

EXECUTIVE SUMMARY



HIGHLIGHTS:

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- 7.5% Cap Rate – NNN Single Tenant, with 3% Yearly Increases
- Signalized Corner with over 53k Cars/day 1 Block from Freeway On & Off Ramp and Close to Interchange of 3 Freeways (99, 178 & 204 Freeways)
- Across the Street from Starbucks, McDonald's, Burger King, 7Eleven, Taco Bell, Jack in the Box, Ross, Dollar Tree & more
- Below Market Rent for such a busy Corner right by the Freeway.
- 1 Block North of San Lauren Elementary School
- 1 Mile West of Good Samaritan Hospital

OFFERING SUMMARY: 5301 Olive Dr, Bakersfield offers an investor a NNN leased investment on a 53k Cars/day signalized corner. The property is 1 block from an elementary school and 1 block the 99 Freeway on & off ramp (124k Cars/day) and located close to the interchange between 3 freeways (99, 178 & 204 Freeways), so will always be a highly trafficked and in-demand location. Smoke Zone has been the tenant since January 2022. Their lease expires at the end of March 2027 with one extension option for an additional 5 years. The property is surrounded by National tenants, 1 block North of San Lauren Elementary School and 1 mile West of Good Samaritan Hospital. Current Cap Rate is 7.3%, with the 3% yearly increases on 4/1/24 the Cap Rate is 7.5%.

DEMOGRAPHICS: The population within a 3 mile radius was estimated at over 69,000 as well as over 209,000 within a 5 mile radius, and this population is expected to grow at 3.74% annually. The average household income was estimated at approximately \$59,000 within a 3 mile radius

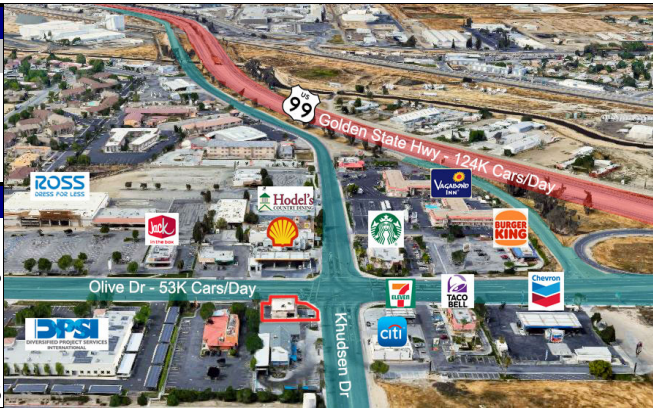
Price: \$700,000 – 7.5% Cap Rate. 1,764 SF on 8,712 SF Signalized Corner Lot



Commercial Real Estate Investments

FINANCIAL SUMMARY

5301 OLIVE DR BAKERSFIELD				
Summary				
Price:		\$700,000		
Down Payment:	100%	\$700,000		
Year Built / Age:		1986	Cash on Cash Return:	7.49%
Current CAP:		7.49%		
Market CAP:		10.05%		
Approx. Lot SF:		8,712		
Approx. Gross SF:		1,764		
Cost per GSF:		\$396.83	Cost per SF of Lot	\$80.35

