



**ABORN POWERS**



# 4400 CALIFORNIA 49

**PILOT HILL, CA 95664**

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CalDRE #02114777

**JED PRICHARD**

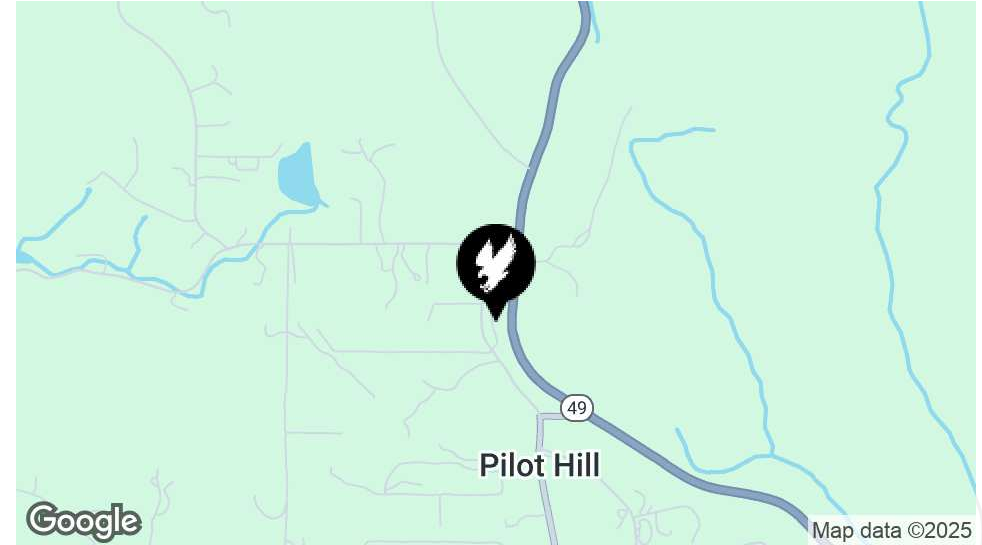
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## OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$2,500,000 |
| Lot Size:      | 9.01 Acres  |
| Cap Rate:      | 4.26%       |
| NOI:           | \$106,426   |
| Pro-Forma NOI: | \$          |

## PROPERTY OVERVIEW

4400 CA-Hwy 49  
Old Hindquarters restaurant building, approx 5,000 SF  
Post Office building, approx 1,200 SF  
Pilot Hill Mobile Home Park, approx 21 units

Great opportunity for a restaurant owner looking for a new location with the passive income from other tenants. The restaurant is a stand alone building adjacent to the post office, with the mobile home park behind. All are on one parcel, APN: 104-250-010

The restaurant space is currently vacant and available for lease.

NOI is based upon current rental income, including the restaurant vacancy.

Pro-Forma NOI with vacancies filled at market rates is approx: \$232,981 (9.3% CAP)

Pro-Forma NOI with vacancies filled, but restaurant being owner occupied: \$172,981 (6.9% CAP)

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| SUITE | MARKET RENT | ANNUAL RENT | MONTHLY RENT |
|-------|-------------|-------------|--------------|
| 1     | \$550       | \$6,600     | \$550        |
| 2     | \$550       | \$6,600     | \$550        |
| 3     | \$650       | \$7,800     | \$650        |
| 4     | \$550       | \$6,600     | \$550        |
| 5     | \$550       | \$6,600     | \$550        |
| 6     | \$2,000     | -           | -            |
| 7     | \$2,000     | -           | -            |
| 8     | \$550       | \$6,600     | \$550        |
| 9     | \$550       | \$6,600     | \$550        |
| 10    | \$550       | \$6,600     | \$550        |
| 11    | \$550       | \$6,600     | \$550        |
| 12    | \$550       | \$6,600     | \$550        |
| 13    | \$550       | \$6,600     | \$550        |
| 14    | \$550       | \$6,600     | \$550        |
| 15    | \$550       | \$6,600     | \$550        |
| 16    | \$750       | \$9,000     | \$750        |
| 17    | \$550       | \$6,600     | \$550        |
| 18    | \$1,900     | \$22,800    | \$1,900      |

Income above depicts purely rental income based on rent roll. Other property income includes: Electricity, trash, water, and storage income. Income summary on page 5 breaks this down.

