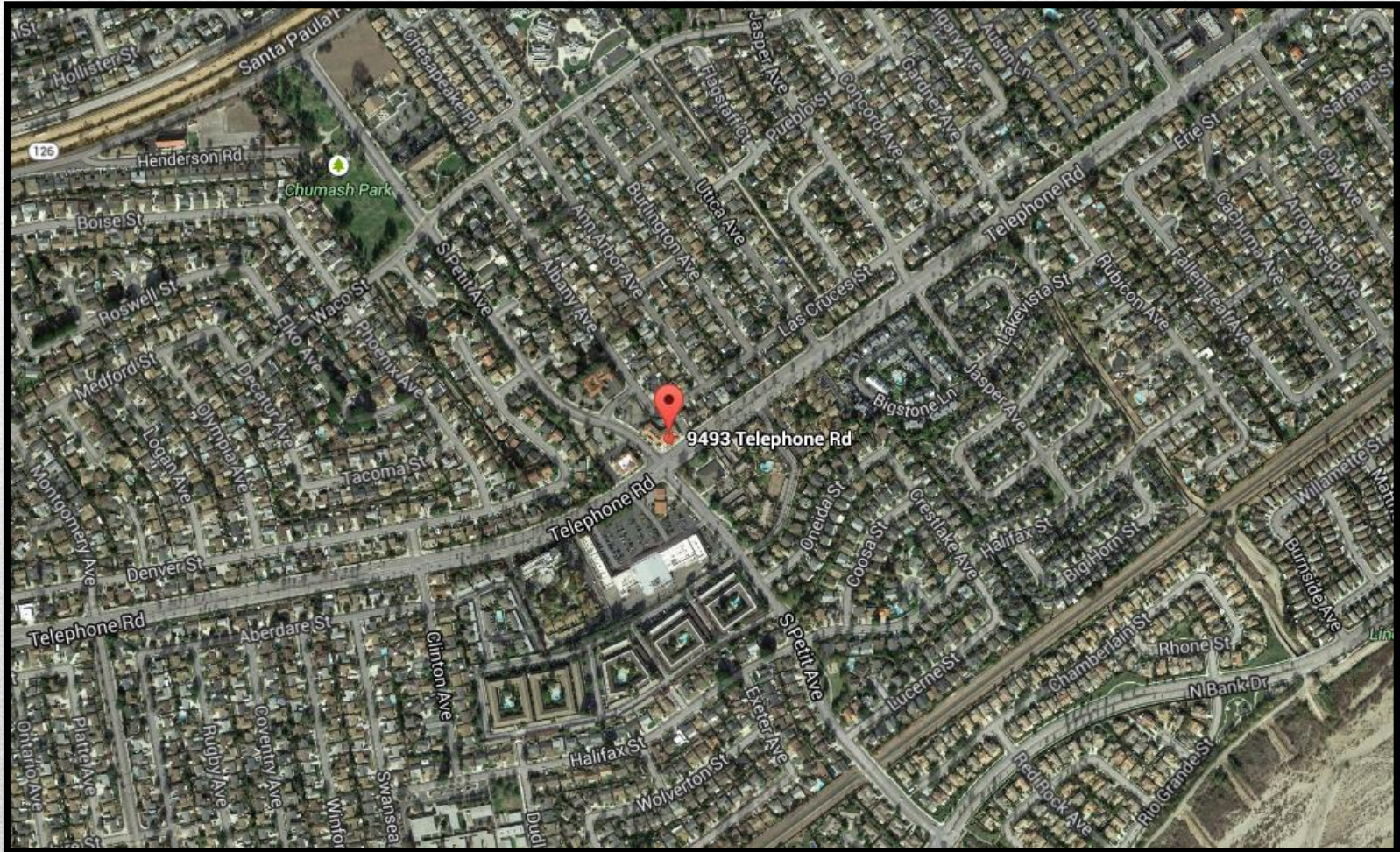


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SECTION II – INVESTMENT OVERVIEW



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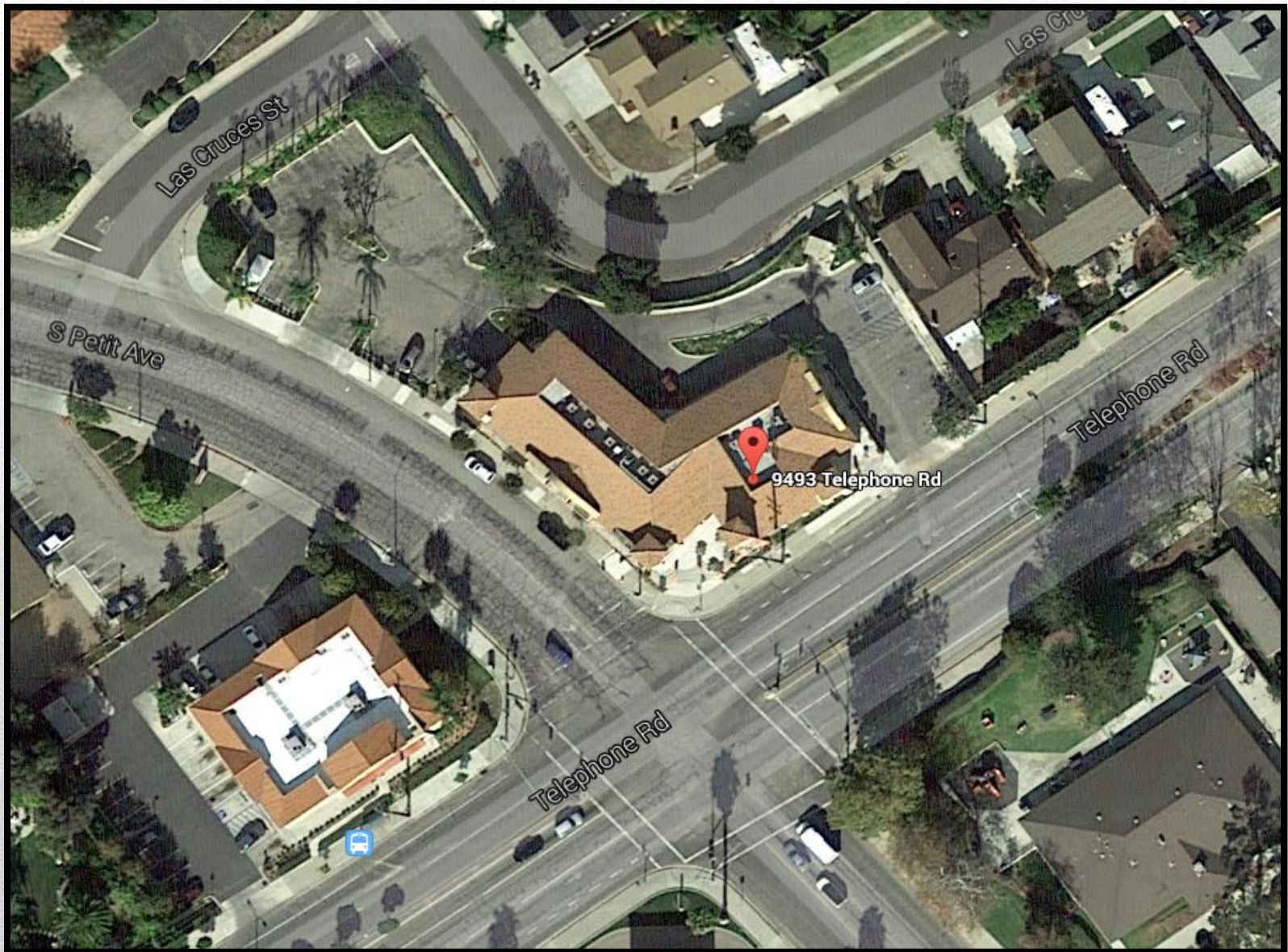
TELEPHONE ROAD CENTER

