

Investment Offering - Single Tenant

39809 Avenida Acacias | Murrieta, CA

For more information contact:

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CIRE | Partners
COMMERCIAL INVESTMENT REAL ESTATE

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39809 Avenida Acacias, Murrieta
Built in 2006 / Renovated in 2016
5,792 SF Located on 0.24 Acres
Single Tenant Absolute NNN Lease
Fee-simple Ownership (Land & Building)



pricing summary

Purchase Price	\$1,750,000
NOI	\$122,910 / \$129,312 ⁽²⁾
CAP Rate	7.02% / 7.39% ⁽¹⁾
Lease Term	10+ years remaining

(1) 7.39% cap rate based on buyer self-managing at a 4% Mgt. Fee, which the tenant has historically paid.
(2) Base Rent = \$120,572 + \$2,346 Admin Fee = \$122,910 NOI + \$6,402 Mgt Fee = \$129,312.

CIRE Partners is pleased to present a Single Tenant Absolute NNN leased investment offering located in Murrieta, California. The subject property is 100% occupied by Unique Pizza and consists of an approximately 5,792 SF building on a 0.24 acre parcel located at 39809 Avenida Acacias.

The offering is strategically situated within the Murrieta Crossings shopping center, a freeway-oriented regional shopping destination located in the heart of the retail hub serving the Temecula and Murrieta Valley. Located at the southeast intersection of Interstate 215 and Los Alamos Rd, it is the most highly visible retail destination situated along Interstate 215 with over 3,000 feet of freeway frontage. Constructed in 2006, Murrieta Crossings was built to the highest of standards with a fresh, contemporary design. It is centrally located, drawing customers from a dense and expansive trade area. Murrieta's excellent demographic profile boasts average annual incomes of over \$90,000 and population growth of 115% since 2000, driving demand for retail and entertainment to all-time highs. This demand is expected to remain strong and likely improve due to near-term projected increases in the supply of single family residential properties in the region. Currently there are 13 active residential developments under construction in the surrounding area that are projected to add an additional 2,100 single-family residential units.

The offering provides the opportunity to acquire a late construction, prominently located asset in one of the most highly visible Southern California retail destinations along Interstate 215 at an attractive cost basis and strong in-place cap rate.

investment overview

Address	39809 Avenida Acacias Murrieta, CA
Square Footage	5,792 SF
Year Built	2006 / Renovated 2016
Purchase Price	\$1,750,000
CAP Rate	7.02% / 7.39%
NOI	\$122,910 / \$129,312
Parking	4.00 / 1,000
Zoning	Community Commercial
Amenities	Freeway Frontage Pylon Signage
Lease Type	Absolute NNN Lease
Lease Term	Approx. 10 Years Remaining
Traffic Counts	Los Almos Road: 24,207 ADT Interstate 215: 93,000 ADT

Lease Year(s)	Dates	Base Rent	Base / SF	NOI (3)	CAP Rate (4) (without / with mgt fee)	
Year 2	09/01/16 - 08/31/17	\$120,572	\$20.82	\$122,918	7.02%	7.39%
Year 3	09/01/17 - 08/31/18	\$124,047	\$21.42	\$126,393	7.22%	7.59%
Year 4	09/01/18 - 08/31/19	\$127,522	\$22.02	\$129,869	7.42%	7.79%
Years 5-10	09/01/19 - 08/31/25	\$130,997	\$22.62	\$133,344	7.62%	7.99%
Year 11	09/01/25 - 08/31/26	\$134,473	\$23.22	\$136,819	7.82%	8.18%
1st Option	09/01/26 - 08/31/31	\$150,609	\$26.00	\$152,956	8.74%	9.11%

(3) NOI includes estimated Admin Fee equal to 15% of estimated CAM and 4% Mgt Fee.
(4) CAP Rates based on annualized NOI

investment highlights

- Absolute NNN lease with annual rental increases
- Below market rent
- Divisible into multiple suites
- Prominent location along I-215 in Southern CA with traffic counts in excess of 117,000 per day
- Personally Guaranteed
- 10+ years in term remaining w/ two 5-year extension options at 12% increases

