



FOR SALE

Single Tenant Net Leased Investment

480 Rohnert Park Expressway
Rohnert Park, CA

Bill Johnson | Investments Partner
(209) 546-6051
bill.johnson@ngcip.com
License # 01992157

Xavier Santana | CEO
(925) 226-2455
xavier@ngcip.com
License # 01317296

Chris Santana | President
(925) 203-1106
chris.santana@ngcip.com
License # 01868378



www.ngcip.com | Broker # 01910787
T (209) 477-4400 | F (209) 476-7344

Confidentiality & Disclosure Agreement

Northgate Commercial Real Estate ("Broker") has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. Additional information in the possession of the Seller including but not limited to financial, tenant, title, and building can be made available upon request following the mutual execution of letter of intent (LOI) and/or Purchase and Sale Agreement (PSA). All prospective Buyers may at the request of Seller, be required to submit financials and references to demonstrate Purchasers ability to close on the purchase of the property. The eventual Purchaser shall be selected on the Sellers assessment of the price, terms, and the ability to close the transaction and such conditions as set for in the contract. Seller, reserves the right to simultaneously negotiate with multiple Purchasers at Seller's sole discretion. Prospective purchasers and their agents may not enter the property or disturb the tenant without Brokers consent. All property tours shall be conducted by appointment only and must be coordinated by Broker. All the information contained in this offering memorandum has been obtained by sources deemed reliable but are not guaranteed. Prospective Purchasers shall bear the responsibility of conducting their own investigations on the property and review of the due diligence materials as provided by the Seller.

Table of Contents

4 Investment Summary

Executive & Investment Summary
Leasing Abstract

7 Marketing Information

Market Profile
Market View

11 Marketing Information

Property Summary

13 Tenant Profile

Kelly-Moore Paints Co.

17 Demographics

Exclusively Listed By:

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Investment Summary

Executive & Investment Summary

480 Rohnert Park Expressway

Single Tenant Net Leased Investment
Rohnert Park, California

Investment Summary:

MARKET VALUE:	\$2,761,000
PRICE/SQUARE FOOT:	\$220
CAP RATE:	6.00%
NOI:	\$165,660
OCCUPANCY:	100%
GLA:	±12,550 SQ FT
LOT SIZE:	±1.02 Acres

Asset Highlights:

- Corporate lease with Kelly-Moore Paint Company
- Ten (10) year Single Tenant Net lease commencing upon close of escrow
- Located at signalized entry to the Target/Burlington shopping center
- Area Co-Tenants include Target, CVS, Burlington, Reading Cinemas, Applebee's, Fed Ex, Starbucks, Olive Garden, Red Lobster, Costco, Hampton Inn + more



Kelly-Moore Paints

LEASE COMMENCEMENT:	Close of Escrow
LEASE EXPIRATION:	10 years following close of escrow
OPTIONS:	4 Options – 5 years each
RENT COMMENCEMENT:	COE
RENTAL INCREASES:	8% Every 5 years (base & option terms)
DEPOSIT:	None
LEASE TYPE:	Single Tenant Net Lease
LANDLORD RESPONSIBILITIES:	Maintenance/replacement of the roof, structure, parking lot, exterior walls, utilities, HVAC (replacement only). Amortization of capital expenditures allowed subject to Lease Terms
TENANT RESPONSIBILITIES:	Taxes, Insurance, and maintenance of the grounds, including the landscaping, glass replacement, and HVAC repairs/service contracts



ROHNERT

* PARK *

THE FRIENDLY CITY

Market Information

Market Information

480 Rohnert Park Expressway

Single Tenant Net Leased Investment
Rohnert Park, California

Rohnert Park, California

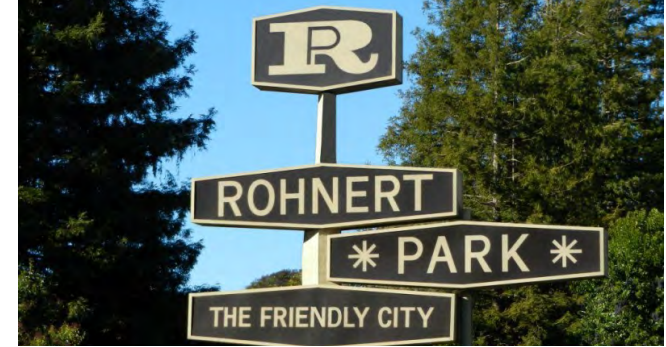


The city of Rohnert Park is located just south of Sonoma and is known as the **“Friendly City.”** A notoriously family-oriented community, it’s home to activities that appeal to kids and parents alike. Rohnert Park is and is home to more than 42,000 residents and over 1,500 businesses.

