For Sale

Multi-Tenant Investment

1444 W Texas Street | Fairfield, California 94533

NORTHGATE

Investment Sales | Leasing | Asset Management

Contents

3	Property Information
4	Aerial View
5	Market View
7	Financial Structure
8	Rent Roll
9	Demographics

Bill Johnson
Investments Partner
209 546 6051
bill.johnson@ngcip.com
Lic. # 01992157

Xavier Santana
CEO
925 226 2455
xavier@ngcip.com
Lic. # 01317296

Frank Cuevas
Investments Associate
209 599 0100
frank.cuevas@ngcip.com
Lic. # 02064774

® 2019 Northgate Commercial Real Estate. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Property Information

Sales Price: $1,650,000

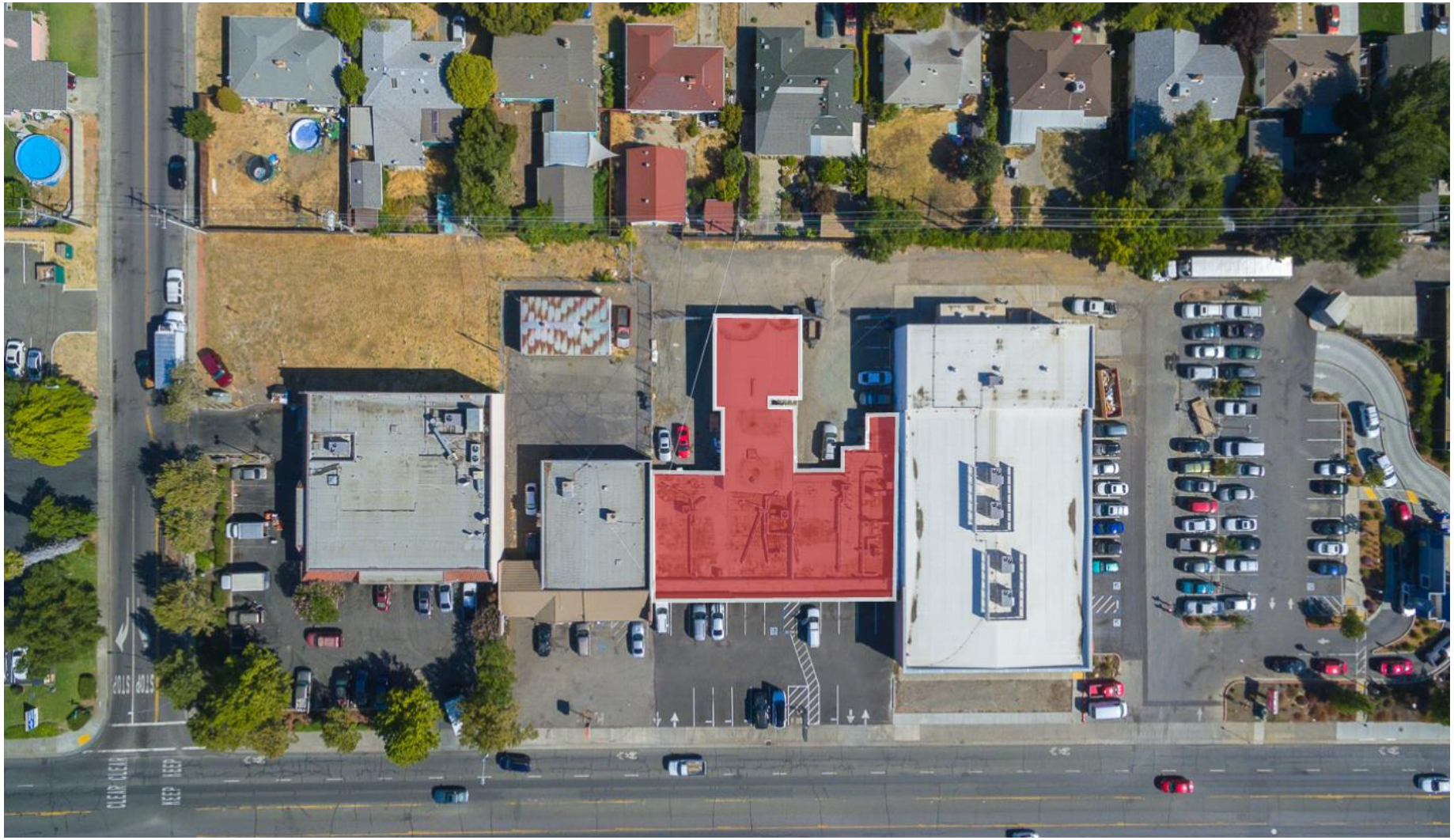
Price/PSF:	$188.57
CAP Rate:	6.63%
NOI:	$111,178
Occupancy:	100%
Zoning:	General Commercial

APN:	0031-143-230
Building Size:	± 8,750 Sq Ft
Parcel Size:	± 25,282 Sq Ft
Traffic Counts:	W Texas St @ Site: ±22,000 ADT

Multi-tenant commercial property for sale in Fairfield, CA. General commercial zoning allows both retail and flex type uses.

