

2030 SINALOA ROAD SIMI VALLEY, CA.

Multi-tenant Auto center investment
For Sale \$2,600,000

Sinaloa Auto Center

Approximately 10,780 square foot multi-tenant automotive
Center investment in Simi Valley.
100% occupied, with over 4/1000 parking



COMMERCIAL
REAL ESTATE
SERVICES

Jim Darin

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BRE# 01266242

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements and financial information are approximate.

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Property Info

- 10,780 square feet (buyer to verify)
- Parcel 40,206 square feet (per assessor)
- APN 630-0-070-385
- 12 double wide roll up doors
- Established tenants
- 100% leased
- Located on West end of Simi Valley
- Automotive is lowest vacancy product type in Ventura county.
- Built in 1980
- Monument sign
- Gated property
- Located next to Auto Zone
- Block construction
- Historical high occupancy
- 43 parking spaces plus 8 tandem spaces
- Zoned CPD
- 71,000 population within 3 miles
- Median household income \$100,000



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- Simi Valley is always on the top list of safest cities in California.
- Priced like a multi-tenant industrial property with double the parking.
- Close to 118 Freeway
- Property signage on buildings and monument sign.
- Historically low Industrial and automotive Vacancy rates



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Owners unit is build out with new offices and restroom with
Rear warehouse and roll up door.

Owner will lease back for 3 years or vacate for Buyer who wants to
occupy the unit.



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Located between First and Madera off Los Angeles Avenue.



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FINANCIAL SNAP SHOT

PURCHASE PRICE	\$ 2,600,000 (\$241 psf)
GROSS EXISTING INCOME	\$ 182,340
PROJECTED EXPENSES*	\$ 39,520 new prop 13 tax
NOI	\$142,820
CAP	5.35

Leases

<u>Lessee</u>	<u>Size sq/ft</u>	<u>Term</u>	<u>Rent</u>	<u>Escalations</u>
A&D Auto	3,640	3-31-21	\$6,120	2%
Christian	1,920	3-31-21	\$3,225	2.3%
Santiago's	2,460	3/31/21	\$2,700	2%
TTOP	1,840	MTM	\$2,000	n/a
Felix Valdez	920	6-30-22	\$1,150	4%
Totals	10,780		\$15,195.00	

**** all leases are Gross with no pass throughs including property tax increases, projected expenses include estimated new property taxes at sale.**



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1 975 Maclay Ave**SOLD****San Fernando, CA 91340****Los Angeles County**

Sale Date: **04/25/2019**
 Sale Price: **\$890,000 - Confirmed**
 Price/SF: **\$296.67**

Bldg Type: **RetailAuto Repair**
 Year Built/Age: **Built 1979 Age: 40**
 GLA: **3,000 SF**
 Land Area: **0.14 AC (6,098 SF)**
 Zoning: **SFC2**



PrFrma Cap Rate: -

Parcel No: **2516-027-007**
 Financing: **Down payment of \$58,700 (6.6%); \$801,300 from Seacoast Commerce Bank\$30,000 from Seller**
 Comp ID: **4752821** – Research Status: **Confirmed**

2 4320 W Pico Blvd**SOLD****Los Angeles, CA 90019****Los Angeles County**

Sale Date: **03/09/2018**
 Sale Price: **\$1,350,000 - Full Value**
 Price/SF: **\$324.83**

Bldg Type: **RetailAuto Repair**
 Year Built/Age: **Built 1947 Age: 71**
 GLA: **4,156 SF**
 Land Area: **0.19 AC (8,276 SF)**
 Zoning: **LAC4**



PrFrma Cap Rate: -

Parcel No: **5082-015-004**
 Financing: **\$1,270,000 from Bank of Hope**
 Comp ID: **4188726** – Research Status: **Full Value**

3 1858 W Rosecrans Ave**SOLD****Gardena, CA 90249****Los Angeles County**

Sale Date: **02/08/2019 (262 days on mkt)**
 Sale Price: **\$1,900,000 - Confirmed**
 Price/SF: **\$175.76**

Bldg Type: **RetailAuto Repair**
 Year Built/Age: **Built 1951 Age: 68**
 GLA: **10,810 SF**
 Land Area: **0.46 AC (20,038 SF)**
 Zoning: **C3**



PrFrma Cap Rate: -

Map Page: Thomas Bros. Guide 733-H3

Parcel No: **4062-004-082**
 Financing: **Down payment of \$1,140,000 (60.0%)**
 Comp ID: **4689111** – Research Status: **Confirmed**

4 621 E Thousand Oaks Blvd**SOLD**

Thousand Oaks, CA 91360

Ventura County



Sale Date: **06/29/2018**
 Sale Price: **\$1,750,000 - Confirmed**
 Price/SF: **\$235.69**

Bldg Type: **RetailAuto Repair**
 Year Built/Age: **Built 1969 Age: 49**
 GLA: **7,425 SF**
 Land Area: **0.18 AC (7,841 SF)**
 Zoning: **C2**
 Sale Conditions: **Purchase By Tenant**

PrFrma Cap Rate: -
 Actual Cap Rate: -

Parcel No: **669-0-262-210**
 Financing: **Down payment of \$725,000 (41.4%); \$1,025,000 from American First CU**
 Comp ID: **4430394** – Research Status: **Confirmed**

5 23500 Valencia Blvd - Oil Stop (Part of Multi-Property)**SOLD**

Valencia, CA 91355

Los Angeles County



Sale Date: **03/13/2019 (162 days on mkt)**
 Sale Price: **\$1,028,040 - Allocated**
 Price/SF: **\$411.22**

Bldg Type: **RetailAuto Repair**
 Year Built/Age: **Built 1996 Age: 23**
 GLA: **2,500 SF**
 Land Area: **0.12 AC (5,227 SF)**
 Zoning: **CC**
 Sale Conditions: **1031 Exchange, Investment Triple Net**

PrFrma Cap Rate: -
 Actual Cap Rate: -

Parcel No:
 Financing: -
 Comp ID: **4701721** – Research Status: **Allocated**

Map Page: Thomas Bros. Guide
 4550-G3