- Approximately 1,500 businesses and nearly 23,000 employees contribute to the service and economical growth of the Rohnert Park Community
- Median household incomes exceed \$58,611 in 2018
- An estimated 17,000 households within the city limits and expected to exceed by 0.6% in 2023
- Home to Sonoma State University with more than 9,000 students with over 500 faculty and staff

Top Employers:

Organization	Product/Service	Employees
Graton Resort & Casino	Casino	>2,000
First Security SVC	Security	>500
Sonoma State University	University - Academic	>1,000



Market View - Eastern View

480 Rohnert Park Expressway

Single Tenant Net Leased Investment
Rohnert Park, California



Market View - Western View

480 Rohnert Park Expressway

Single Tenant Net Leased Investment
Rohnert Park, California





Property Overview

Property Summary

480 Rohnert Park Expressway

Single Tenant Net Leased Investment
Rohnert Park, California

Location: 480 Rohnert Park Expressway | Rohnert Park, CA

APN: 143-391-007

GLA: ±12,550 SQ FT

Lot Size: ± 1.02 ACRES (44,431 SQ FT)

Year Built: 1992

Zoning: Regional Commercial (C-R)

Traffic Counts: Rohnert Park Expressway @ Site: ± 27,000 ADT
Labath Avenue Near Site: ± 4,000 ADT



**KELLY-MOORE
PAINTS**

Tenant Profile

About Kelly-Moore Paints

Mission

To provide high quality, innovative products with exceptional service at a fair value.

History

In 1946, William H. Kelly and William E. Moore recognized the unique needs of professional painting contractors for top-quality paint products and knowledgeable, efficient service at a fair price. This philosophy has allowed Kelly-Moore to grow from a single manufacturing facility and store in San Carlos, California, to one of the largest employee-owned paint companies in the United States. Its reputation for quality products is unsurpassed in the industry. The company produces some of the most technologically advanced paint products and sets the industry standard for new product development and quality control, and retains the reputation of "The Painter's Paint Store."

KELLY-MOORE[®]
PAINTS



Tenant Profile

480 Rohnert Park Expressway

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Rohnert Park, California

About Kelly-Moore Paints

Not Just Your Neighborhood Paint Store

Kelly Moore has approximately 1,300 employees with nearly 150 retail paint stores and 120 Independent Dealers.

Employee Owned – You are working with an owner. In 1998, Mr. and Mrs. William E. Moore established the Kelly-Moore Paint Company Employee Stock Ownership Program (ESOP). Creating this program ensured the Moore Family tradition of providing only the highest level of service will continue for years to come.

Each employee-owner is committed to offering the best paint products along with exceptional customer service everyday.