9493 Telephone Rd. Ventura, CA 93004

40,400 SF Land and 9,701 SF Buildings

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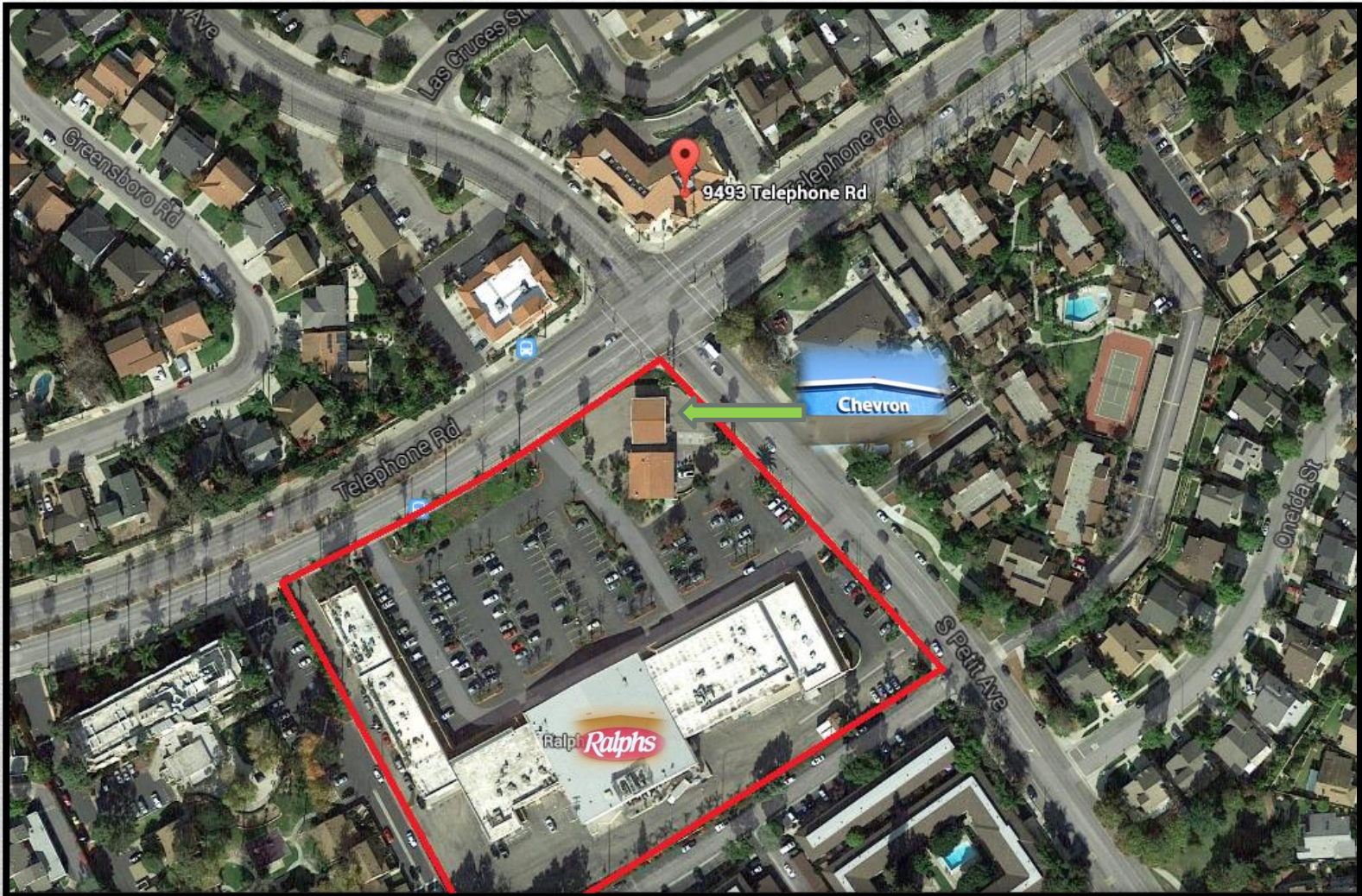








The Following Photos Belongs To All The Businesses In The Shopping Center Located @ The South Corner Of The Subject Property