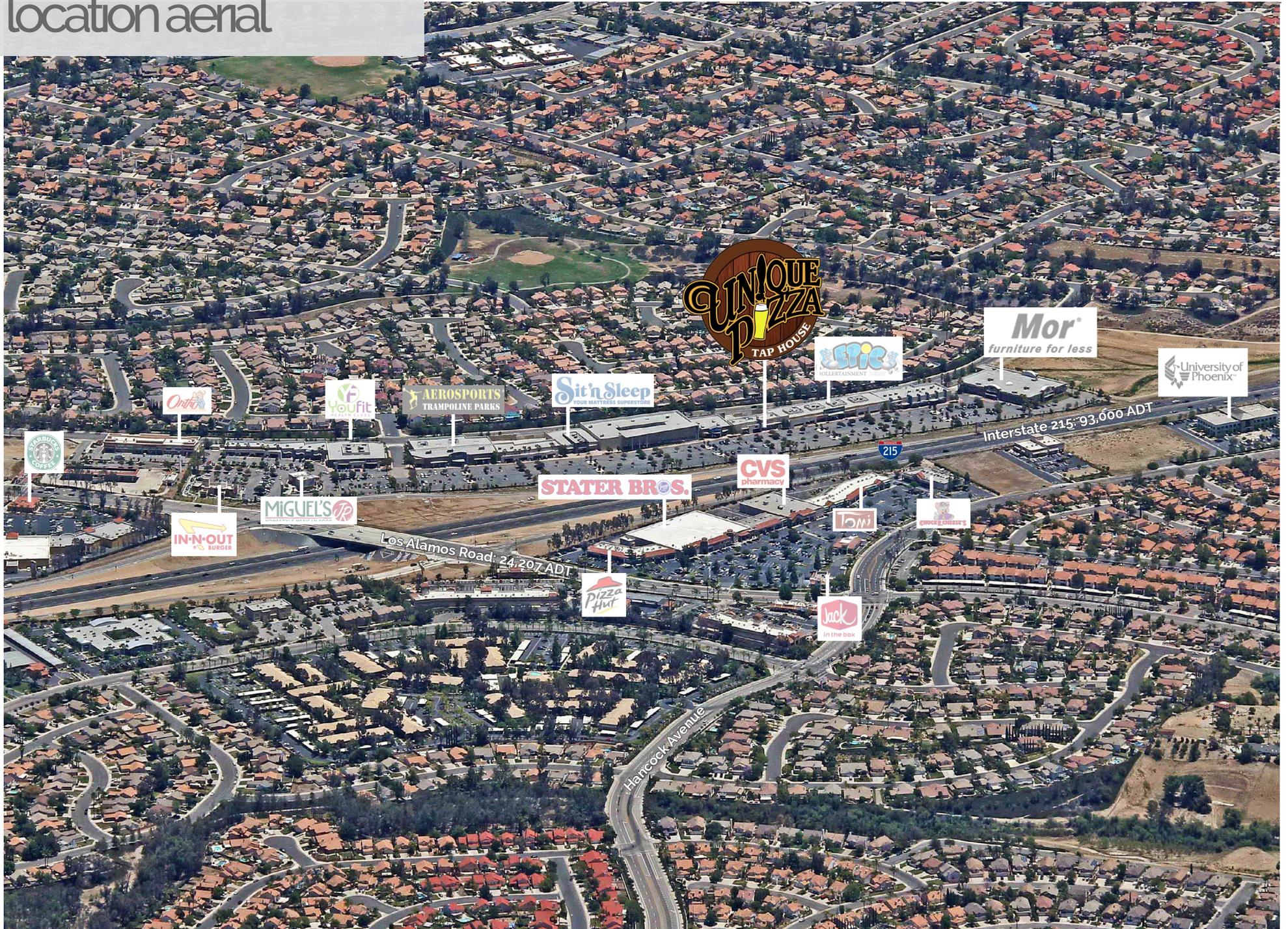


lease abstract

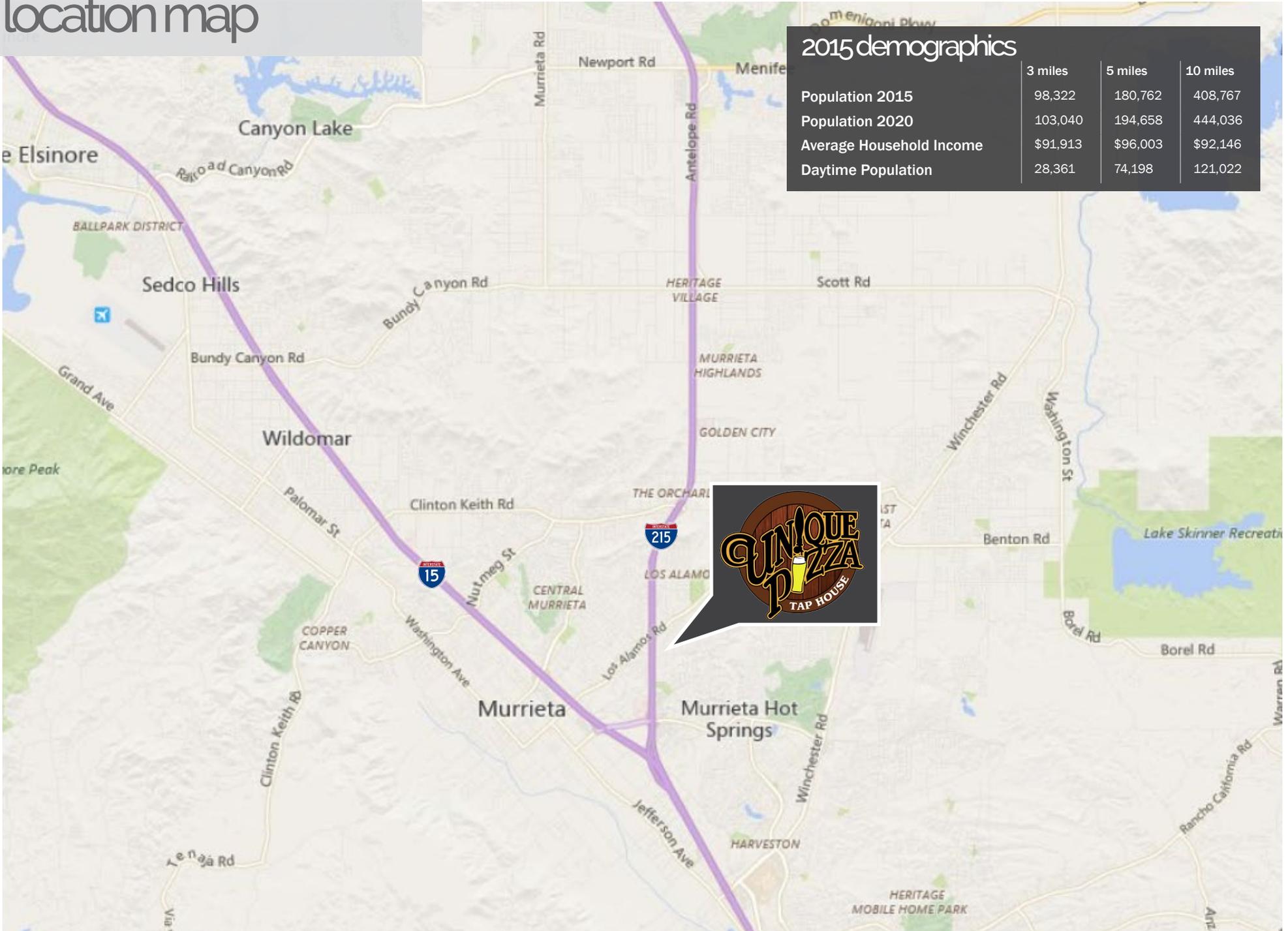
Tenant	Unique Pizza
Lease Commencement	11/05/2015
Lease Expiration	08/31/2026
Lease Type	Absolute NNN Lease
Renewal Options	Two - Five (5) Year Options
NOI	\$125,331 / \$127,483 ⁽³⁾
Rent Increases	Approximately Three Percent (3%) / Year
Roof & Structure	Landlord Responsible, Tenant Reimburses
Guarantor	Personal Guaranty
HVAC	Tenant Responsible