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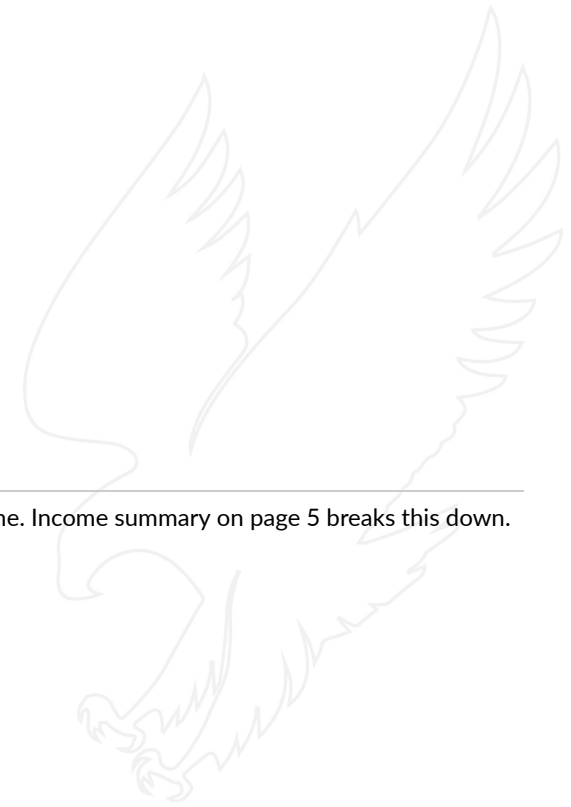


| SUITE         | MARKET RENT     | ANNUAL RENT      | MONTHLY RENT    |
|---------------|-----------------|------------------|-----------------|
| 19            | \$550           | \$6,600          | \$550           |
| 20            | \$800           | -                | -               |
| 21            | \$1,900         | -                | -               |
| Post Office   | \$1,333         | \$15,996         | \$1,333         |
| Restaurant    | \$5,000         | -                | -               |
| <b>TOTALS</b> | <b>\$24,033</b> | <b>\$147,996</b> | <b>\$12,333</b> |

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**INCOME SUMMARY****OLD HINDQUARTERS RESTAURANT, POST OFFICE, AND MOBILE HOME PARK**

|                        |                  |
|------------------------|------------------|
| Coach Rental Income    | \$122,841        |
| Electricity Income     | \$7,601          |
| Late Fee Income        | \$356            |
| Post Office Rent       | \$16,000         |
| Storage Income         | \$1,680          |
| Trash Income           | \$9,778          |
| Water Income           | \$5,201          |
| Rental Income - Other  | \$2,739          |
| Returned Check Charges | \$46             |
| <b>GROSS INCOME</b>    | <b>\$166,243</b> |

**EXPENSES SUMMARY****OLD HINDQUARTERS RESTAURANT, POST OFFICE, AND MOBILE HOME PARK**

|                                   |          |
|-----------------------------------|----------|
| Organizational Expense            | \$949    |
| Postage, PO box, Delivery         | \$73     |
| Rental Cleaning Expense           | \$150    |
| Rental Due and Memberships        | \$1,163  |
| Electricity Expense (Coaches)     | \$10,261 |
| Electricity Expense (Deli)        | \$552    |
| Electricity Expense (Post Office) | \$209    |
| Electricity Expense (Restaurant)  | \$556    |
| Electricity Expense (Streetlight) | \$1,661  |
| Garbage Expense (Coaches)         | \$11,263 |
| Garbage Expense (Post Office)     | \$1,077  |

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RETAIL PROPERTY FOR SALE

# 4400 CALIFORNIA 49



|                                |                  |
|--------------------------------|------------------|
| Rental Insurance               | \$6,152          |
| Rental Office Expense          | \$307            |
| Rental Propane                 | \$97             |
| Rental Property Tax            | \$11,155         |
| Rental Repairs and Maintenance | \$6,467          |
| Rental Supplies                | \$40             |
| Water Expense (Coaches)        | \$6,138          |
| Water Expense (Commercial)     | \$775            |
| Water Expense (Irrigation)     | \$771            |
| <b>OPERATING EXPENSES</b>      | <b>\$59,817</b>  |
| <b>NET OPERATING INCOME</b>    | <b>\$106,426</b> |