CIG STORE

DENTIST

 **boostmobile**

 **NAIL SPA**

NEW PANDA QUALITY CHINESE FOOD

SUBWAY

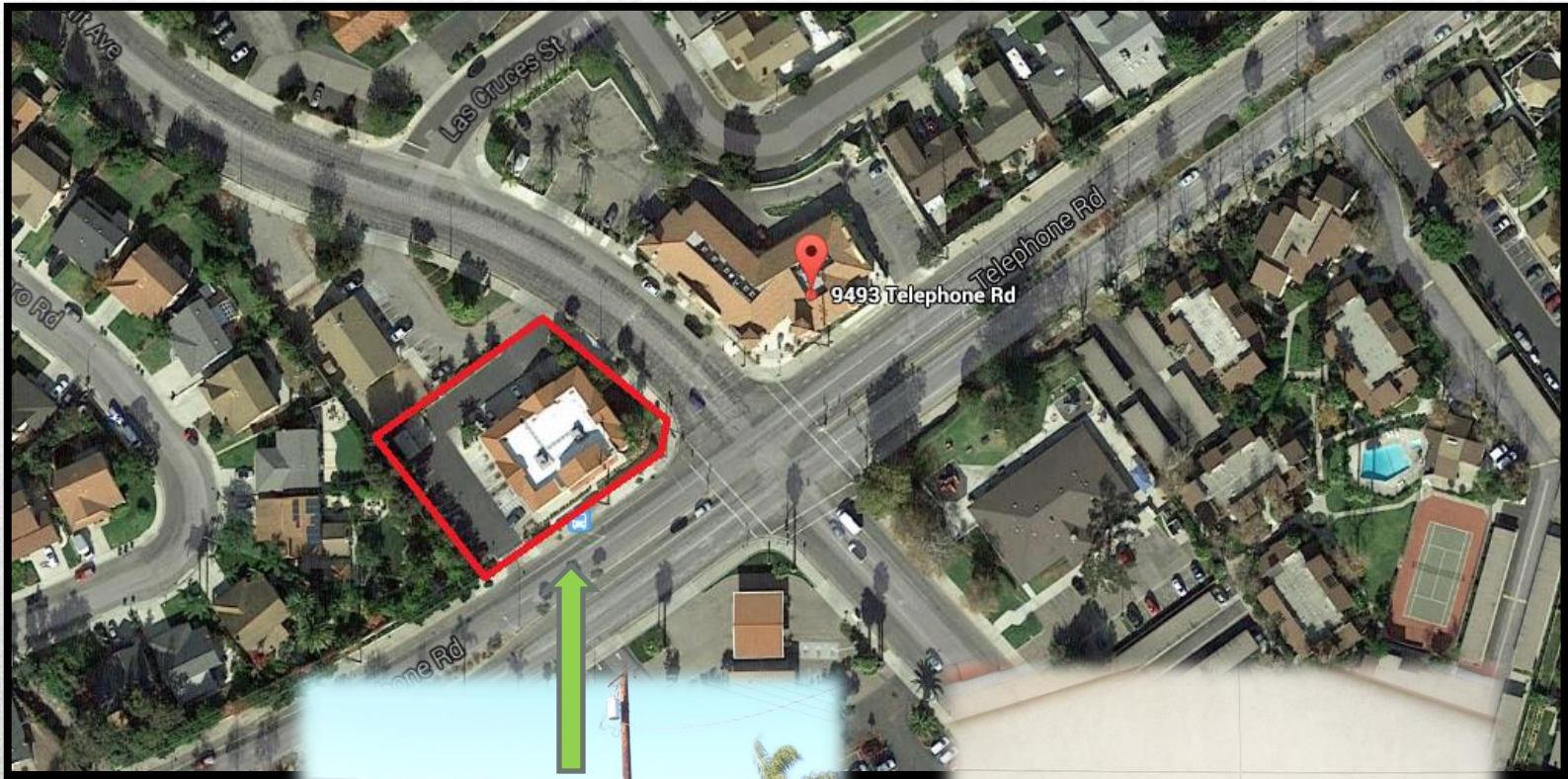
TONY'S

MY GYM
CHILDREN'S FITNESS CENTER

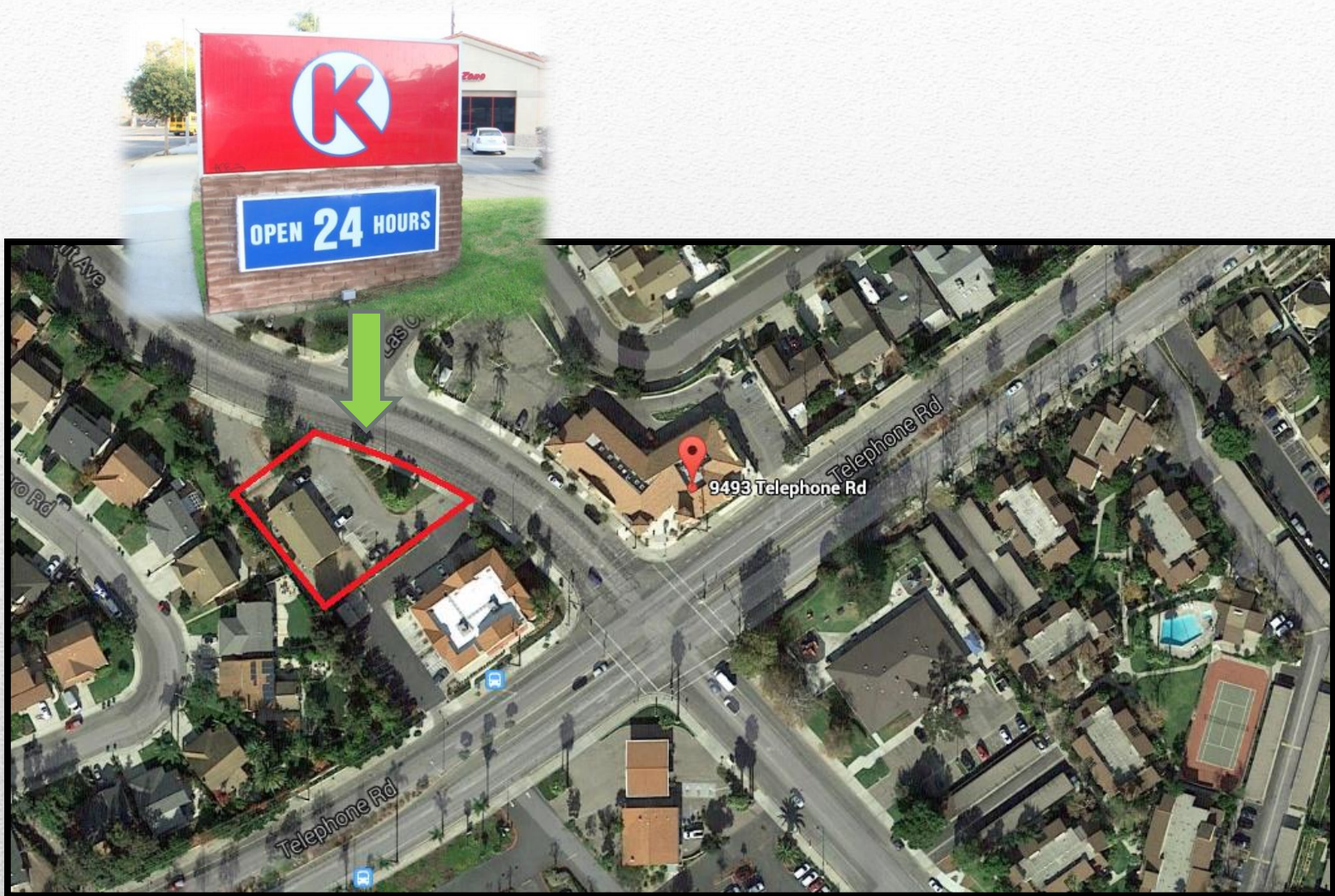
Ralphs



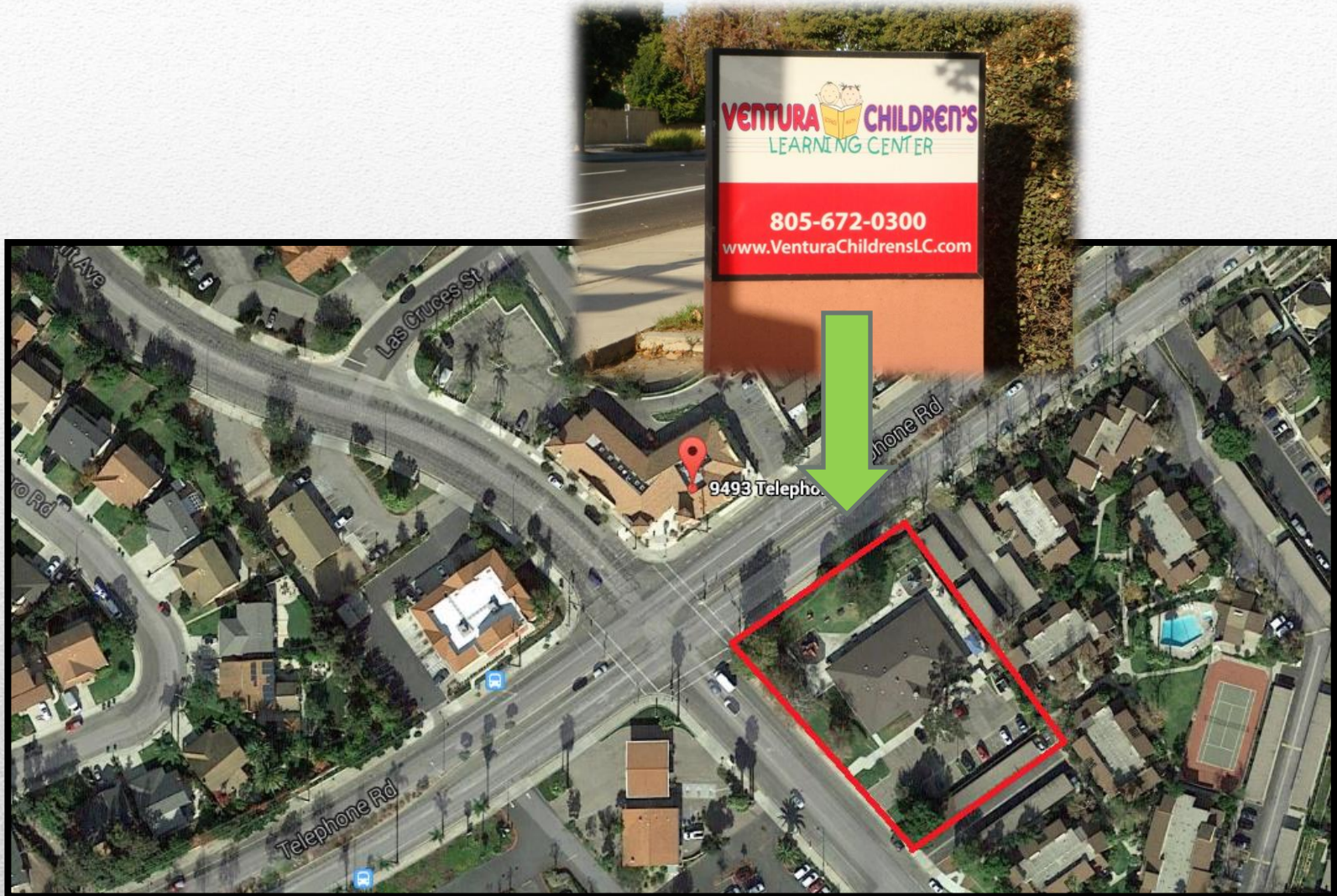
The Following Photos Belongs To The Business @ The West Corner Of The Subject Property

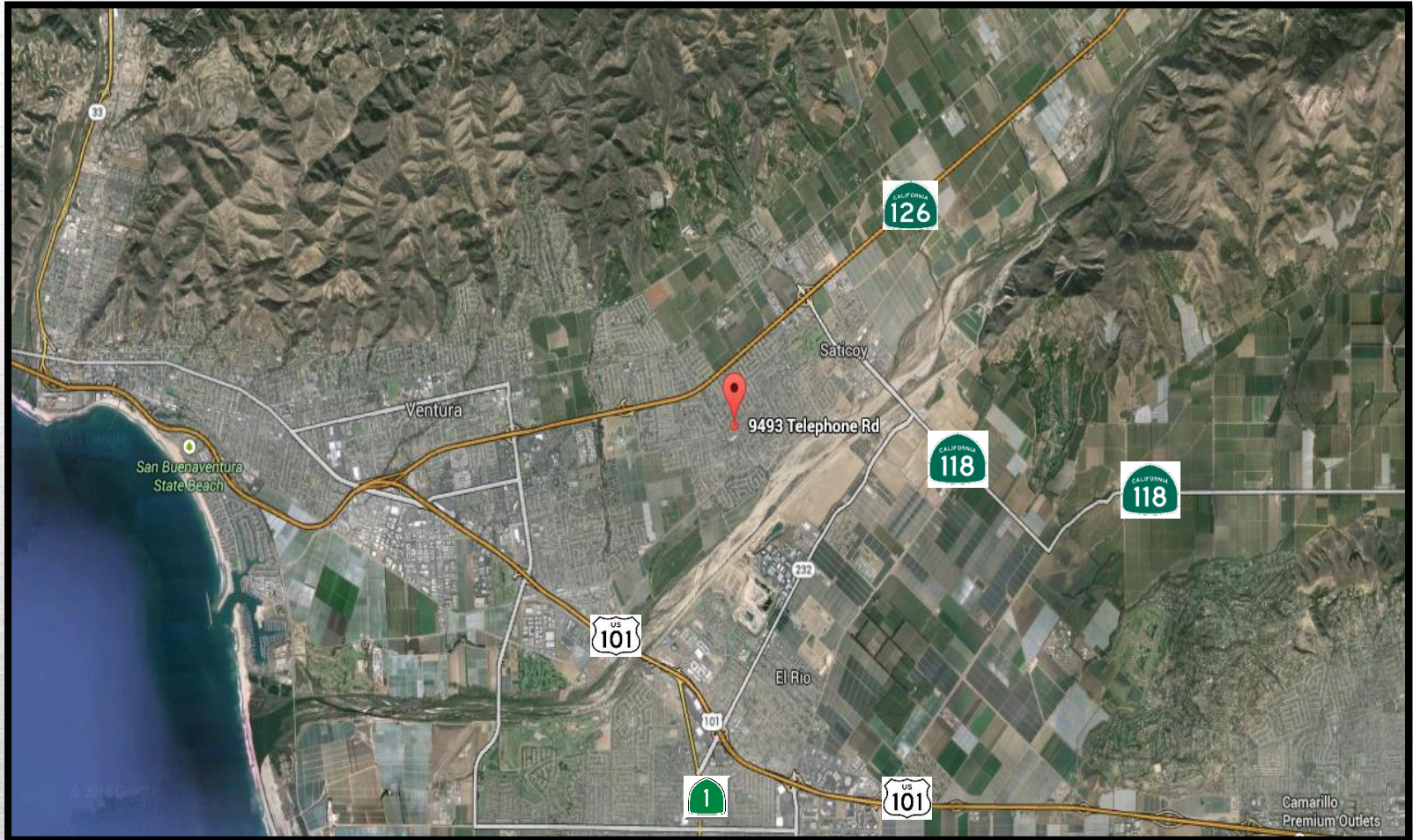


The Following Photo Belongs To The Business @ The North West Corner Of The Subject Property