⁽³⁾Except Years Five thru Ten

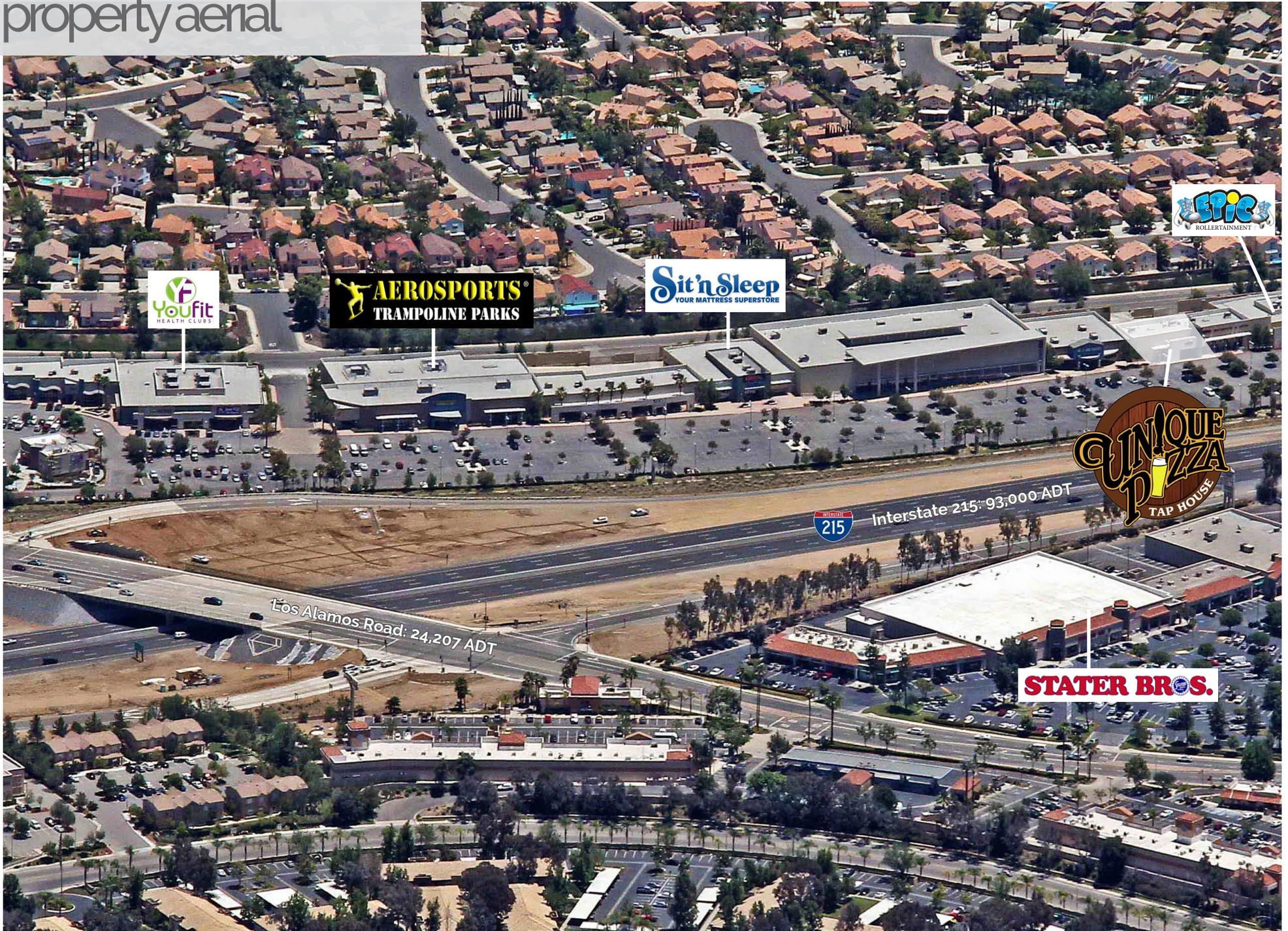
location aerial



location map



property aerial



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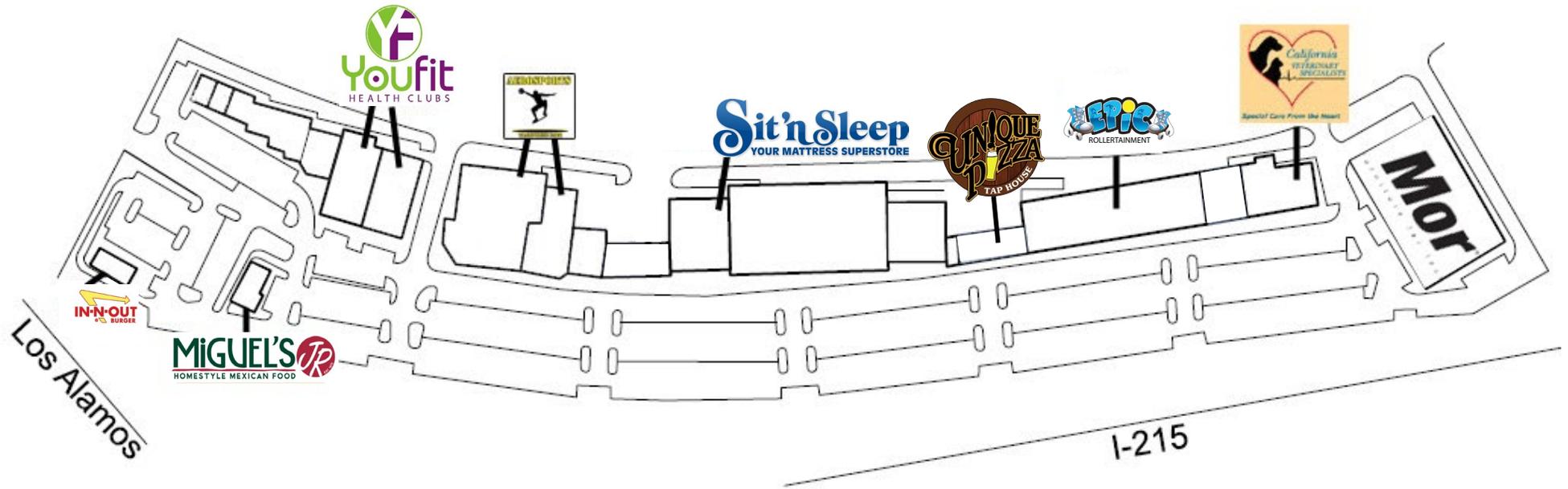
STATER BROS.

INTERSTATE
215

Interstate 215: 93,000 ADT

Los Alamos Road: 24,207 ADT

property site plan



property photos



property photos



financial information

Original Lease Term:	11/05/2015 - 08/31/2026
Rent Increases:	\$0.60 Annual Increases (Approximately 3% Per Year); Except Years 5 through 10
Renewal Options:	Tenant shall have Two (2) Five (5) Year Options to extend the lease term at fixed 12% increases
Expense Reimbursement:	The lease is an absolute NNN lease. Tenant is responsible for reimbursing Landlord for property taxes, insurance and all expenses incurred by Landlord related to the ownership and operation of the shopping center, including, but not limited to, the operation, repair, maintenance and replacement of the common areas, property management fees, and reserves. Tenant's reimbursement obligations include reimbursement of costs incurred by Landlord related to Landlord's obligation to maintain and repair the roof and structure. Lastly, in addition to reimbursing for property management fees, Tenant also pays Landlord a fixed administrative fee equal to fifteen percent (15%) of the annual NNN expenses, exclusive of taxes and insurance.
Property Management:	Tenant reimburses for property management fees allowing a buyer the opportunity to self-manage the property to generate additional revenue or the ability to outsource management for ease of operation at no cost to buyer. The common areas are maintained by a third-party so self-management would require minimal effort from a buyer.