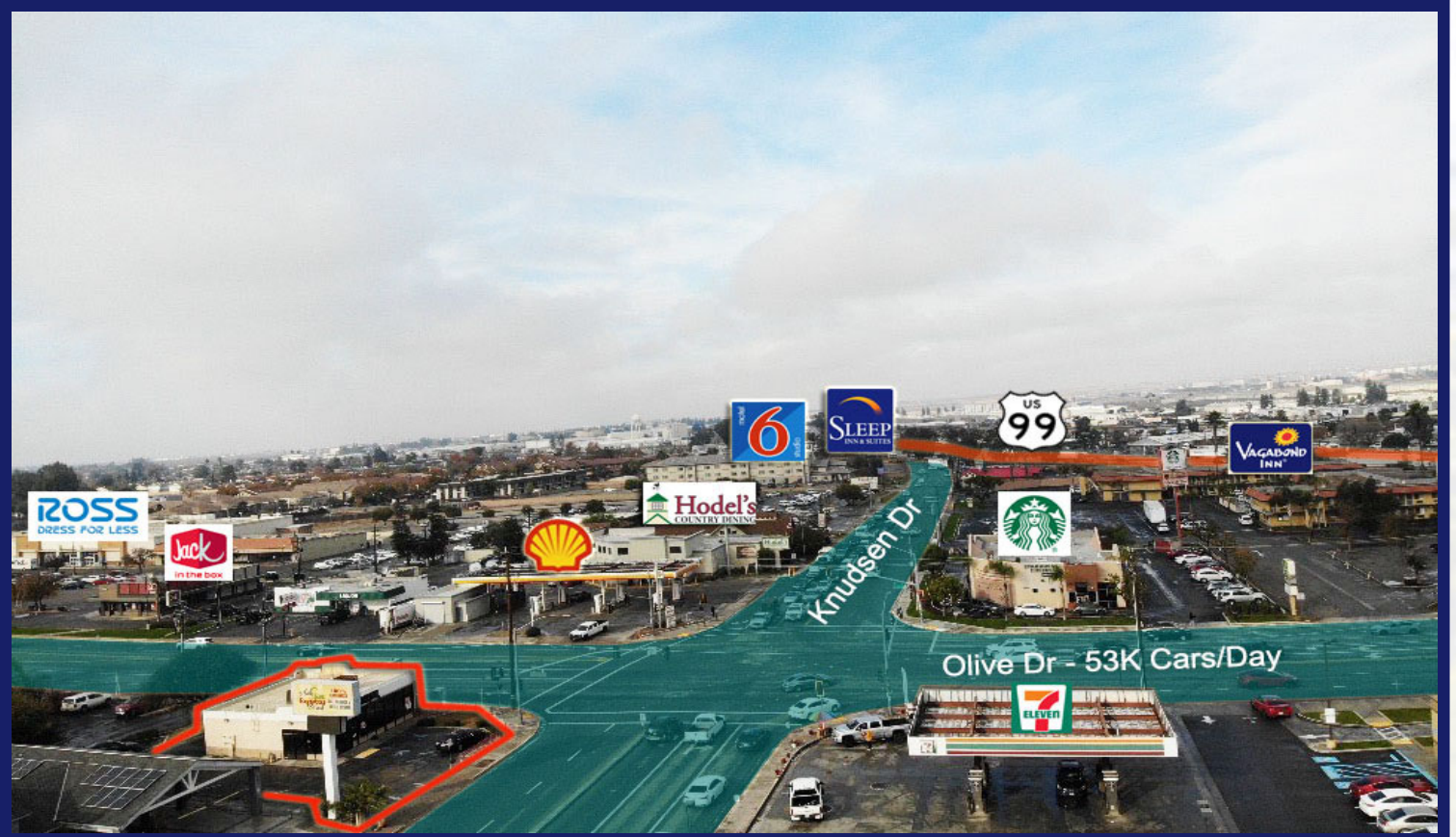
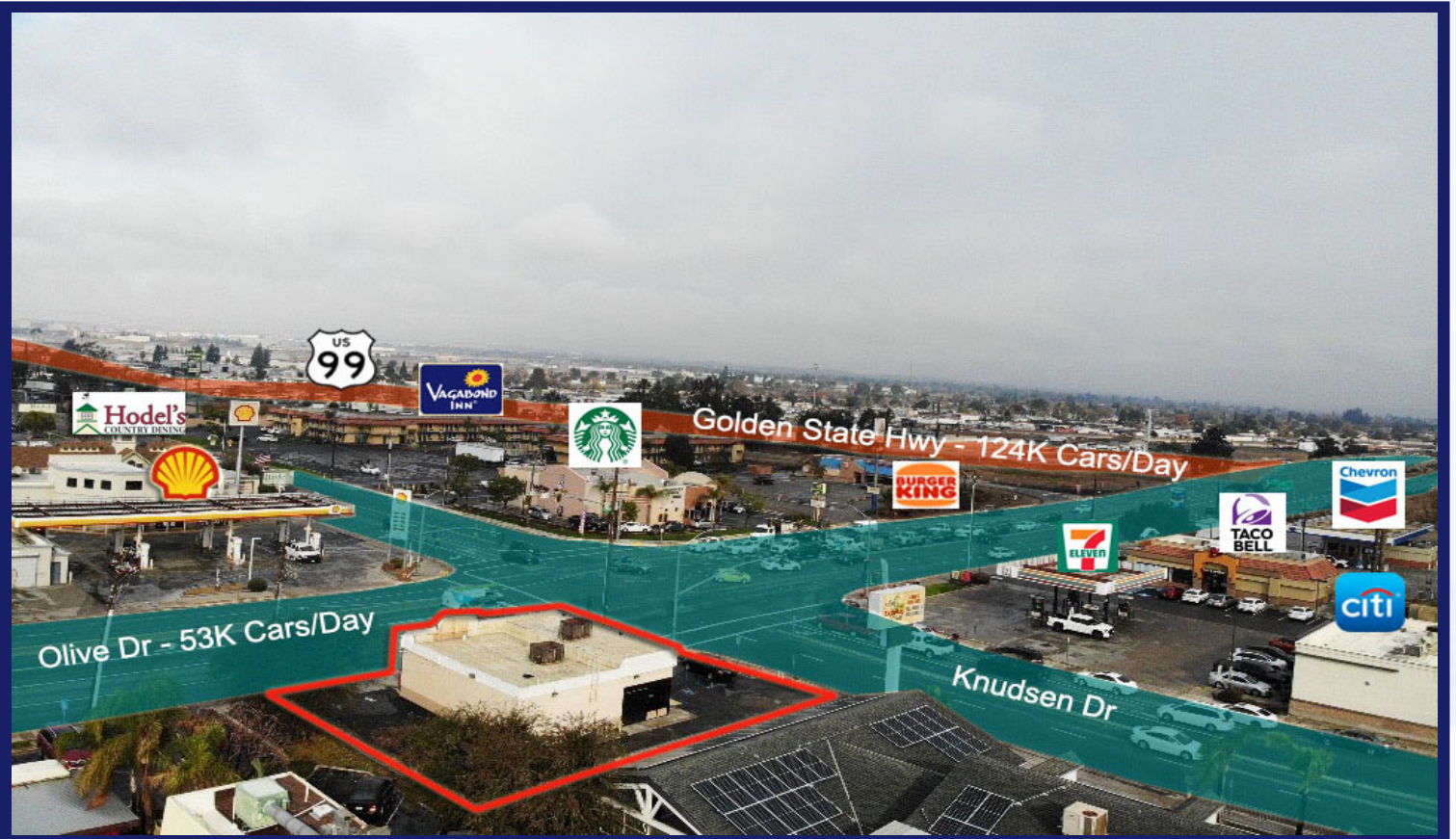