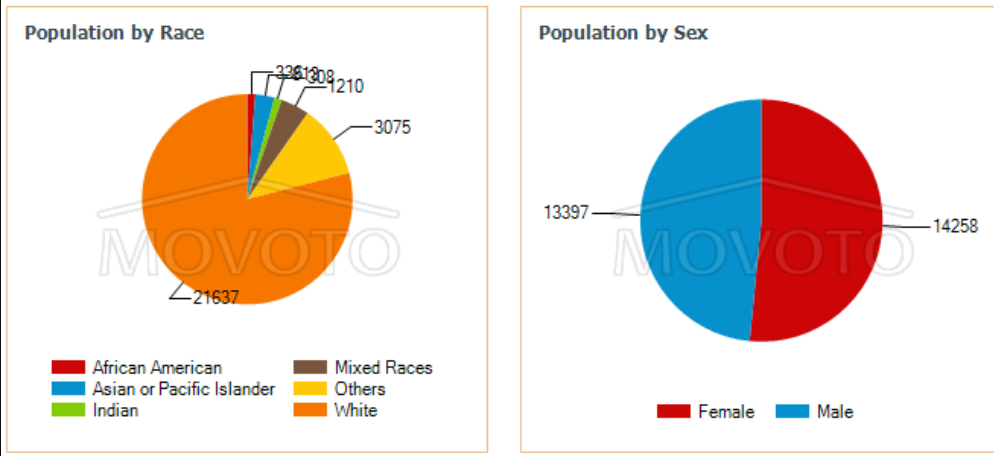
The Following Photo Belongs To The Business @ The East Corner Of The Subject Property





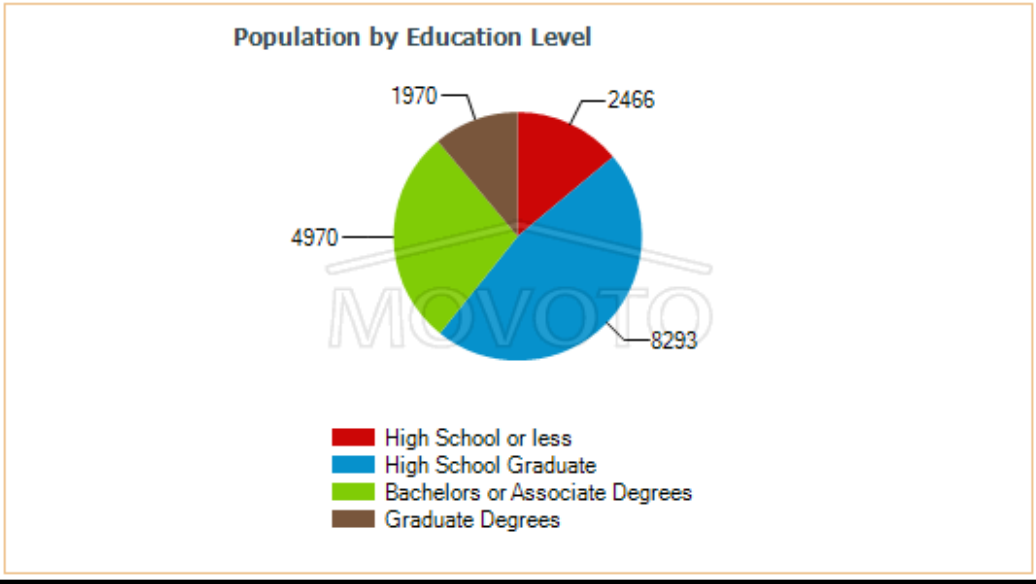
Population by Race & Gender		
African American	336	(1%)
Asian or Pacific Islander	813	(3%)
Indian	308	(1%)
Mixed Races	1,210	(4%)
Others	3,075	(11%)
White	21,637	(79%)
Female	14,258	(52%)
Male	13,397	(48%)

Population by Race & Gender

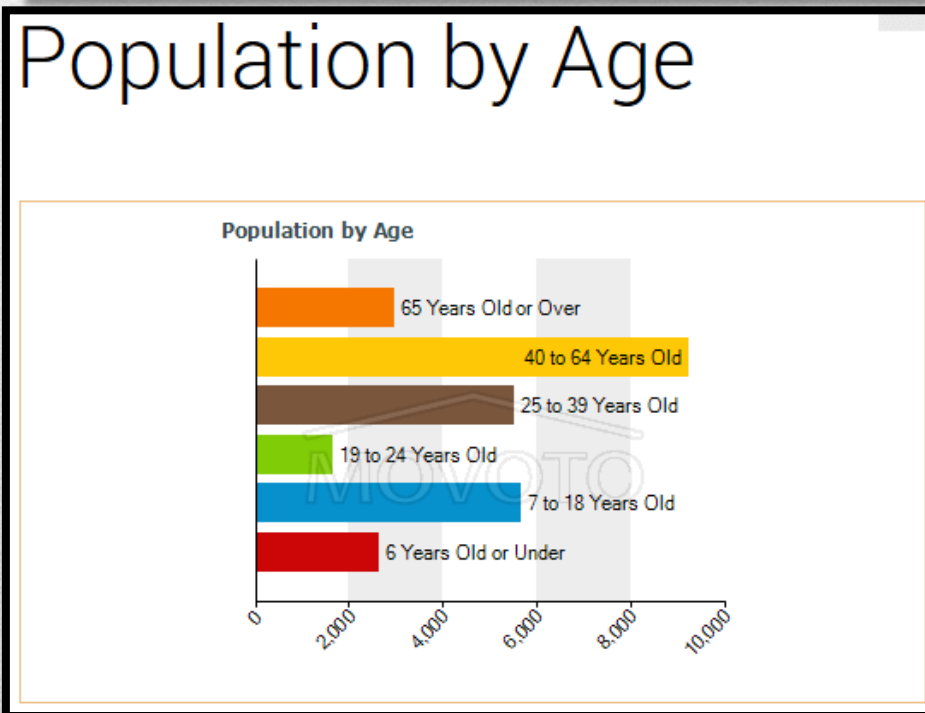


Population by Education Level		
High School or less	2,466	(14%)
High School Graduate	8,293	(47%)
Bachelors or Associate Degrees	4,970	(28%)
Graduate Degrees	1,970	(11%)

Population by Education Level

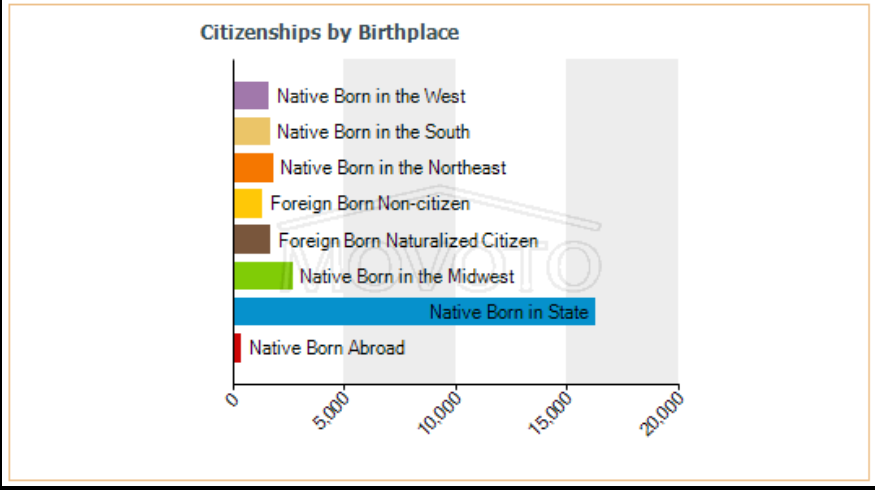


Population by Age		
6 Years Old or Under	2,638	(10%)
7 to 18 Years Old	5,662	(20%)
19 to 24 Years Old	1,656	(6%)
25 to 39 Years Old	5,507	(20%)
40 to 64 Years Old	9,231	(33%)
65 Years Old or Over	2,961	(11%)