Murrieta, CA

Murrieta is a city located in the southwestern region of Riverside County, approximately 80 miles southeast of downtown Los Angeles and 65 miles north of downtown San Diego. Murrieta is one of the fastest growing cities in California. The scenic beauty of the area and reasonable housing costs continues to attract significant numbers of residents and businesses to the city. Those living in the community are able to take advantage of distinguished schools, abundant parks and recreation, excellent medical facilities, expanding employment opportunities, and one of the lowest crime rates in Southern California.

Murrieta has experienced a considerable 115.4% population growth since 2000, compared to 50.3% growth in all of Riverside County. Currently the county is home to 109,451 people with a median age of 34.2. The average household income in Murrieta is \$92,006 annually, with 46.5% of households earning over \$75,000 and 12.2% earning over \$150,000 annually. The majority of housing in Murrieta is owned; 67.7% of homes are owner occupied while 32.3% are occupied by renters. The median home value in Murrieta is \$361,000 compared to the California median of \$441,800.

Murrieta is served by two major freeways: I-215 runs through the eastern portion of the city and I-15 runs through the western portion of the city. Mass transit in Murrieta is proved by the Riverside Transportation Agency, offering 35 bus routes throughout the region. Murrieta is located within about an hour of San Diego International Airport and Ontario International Airport. Murrieta also has a very accessible commuter airport, French Valley Airport, located within minutes of Murrieta's city limits.