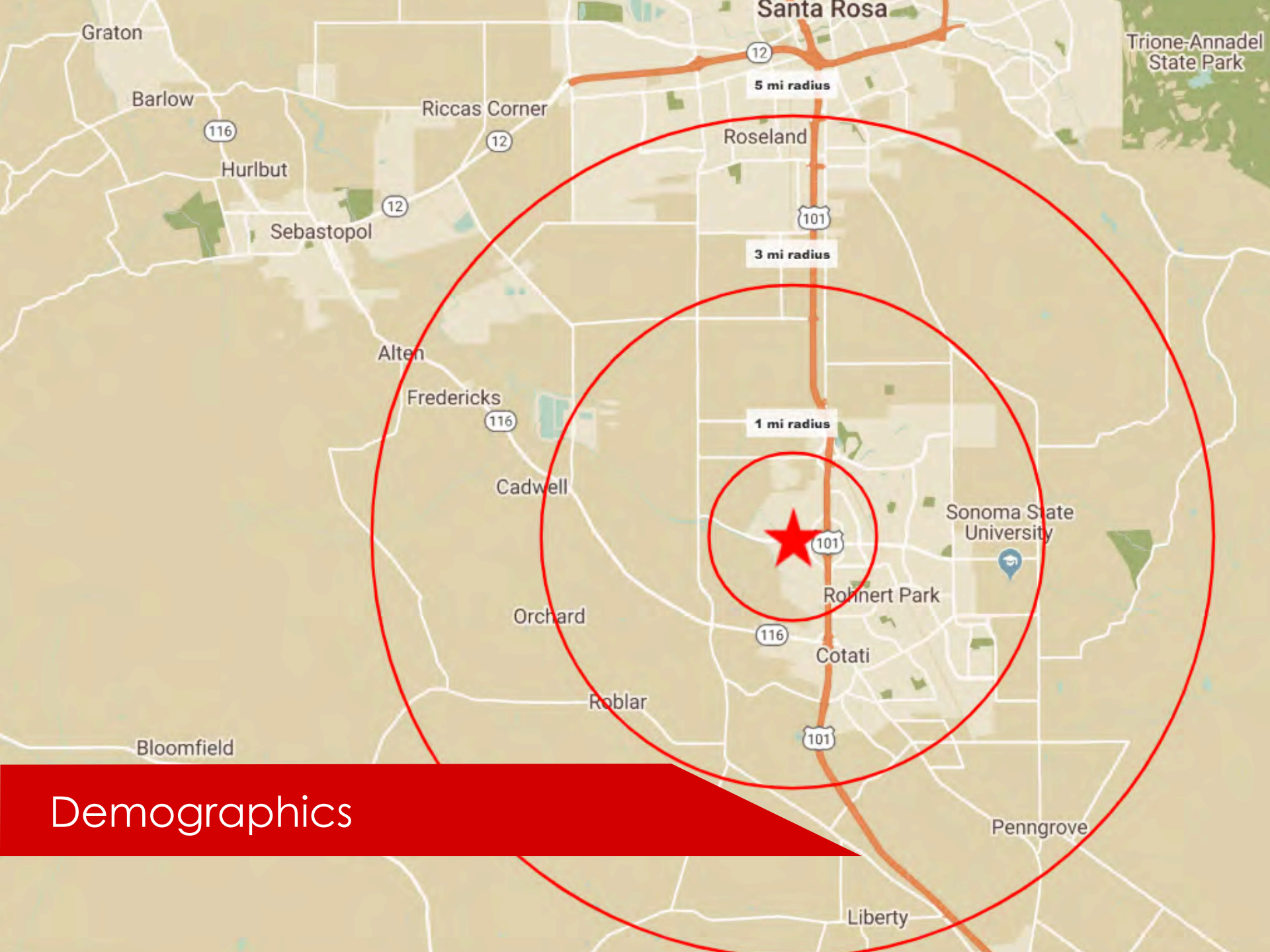
About Kelly-Moore Paints

Manufacturing - Made in America Since 1946

Kelly-Moore has two strategically located, state-of-the-art manufacturing facilities in key markets: San Carlos, California and Hurst, Texas (outside Dallas). Our reputation for quality products is unsurpassed in the industry. Kelly-Moore produces some of the most technologically advanced paint products and sets the industry standard for new product development and quality control.

Our manufacturing facility in San Carlos is also the recipient of five widely recognized green business awards from the State of California and San Mateo County for outstanding efforts to reduce pollution and solid waste and conserve water, energy and other natural resources.





Demographics

Demographics

480 Rohnert Park Expressway

Single Tenant Net Leased Investment
Rohnert Park, California

	1 MI RADIUS		3 MI RADIUS		5 MI RADIUS	
POPULATION						
2017 Estimated Population	3,728		51,803		147,275	
2022 Projected Population	3,934		54,412		155,049	
2010 Census Population	3,493		41,470		128,496	
Projected Annual Growth 2017 to 2022	206	1.1%	2,610		7,774	1.1%
Historical Annual Growth 2010 to 2017	235	1.0%	10,333	3.6%	18,779	2.1%
HOUSEHOLDS						
2017 Estimated Households	1,194		16,174		44,675	
2022 Projected Households	1,235		16,665		46,111	
2010 Census Households	1,138		13,024		39,273	
Projected Annual Growth 2017 to 2022	42	0.7%	491	0.6%	21,395	0.6%
Historical Annual Growth 2000 to 2017	10		7,827	5.5%	23,280	6.4%
AVERAGE HOUSEHOLD INCOME						
Estimated Average Household Income (2017)	\$104,733		\$98,978		\$105,021	
Projected Average Household Income (2022)	\$122,717		\$118,382		\$127,752	
Census Average Household Income (2010)	\$92,179		\$84,562		\$86,277	
Projected Annual Change (2017-2022)	\$17,385	3.3%	\$19,404	3.9%	\$22,730	4.3%
Historical Annual Change (2000-2017)	\$33,070	2.7%	\$33,274	3.0%	\$31,171	2.5%
MEDIAN HOUSEHOLD INCOME						
Estimated Median Household Income (2017)	\$100,965		\$89,313		\$88,357	
Projected Median Household Income (2022)	\$119,830		\$105,481		\$104,047	
Census Median Household Income (2010)	\$82,313		\$75,065		\$77,480	
Projected Annual Change (2017-2022)	\$18,865	3.7%	\$16,168	3.6%	\$15,690	3.6%
Historical Annual Change (2000-2017)	\$32,005	2.7%			\$21,127	1.8%