Scheduled Income									
			CURRENT RENTS				MARKET RENTS		
Tenant Name	Lease Type	Expire	Approx. Sq. Ft.	Mthly Rent Sq. Ft.	Mthly Rent	Options	Mthly Rent Sq. Ft.	Monthly Rent	
Smoke Zone	NNN	3/31/27	1,764	\$2.53	4,456	1 x (5) Yrs	\$3.50	6,174	
Base Rental Income:			1,764	Avg. R/SF \$2.53	\$4,456		Avg. R/SF \$3.50	\$6,174	
Annualized Scheduled Gross Income:					\$53,469		\$74,088		
Utilities Paid by Tenant:									

Annualized Operating Data						Yrly Estimated Expenses		
			CURRENT RENTS		MARKET RENTS			
Annualized Scheduled Gross Income			53,469	\$2.53 sf/mo	\$74,088	\$3.50 sf/mo	Yearly Operating Expenses	
Vacant Space @ Market Rent			0		0		Real Estate Taxes 15.67%	\$8,380
Gross Rental Income			53,469		74,088		Tax Rate = 1.20%	
Percentage Rent		0%	0	0%	0	0%	Insurance 2.66%	1,420
Other Income			0		0		Utilities	0
Gross Income			53,469		74,088		CAM: Maint. 5.01%	2,680
Less Vacancy/Collection Res.			(1,069)	2.00%	(3,704)	5.00%	CAM: Security	0
Effective Gross Income			52,400		70,384		CAM: Rubbish	0
Operating Expenses			(12,480)	23.34%	(12,480)	16.84%	Management Fee	0
Expense Reimbursements							Landscaping	0
Real Estate Taxes			8,380		8,380		Admin./ Office	0
Insurance			1,420		1,420		Reserves	0
CAM			2,680		2,680		Total Expenses: 23.34%	\$12,480
Admin/Mng Fee			0		0		Per Sq. Ft:	\$7.07
Total Expense Reimbursement			12,480	\$0.59 sf/mo	12,480	\$0.59 sf/mo		
Net Operating Income			52,400		70,384			
Loan Payments			0		0			
Pre Tax Cash Flows			52,400	7.49%	70,384	10.05%		
Principal Reduction			0		0			
Total Return Before Taxes			\$52,400	7.49%	\$70,384	10.05%		

Information contained herein has been obtained from sources deemed to be reliable. However, no warranties can be assumed for its accuracy.