- Property is surrounded by dense residential and commercial
- Site benefits from a dense population of 108,306 residents within a 3-mile radius
- Close proximity to Interstate 80
- Roof replacement on 2015/2016
- Parking lot resurfaced/restriped in 2015

Aerial View



Market View

Facing West
ALEJANDRO'S TAQUERIA
DAILY REPUBLIC
STARBUCKS
DOWNTOWN THEATRE
Famous Creations
MILAN INSTITUTE
WELLS FARGO
CALIFORNIA 12
7 ELEVEN
DUTCH BROS
SITE
West Texas Street- ±22,000 ADT

Market View

Facing East
THE HOME DEPOT
TARGET
Walgreens
Jack in the box
food maxx
ANYTIME FITNESS
99¢ only STORES
O'Reilly AUTO PARTS
7 ELEVEN
Fairfield TIRE CENTER INC.
Little Caesars
Famous Vinnie's Hot Dogs
INTERSTATE CALIFORNIA 80
SITE
West Texas Street- ±22,000 ADT

Financial Structure

Schedule Gross Income	Actual In-Place	Rent Proforma
Base Rent:	$122,400	$122,400
Expense Recoveries:	$14,962	$38,434
Other Income:	$0	$0
Lease-Up Available Space:	$0	$0
Subtotal:	$137,362	$160,834
Less Vacancy Allowance:	$0	$6,433
Effective Gross Income:	$137,362	$154,401
Less Expenses:	$26,184	$38,434
Net Operating Income:	$111,178	$115,967
Assumptions		
Vacancy Allowance:		4.00%

Estimated Operating Expenses	Owner's 2018	Proforma 2019
Property Taxes:	$16,384	$18,450
Insurance:	$8,000	$8,320
Landscaping:	$1,800	$1,872
Property Management:	$0	$6,120
Capital Reserve	$0	$3,672
Total:	$26,184	$38,434
Annual PSF:	$2.99	$4.39
Monthly PSF:	$0.25	$0.37
Assumptions		
Proforma Management Fees @		5.00%
Proforma Property Taxes @		1.025%
Capital Reserve		3.00%

Rent Roll

Tenant	Sq Ft	Monthly Rent	Monthly Rent/PSF	% of Building	Monthly Market Rent/PSF	Annual Market Rent/PSF	Lease Type	Lease Start Date	Lease Expiration Date
Sherwin Williams	5,000	$5,700	$1.14	57.1%	$1.25	$15.00	NNN	1/1/13	02/28/26
La Dona Restaurant	2,150	$2,400	$1.02	24.6%	$1.25	$15.00	MG	05/01/16	04/30/21
Nails and More	1,600	$2,100	$1.31	18.3%	$1.25	$15.00	MG	01/01/18	12/31/20

Total	8,750	$10,200
Leased	8,750	
Available	0	

Assumptions

Sherwin Williams	Rent increases to $6,270 on 03/01/21
La Dona Restaurant	Annual $100 rent increase on 05/01

Demographics

Population	1 mi	3 mi	5 mi
2019 Estimated Population:	13,940	91,745	124,837
2024 Projected Population:	14,538	95,937	130,572
2010 Census Population:	12,941	84,607	114,908
2024 Projected Growth:	4.26%	4.57%	4.6%
2019 Median Age:	33	35	37

Households	1 mi	3 mi	5 mi
2019 Estimated Households:	4,352	31,026	42,295
2024 Projected Households:	4,612	32,894	44,844
2010 Census Households:	3,945	28,198	38,376
Projected Growth:	5.97%	6.03%	6.03%
Median Age:	48	50	51

Businesses	1 mi	3 mi	5 mi
2019 Estimated Total Businesses:	277	1,451	1,845
2019 Estimated Total Employees:	4,083	20,982	27,275

Income	1 mi	3 mi	5 mi
2019 Estimated Average Household Income:	$59,522	$88,241	$103,479
2019 Estimated Median Household Income:	$49,423	$74,779	$87,748
2019 Estimated Per Capita Income:	$18,576	$29,841	$35,059

Race & Ethnicity	1 mi	3 mi	5 mi
2019 Estimated White:	5,455	37,926	52,217
2019 Estimated Black/African American:	2,319	16,255	21,333
2019 Estimated Asian/Pacific Islander:	1,214	13,340	21,485
2019 Estimated American Indian/Native Alaskan:	186	875	1,040
2019 Estimated Hispanic:	6,343	31,056	37,543
2019 Estimated Other Races:	3,374	13,937	16,082

® 2019 Northgate Commercial Real Estate. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Bill Johnson

Investments Partner
209 546 6051
bill.johnson@ngcip.com
Lic. # 01992157

Xavier Santana

CEO
925 226 2455
xavier@ngcip.com
Lic. # 01317296

Frank Cuevas

Investments Associate
209 599 0100
frank.cuevas@ngcip.com
Lic. # 02064774

NORTHGATE

Investment Sales | Leasing | Asset Management