Demographics

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	1 MI RADIUS		3 MI RADIUS		5 MI RADIUS	
RACE AND ETHNICITY						
Total Population (2017)	3,728		51,803		147,275	
White (2017)	2,663	71.4%	27,918	53.9%	62,887	42.7%
Black or African American (2017)	195	5.2%	5,043	9.7%	17,382	11.8%
American Indian or Alaska Native (2017)	41	1.1%	385	0.7%	879	0.6%
Asian (2017)	336	9.0%	10,727	20.7%	42,837	29.1%
Hawaiian or Pacific Islander (2017)	25	0.7%	404	0.8%	1,542	1.0%
Other Race (2017)	179	4.8%	3,634	7.0%	10,433	11.4%
Two or More Races (2017)	289	7.8%	3,691	7.1%	11,315	22.2%
EDUCATIONAL ATTAINMENT (2017)						
Adult Population Age 25 Years or Over	2,521		33,668			
Elementary (Grade Level 0 to 8)	99	3.9%	1,650	4.9%	5,780	6.2%
Some High School (Grade Level 9 to 11)	154	6.1%	1,926	5.7%	4,895	5.1%
High School Graduate	642	25.5%	7,486	22.2%	19,701	20.7%
Some College	776	30.8%	8,726	25.9%	23,785	25.0%
Associate Degree Only	237	9.4%	3,542	10.5%	9,983	10.5%
Bachelor Degree Only	372	14.7%	7,690	22.8%	22,319	23.4%
Graduate Degree	240	9.5%	2,648	7.9%	8,662	9.1%
Any College (Some College or Higher)	1,625	64.5%	22,606	67.1%	64,748	68.0%
College Degree + (Bachelor Degree or Higher)	611	24.3%	10,338	30.7%	30,981	32.5%
HOUSING						
Total Housing Units (2017)	1,212		16,572		45,843	
Total Housing Units (2010)	1,179		13,773		41,482	
Historical Annual Growth (2011-2017)	33	0.4%	2,799	2.9%	4,361	1.5%
Housing Units Occupied (2017)	1,194	98.5%	16,174	97.6%	44,675	97.5%
Housing Units Owner-Occupied	1,010	84.8%	12,336	76.3%	33,556	75.1%
Housing Units Renter-Occupied	182	15.2%	3,838	23.7%	11,119	24.9%
Housing Units Vacant (2017)	18	2.0%	397	2.5%	1,167	2.6%
Business						
Total Businesses	226		1,815		3,202	
Total Employees	2,017		15,614		28,542	

Information About Brokerage Services

1. DUTIES AND RESPONSIBILITIES: A BROKER who provides Brokerage Services to one or both parties shall describe and disclose in writing the BROKER's duties and responsibilities prior to the party or parties signing a contract to sell, purchase, option, or exchange real estate. BROKERS shall have the following duties and responsibilities which are mandatory and may not be abrogated or waived by a BROKER, whether working with one party, or working with both parties:

A. Treat all parties to the transaction with honesty and exercise reasonable skill and care;

B. Unless specifically waived in writing by a party to the transaction:

1) receive all written offer and counteroffers;

2) reduce offers or counteroffers to a written form upon request of any party to a transaction; and

3) present timely all written offers and counteroffers

C. Inform, in writing, the party for whom the BROKER is providing Brokerage Services when an offer is made that the party will be expected to pay certain closing costs and the approximate amount of the costs;

D. Keep the party for whom the BROKER is providing Brokerage Services

informed regarding the transaction;

E. Timely account for all money and property received by the BROKER;

F. Keep confidential information received from a party or prospective party confidential. The confidential information shall not be disclosed by a BROKER without the consent of the party disclosing the information unless consent to the disclosure is granted in writing by the party or prospective party disclosing the information, the disclosure is required by law, or the information is made public or becomes public as the result of actions from a source other than the BROKER. The following information shall be considered confidential and shall be the only information considered confidential in a transaction:

The following information shall be considered confidential and shall be the only information considered confidential in a transaction:

1) that a party or prospective party is willing to pay more or accept less than what is being offered,

2) that a party or prospective party is willing to agree to financing terms that are different from those offered,

3) the motivating factors of the party or prospective party purchasing, selling, optioning or exchanging the property, and

4) information specifically designated as confidential by a party unless such information is public.

G. Comply with all requirements of the Oklahoma Real Estate Code and all applicable statutes and rules;

H. When working with one party or both parties to a transaction, the duties and responsibilities set forth in this section shall remain in place for both parties.

2. BROKERAGE SERVICES: Services are provided to both parties to the transaction. The Oklahoma BROKER Relationships Law (Title 59, Oklahoma Statutes, Section 858-351 – 858-363) allows a real estate BROKER to provide brokerage services to both parties to the transaction. If the prospective BUYER wants to make an offer on the property, the BROKER must now provide a written notice to both the BUYER and SELLER that the BROKER is now providing brokerage services to both parties to the transaction. The law states that there are mandatory duties and responsibilities that must be performed by the BROKER for each party.

3. CONFIRMATION OF DISCLOSURE OF DUTIES AND RESPONSIBILITIES: The duties and responsibilities disclosed by the BROKER shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.