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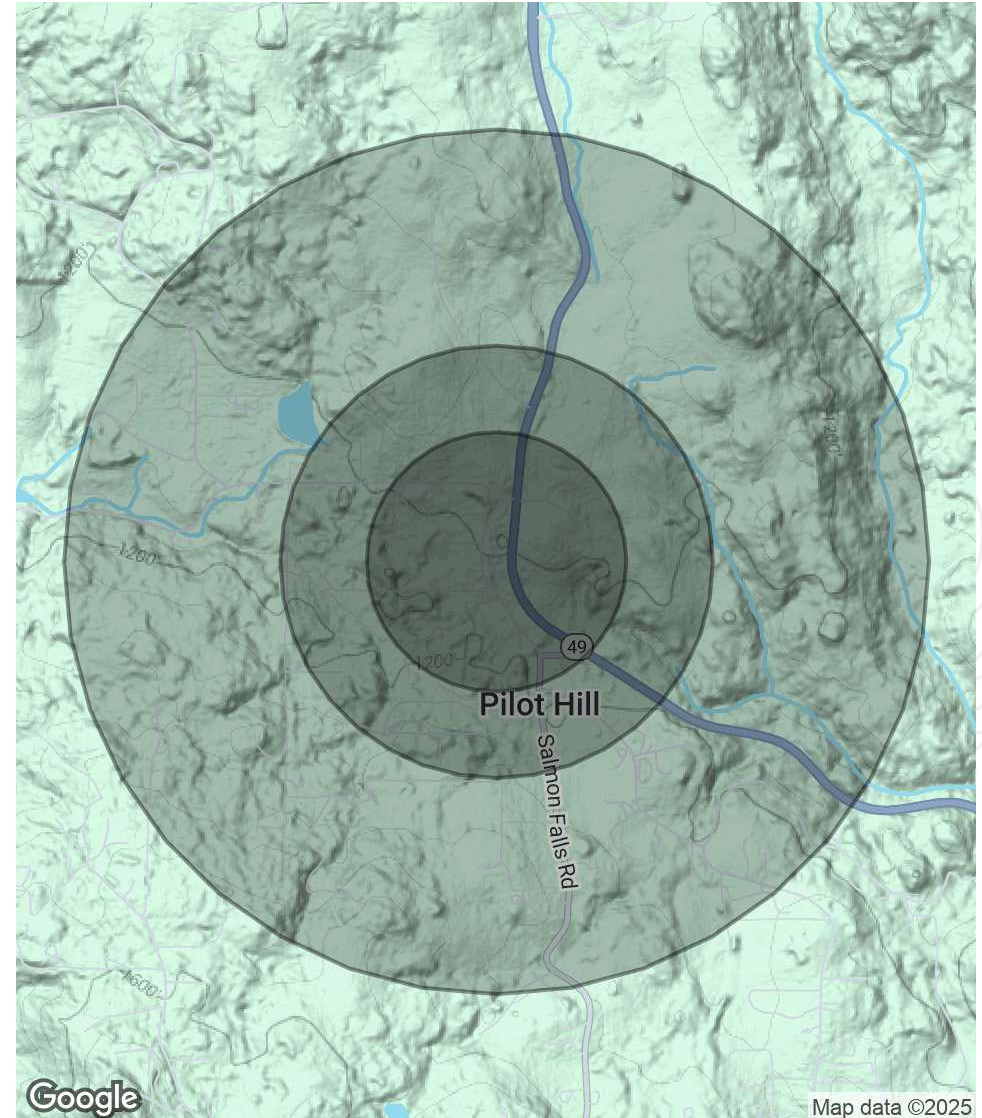


| <b>POPULATION</b>    | <b>0.3 MILES</b> | <b>0.5 MILES</b> | <b>1 MILE</b> |
|----------------------|------------------|------------------|---------------|
| Total Population     | 68               | 162              | 332           |
| Average Age          | 48               | 48               | 48            |
| Average Age (Male)   | 49               | 49               | 49            |
| Average Age (Female) | 47               | 47               | 47            |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>0.3 MILES</b> | <b>0.5 MILES</b> | <b>1 MILE</b> |
|--------------------------------|------------------|------------------|---------------|
| Total Households               | 28               | 67               | 133           |
| # of Persons per HH            | 2.4              | 2.4              | 2.5           |
| Average HH Income              | \$119,377        | \$119,433        | \$119,517     |
| Average House Value            | \$774,404        | \$772,054        | \$768,527     |

Demographics data derived from AlphaMap



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