With over 2,000 acres of vacant land, Murrieta continues to attract upscale retail centers and quality hotels, as well as research and development technology firms and top healthcare facilities. Murrieta opened its technology business incubator in 2012 which has become the place to locate, invest, and expand technology businesses. Murrieta's unemployment rate of 5.0%, as of April 2015, continues to improve and is lower than Riverside County's unemployment rate (6.4%) and the state of California's rate (6.2%). Some of the largest public and private employers in Murrieta include Murrieta Valley Unified School District, Southwest Healthcare Systems, the County of Riverside and Loma Linda University Medical Center-Murrieta.



tenant profile

Since 1991, James C. Vowler has owned and operated pizza shops. During this time he conducted research, analyzed numerous other pizza businesses and tested recipes to develop a truly unique pizza. There are several successful pizza shops but none of them have what they offer. They simply are not “UNIQUE”. The first Unique Pizza and Subs opened in Millvale, Pennsylvania under the management of Mr. Vowler. There are 18 pizza shops in Millvale’s immediate delivery area and another 12 shops that deliver from outside the area. He chose Millvale for this first location to prove to himself that if Unique Pizza and Subs could be successful there, it would be successful anywhere.

They now have opened several locations and are able to offer expansion opportunities through franchisees. The expertise which Mr. Vowler acquired is provided to all franchisees.

The Unique Pizza and Subs franchise is an opportunity to get into the extremely popular pizza business where there is always a demand. Their use of the highest quality ingredients, strict adherence to established methods, consistency, reasonable prices and dependable, friendly service make Unique Pizza and Subs the superior choice for excellent pizza. The winning combination produces loyal customers, the best word of mouth advertising and repeat business.

One of the main reasons why Unique Pizza and Subs is so successful, is because from it’s conception it was developed to be a franchise. The #1 consideration when developing Unique Pizza and Subs was to achieve the consistency of a large franchise with the quality of a “mom and pop” shop.

The personal quality locations needed to become a Unique Pizza and Subs franchisee include good financial standing, a high energy level, an ability to build long term relationships and a strong customer orientation.



Headquarters

Monroeville, PA

Website

www.uniquepizza.com

nearby retailers

Whether you are changing your home, or moving into a new one, you will find a huge selection of quality living room furniture, bedroom furniture, dining room furniture and name-brand mattresses offered at the best value at Mor Furniture for Less. We believe in providing quality merchandise, with excellent customer service, while exceeding your expectations. Mor Furniture for Less started in 1977 in San Diego, California. In 1983 the company opened a location in Spokane, Washington, followed by Portland, Oregon in 1984. By 1987, there were stores located throughout San Diego, Portland, Spokane, and Seattle, Washington. During the 1990's, Mor Furniture for Less grew along the West Coast, in Washington, Oregon, and California, including Bakersfield. In 2000, Mor Furniture for Less opened locations in Reno, Nevada, Boise, Idaho and Phoenix, Arizona and we are still expanding today.



*Actual location

In-N-Out Burger is a regional chain of fast food restaurants founded in 1948 with locations primarily in the American Southwest and Pacific coast. The restaurant was the first drive-thru hamburger stand in California, allowing drivers to place orders via a two-way speaker system. According to the company's website, the Snyders had a simple plan that is still in use today: "Give customers the freshest, highest quality foods you can buy and provide them with friendly service in a sparkling clean environment." In-N-Out Burger has slowly expanded outside Southern California into the rest of California, as well as into Arizona, Nevada, Utah, Texas and recently Oregon.



*Actual location

During the last three decades, Sit 'n Sleep has grown to become one of the largest mattress retailers in the United States, selling more mattresses per store than any other retailer in the country. Sit 'n Sleep is comprised of 33 superstore locations (and counting) throughout Southern California and a 240,000 square foot distribution center and corporate office space in Gardena, CA employing close to 300 people. For over 36 years, Sit 'n Sleep has been a prominent member of the Southern California community giving back to local charities and organizations. Larry Miller and Nelson Bercier, principals of Sit 'n Sleep have been honored for their philanthropic achievements with City of Hope and Jewish Vocational Services among others.



*Actual location