Population Citizenships by Birthplace		
Native Born Abroad	421	(2%)
Native Born in State	16,288	(59%)
Native Born in the Midwest	2,715	(10%)
Foreign Born Naturalized Citizen	1,725	(6%)
Foreign Born Non-citizen	1,354	(5%)
Native Born in the Northeast	1,816	(7%)
Native Born in the South	1,682	(6%)
Native Born in the West	1,654	(6%)

Population Citizenships by Birthplace

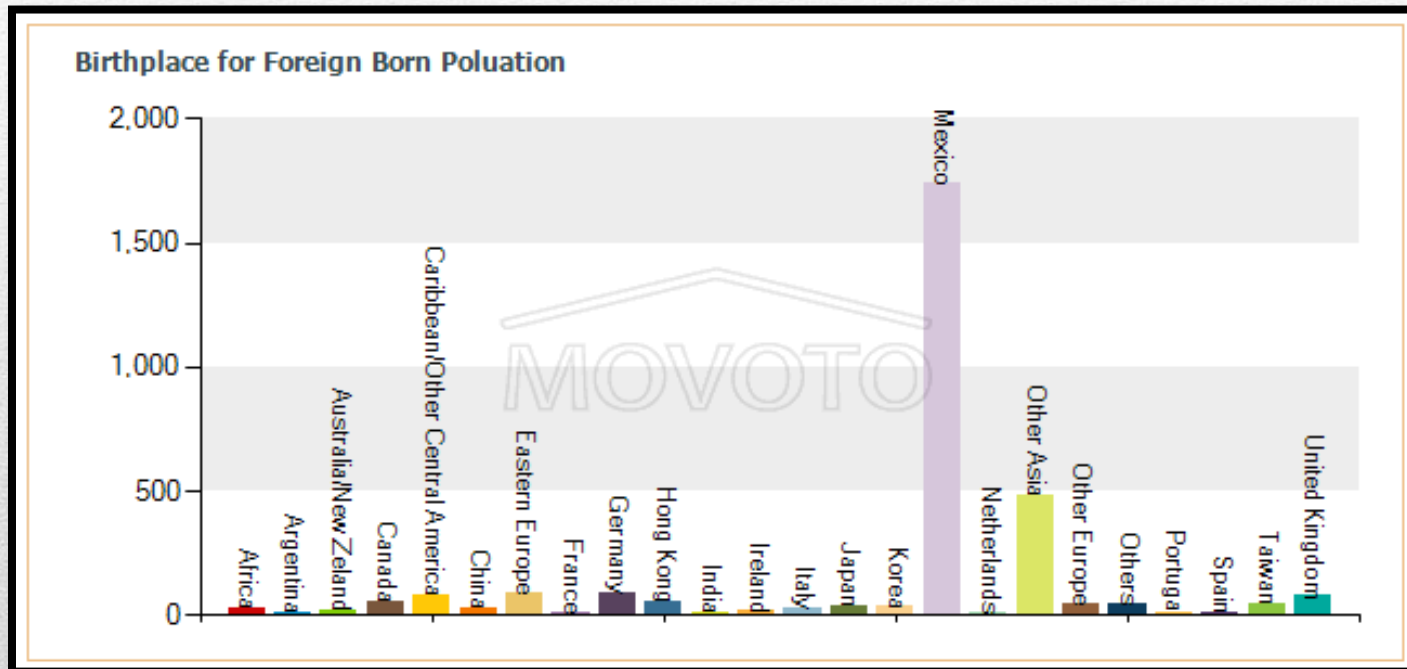


Birthplace for Foreign Born Population		
Africa	28	(1%)
Argentina	9	
Australia/New Zeland	17	(1%)
Canada	55	(2%)
Caribbean/Other Central America	80	(3%)
China	32	(1%)
Eastern Europe	93	(3%)
France	9	
Germany	89	(3%)
Hong Kong	57	(2%)
India	8	
Ireland	16	(1%)

Birthplace for Foreign Born Population

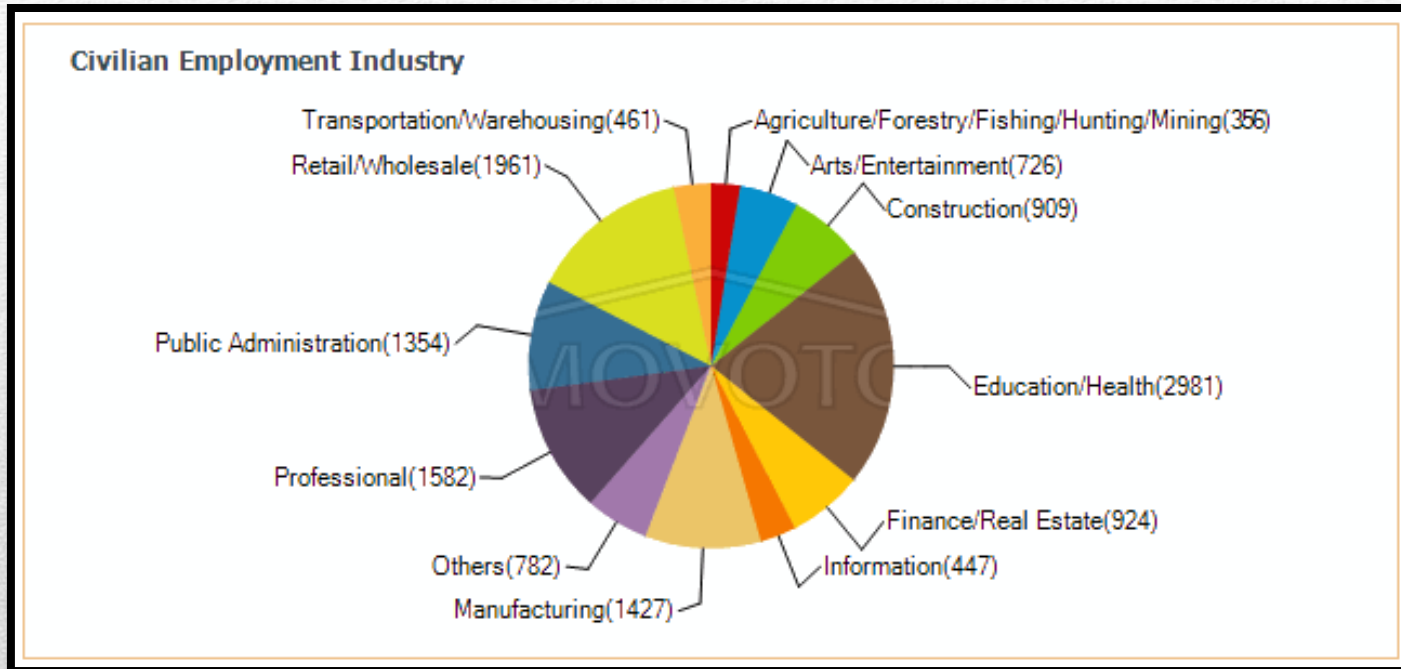
Ireland	16	(1%)
Italy	27	(1%)
Japan	38	(1%)
Korea	33	(1%)
Mexico	1,745	(57%)
Netherlands	12	
Other Asia	484	(16%)
Other Europe	49	(2%)
Others	44	(1%)
Portugal	7	
Spain	14	
Taiwan	47	(2%)
United Kingdom	77	(3%)

Birthplace for Foreign Born



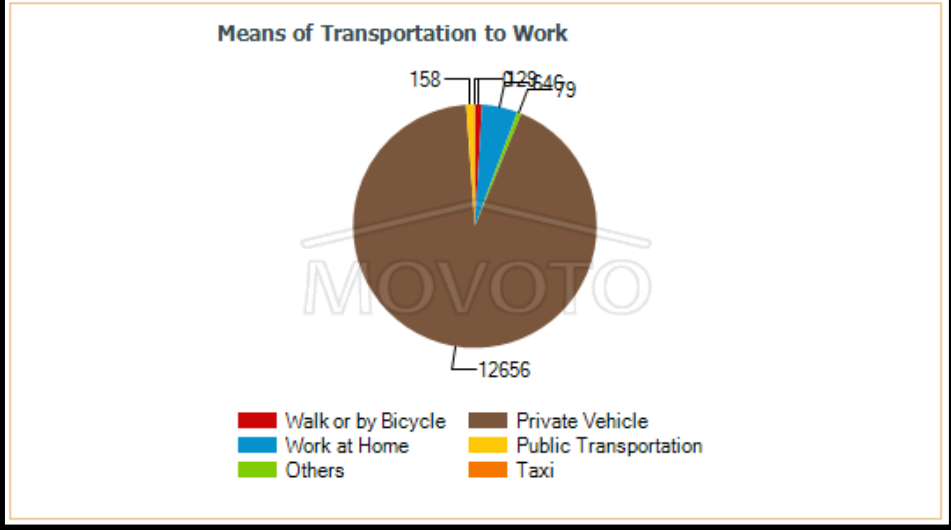
Civilian Employment Industry		
Agriculture/Forestry/Fishing/Hunting/Mining	356	(3%)
Arts/Entertainment	726	(5%)
Construction	909	(7%)
Education/Health	2,981	(21%)
Finance/Real Estate	924	(7%)
Information	447	(3%)
Manufacturing	1,427	(10%)
Others	782	(6%)
Professional	1,582	(11%)
Public Administration	1,354	(10%)
Retail/Wholesale	1,961	(14%)
Transportation/Warehousing	461	(3%)