PROPERTY PICTURES



PROPERTY PICTURES



DEMOGRAPHIC SUMMARY

DEMOGRAPHICS BY 5-MILE RADIUS



AVERAGE HH INCOME

\$78,683



POPULATION

210,746



HOUSEHOLDS

73,583



OWNER-OCCUPIED
HOUSING

40,087



RENTER-OCCUPIED
HOUSING

35,608



BUSSINESSES

35,608

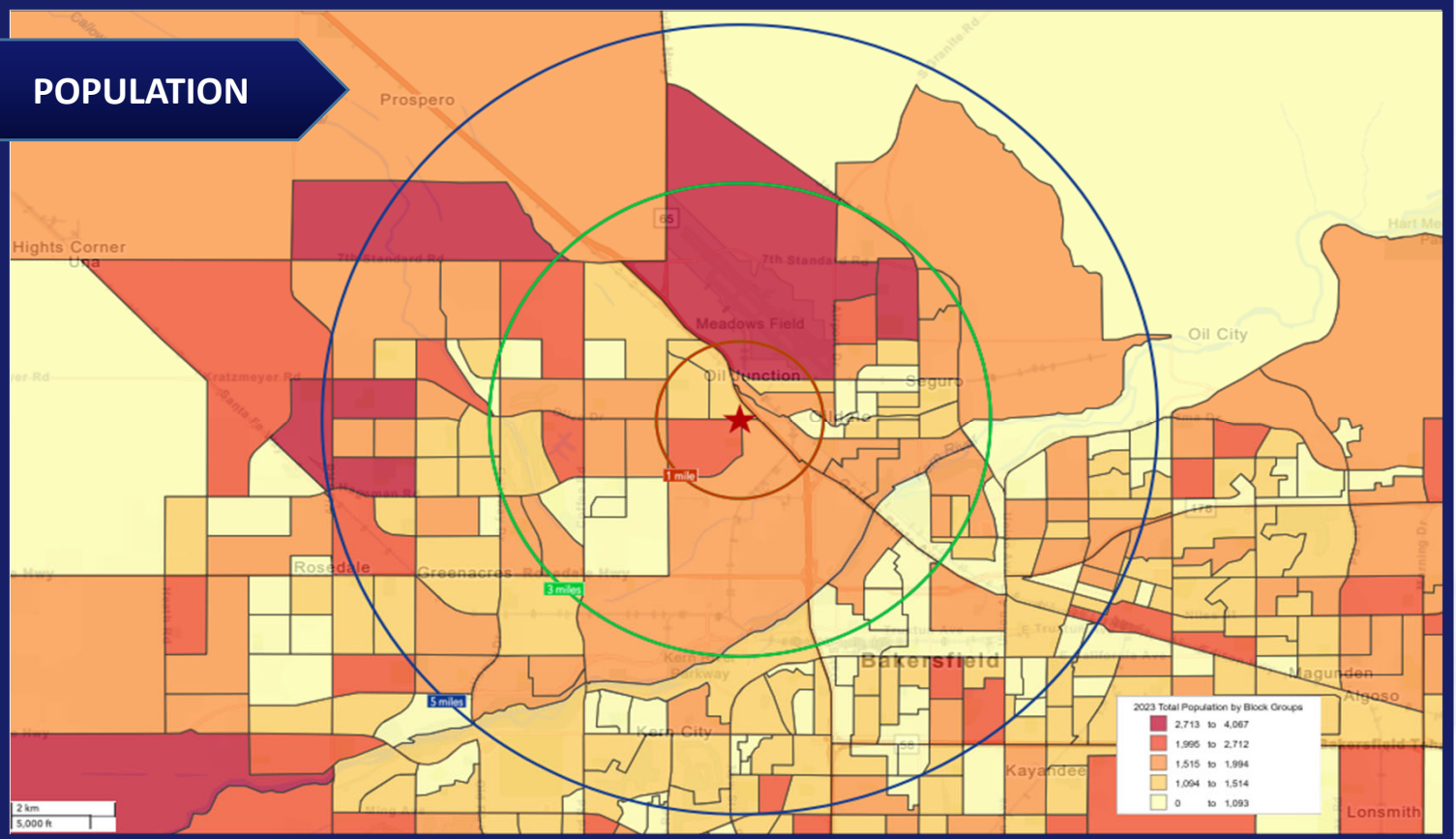
POPULATION	2-MILE	5-MILE	10-MILE
2010 POPULATION	33,023	189,561	505,108
2023 POPULATION	35,098	210,746	577,005
2028 POPULATION PROJECTION	35,816	216,608	595,516
ANNUAL GROWTH 2010-2023	0.5%	0.9%	1.1%
ANNUAL GROWTH 2023-2028	0.4%	0.6%	0.6%
MEDIAN AGE	35.3	33.7	32.4