Civilian Employment Industry



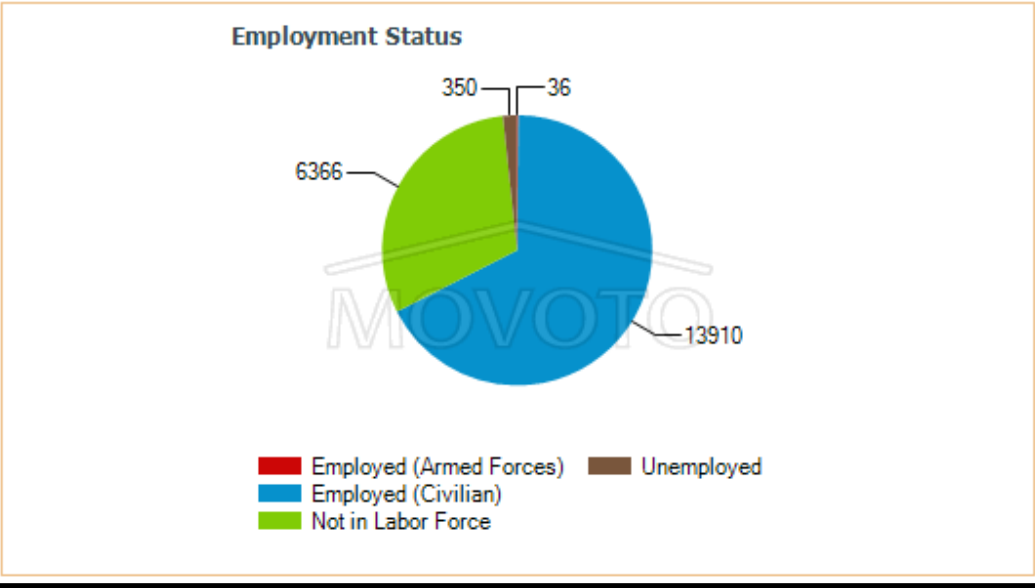
Means of Transportation to Work		
Walk or by Bicycle	129	(1%)
Work at Home	646	(5%)
Others	79	(1%)
Private Vehicle	12,656	(93%)
Public Transportation	158	(1%)
Taxi	0	

Means of Transportation to Work



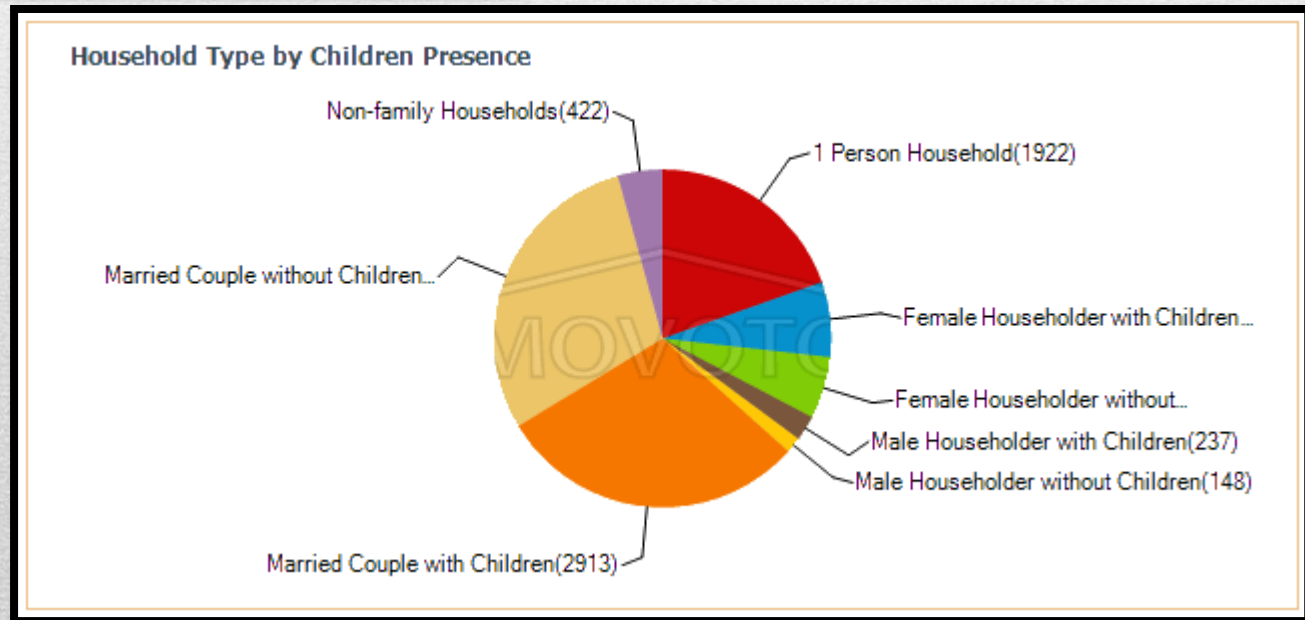
Employment Status		
Employed (Armed Forces)	36	
Employed (Civilian)	13,910	(67%)
Not in Labor Force	6,366	(31%)
Unemployed	350	(2%)

Employment Status



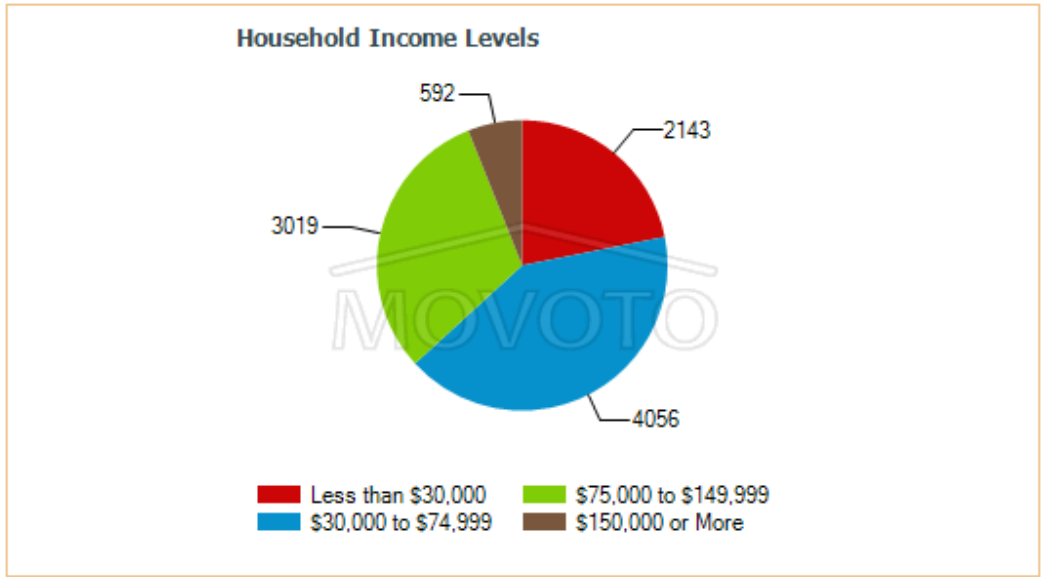
Household Type by Children Presence		
1 Person Household	1,922	(20%)
Female Householder with Children	703	(7%)
Female Householder without Children	584	(6%)
Male Householder with Children	237	(2%)
Male Householder without Children	148	(2%)
Married Couple with Children	2,913	(30%)
Married Couple without Children	2,881	(29%)
Non-family Households	422	(4%)

Household Type by Children

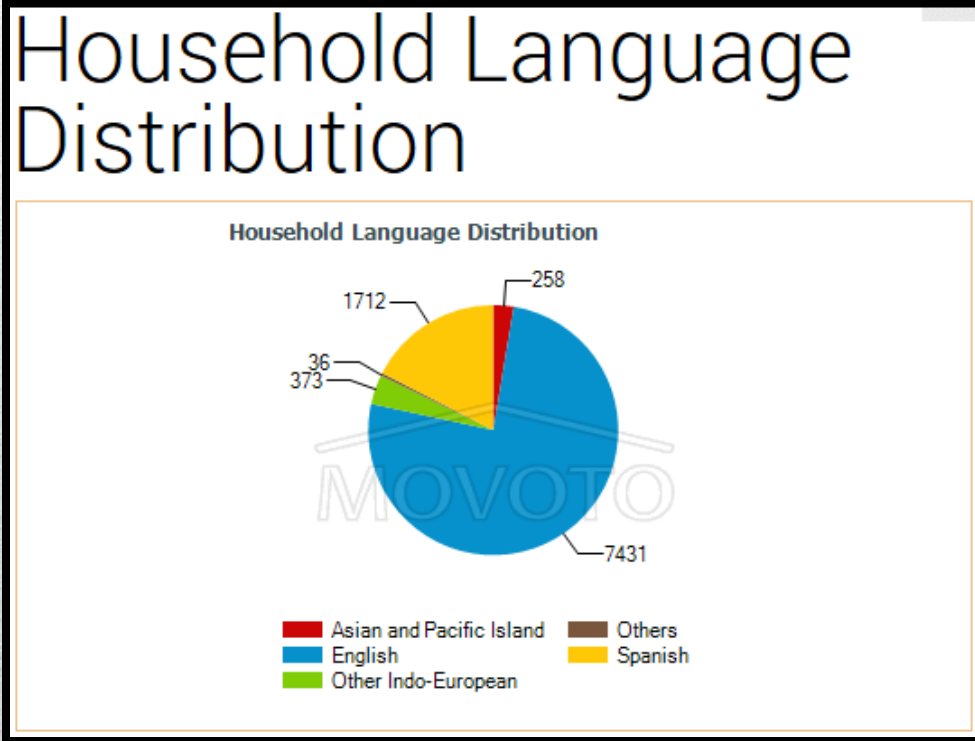


Household Income Levels		
Less than \$30,000	2,143	(22%)
\$30,000 to \$74,999	4,056	(41%)
\$75,000 to \$149,999	3,019	(31%)
\$150,000 or More	592	(6%)

Household Income Levels

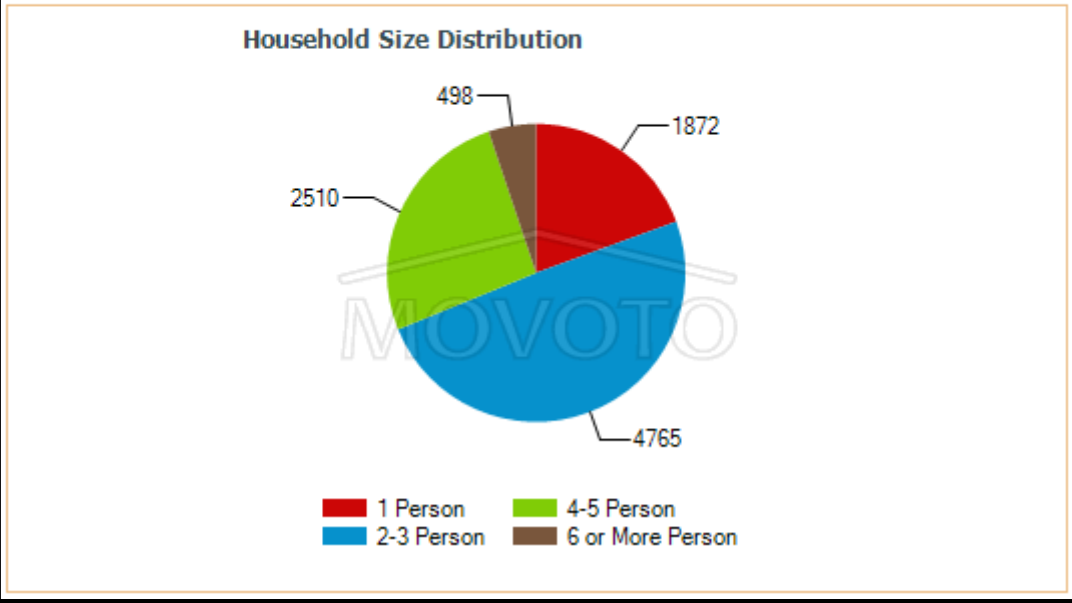


Household Language Distribution		
Asian and Pacific Island	258	(3%)
English	7,431	(76%)
Other Indo-European	373	(4%)
Others	36	
Spanish	1,712	(17%)

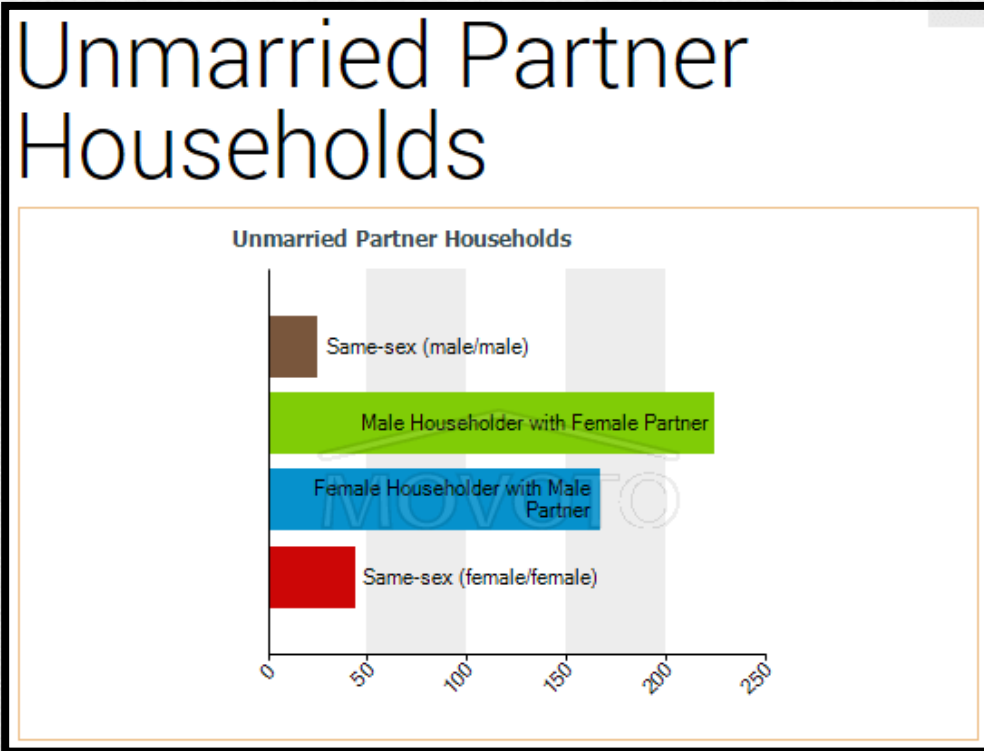


Household Size Distribution		
1 Person	1,872	(19%)
2-3 Person	4,765	(49%)
4-5 Person	2,510	(26%)
6 or More Person	498	(5%)

Household Size Distribution

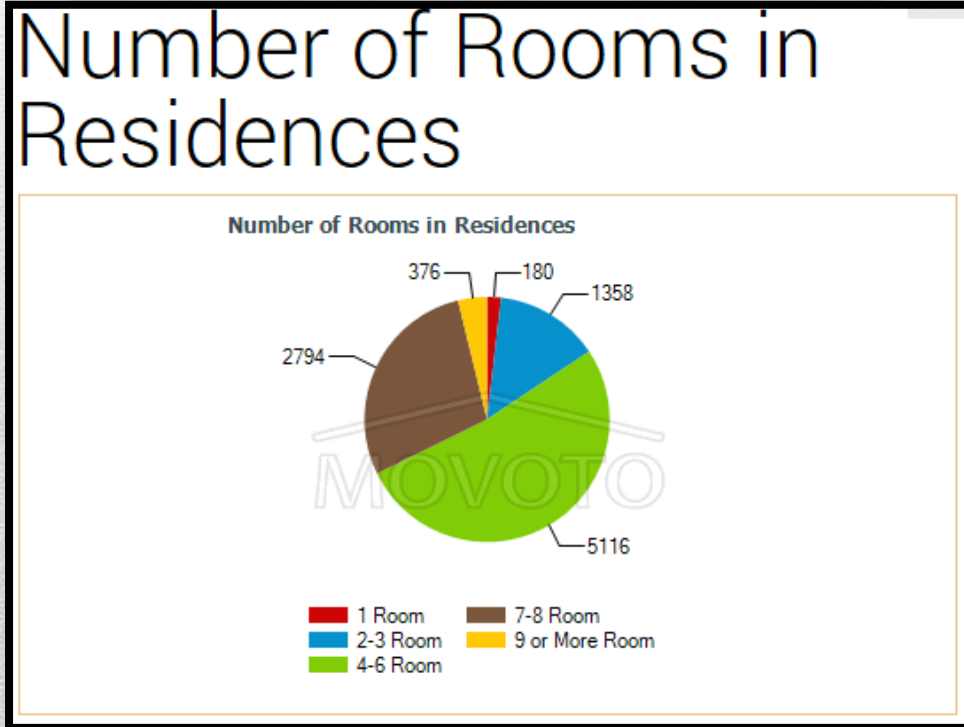


Unmarried Partner Households		
Asian and Pacific Island	258	(3%)
English	7,431	(76%)
Other Indo-European	373	(4%)
Others	36	
Spanish	1,712	(17%)