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$77,441	\$78,683	\$83,270
MEDIAN HH INCOME	\$47,841	\$55,130	\$59,810

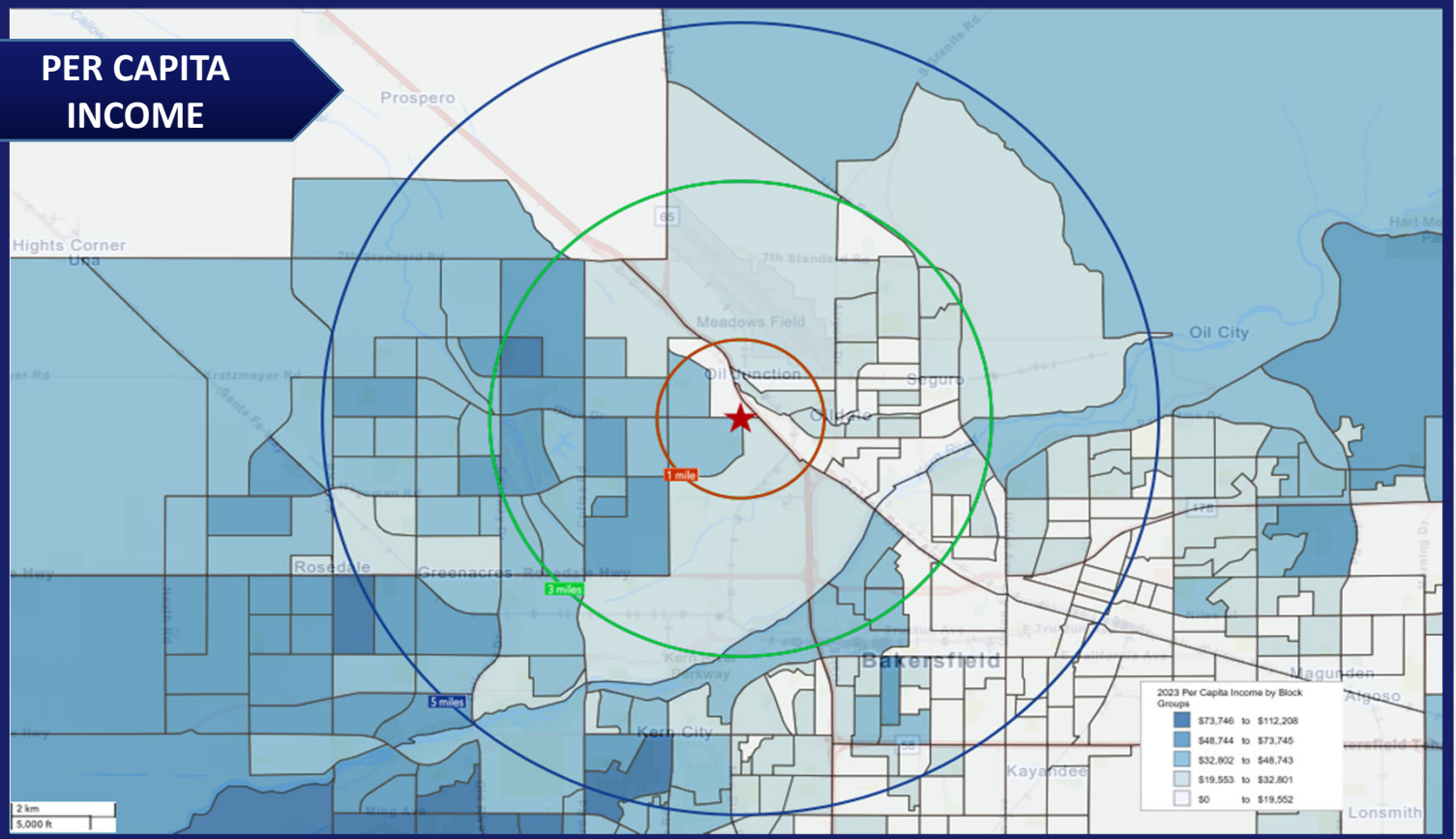
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2010 HOUSEHOLDS	12,177	65,676	159,212
2023 HOUSEHOLDS	12,927	73,583	182,078
2028 HOUSEHOLDS	13,186	75,695	187,886