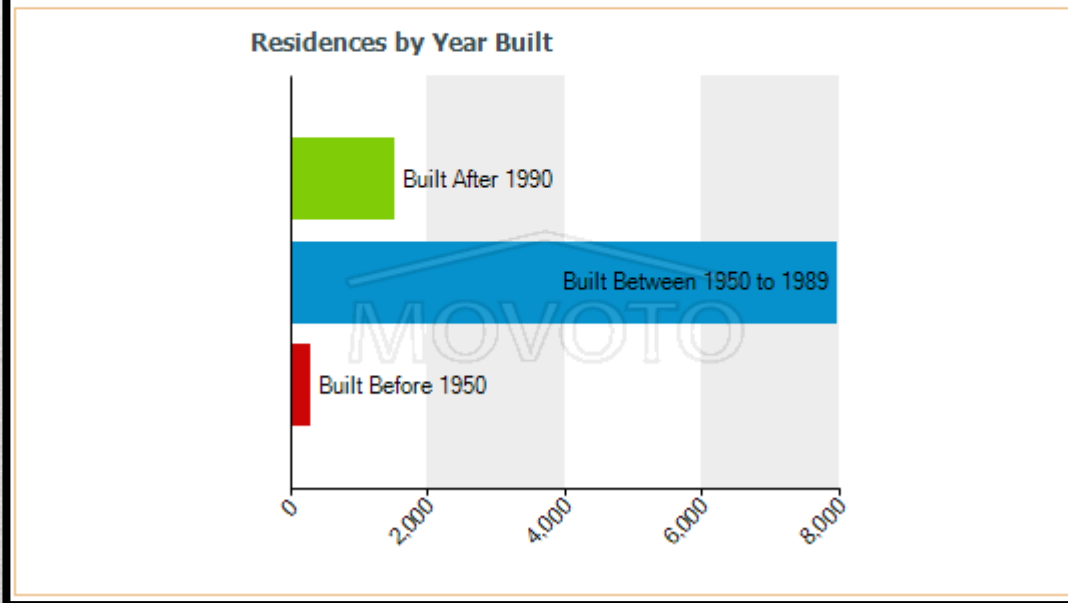
Neighborhood Housing Characteristics

Number of Rooms in Residences		
1 Room	180	(2%)
2-3 Room	1,358	(14%)
4-6 Room	5,116	(52%)
7-8 Room	2,794	(28%)
9 or More Room	376	(4%)



Residences by Year Built		
Built Before 1950	297	(3%)
Built Between 1950 to 1989	7,994	(81%)
Built After 1990	1,533	(16%)

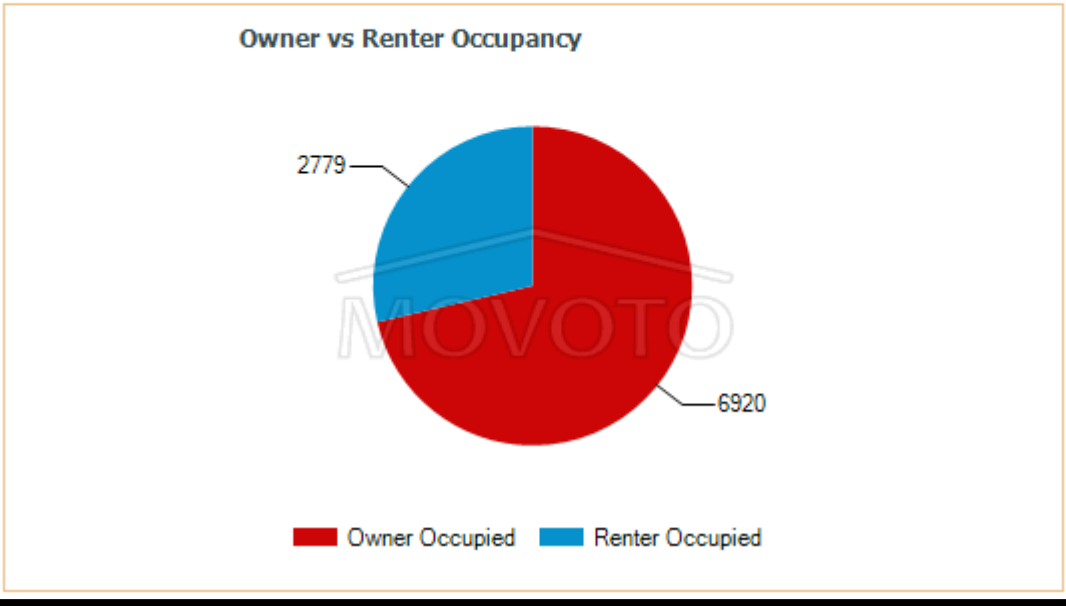
Residences by Year Built



Rental Information

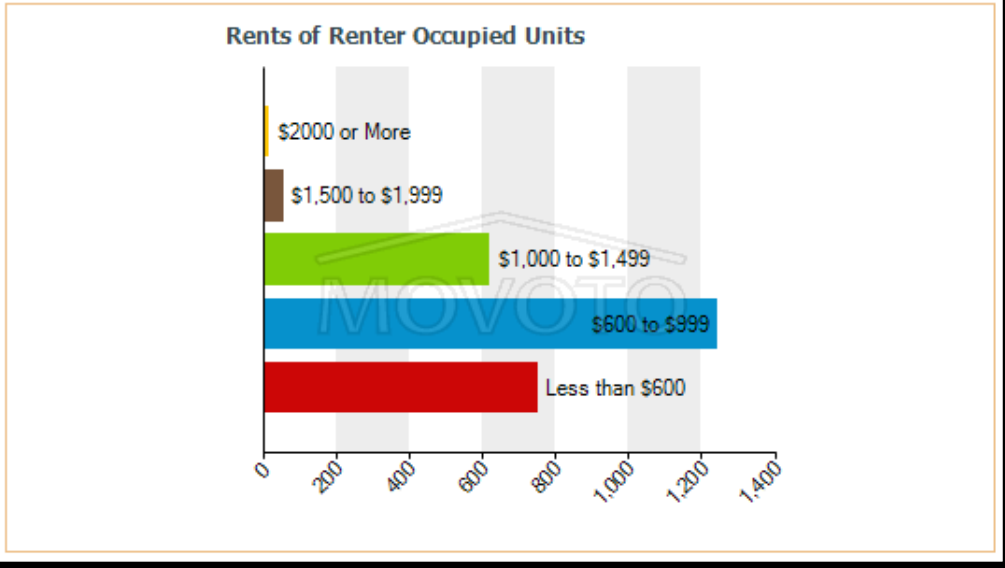
Owner vs. Renter Occupancy		
Owner Occupied	6,920	(71%)
Renter Occupied	2,779	(29%)

Owner vs. Renter Occupancy



Rents of Renter Occupied Units		
Less than \$600	752	(28%)
\$600 to \$999	1,246	(46%)
\$1,000 to \$1,499	621	(23%)
\$1,500 to \$1,999	58	(2%)
\$2000 or More	19	(1%)

Rents of Renter Occupied Units



Ventura's History

Welcome to the City of Ventura, one of America's most livable communities. City of Ventura is located between Malibu and Santa Barbara on the blue Pacific Ocean, overlooking Anacapa and Santa Cruz islands.

People have lived along this stretch of the California coast for at least ten thousand years. San Buenaventura was founded in 1782 by Father Junipero Serra, the ninth of the California missions. He named it after the Italian St. Bonaventure, hence the nickname that Ventura is the "city of good fortune."

The City of San Buenaventura was incorporated in 1866. The minutes of the first City Council meetings were recorded in Spanish, which was still the pre-dominant language of its time. Ventura became the County seat when Santa Barbara and Ventura Counties split in 1873. That same year, a courthouse and wharf were built, a bank was opened and the first public library was created.

An oil strike in 1914 fueled rapid growth. In the years following World War II, farmland gave way to outward suburban development. Growth has slowed in recent decades as Ventura has matured into a seaside community known for its scenic coastline and hillsides, rich culture, revitalized historic Downtown and environmental stewardship.

In 2005, the City Council unanimously adopted a visionary General Plan that the Ventura County Star praised as "a model for other communities." During the current economic crisis, the City Council has focused on delivering key services within available means and promoting sustainable prosperity.

The City of Ventura provides a full range of services to 109,000 residents. It operates under the "Council/Manager" form of government under a charter adopted by voters in 1934, with an elected seven member City Council. The Mayor is chosen from among the City Council and serves a term of two years.



Please visit our Virtual Tour available at:

WWW.TOURFACTORY.COM/1253860





TELEPHONE ROAD CENTER QR CODE