DEMOGRAPHICS

POPULATION

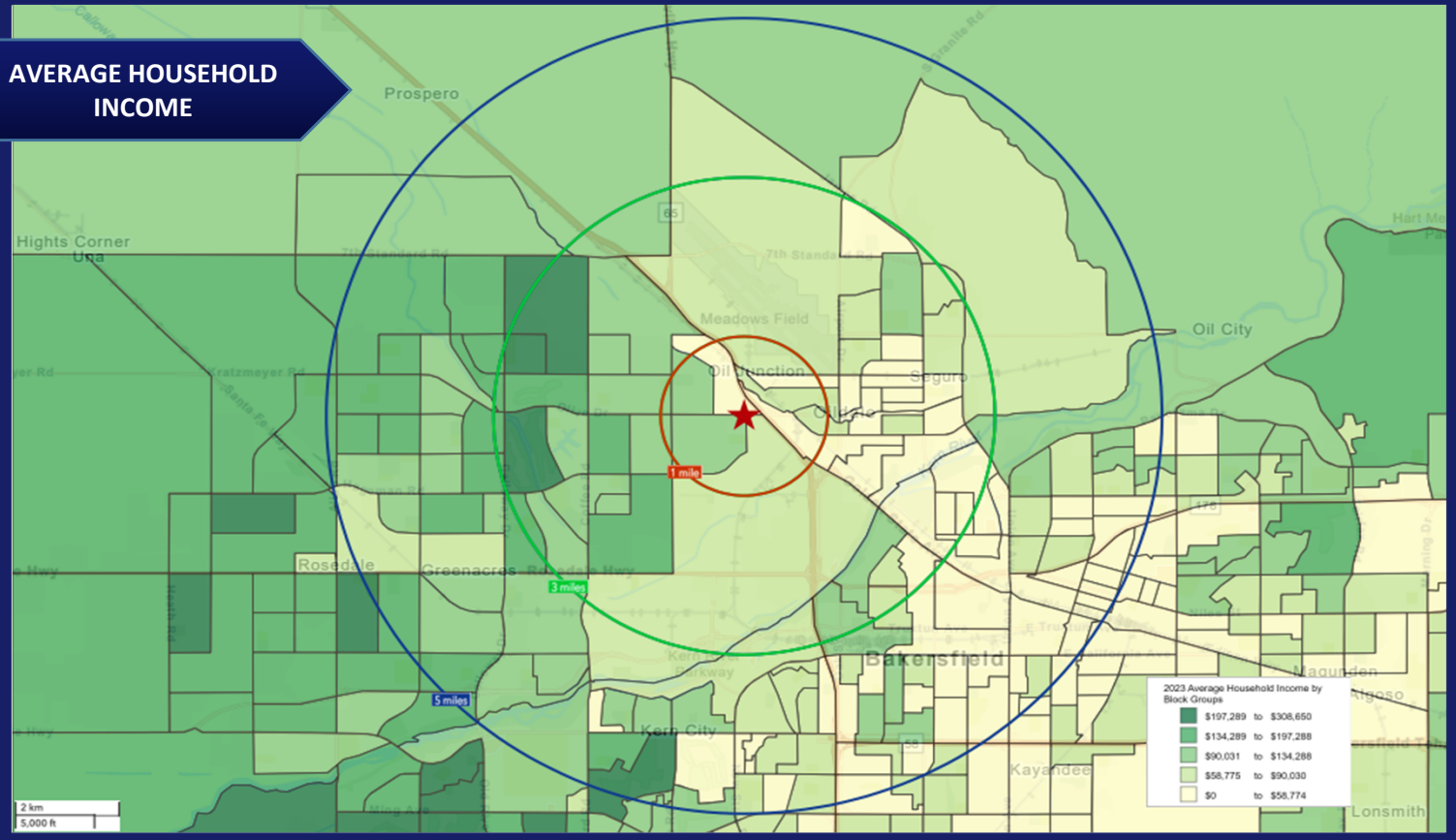


PER CAPITA INCOME

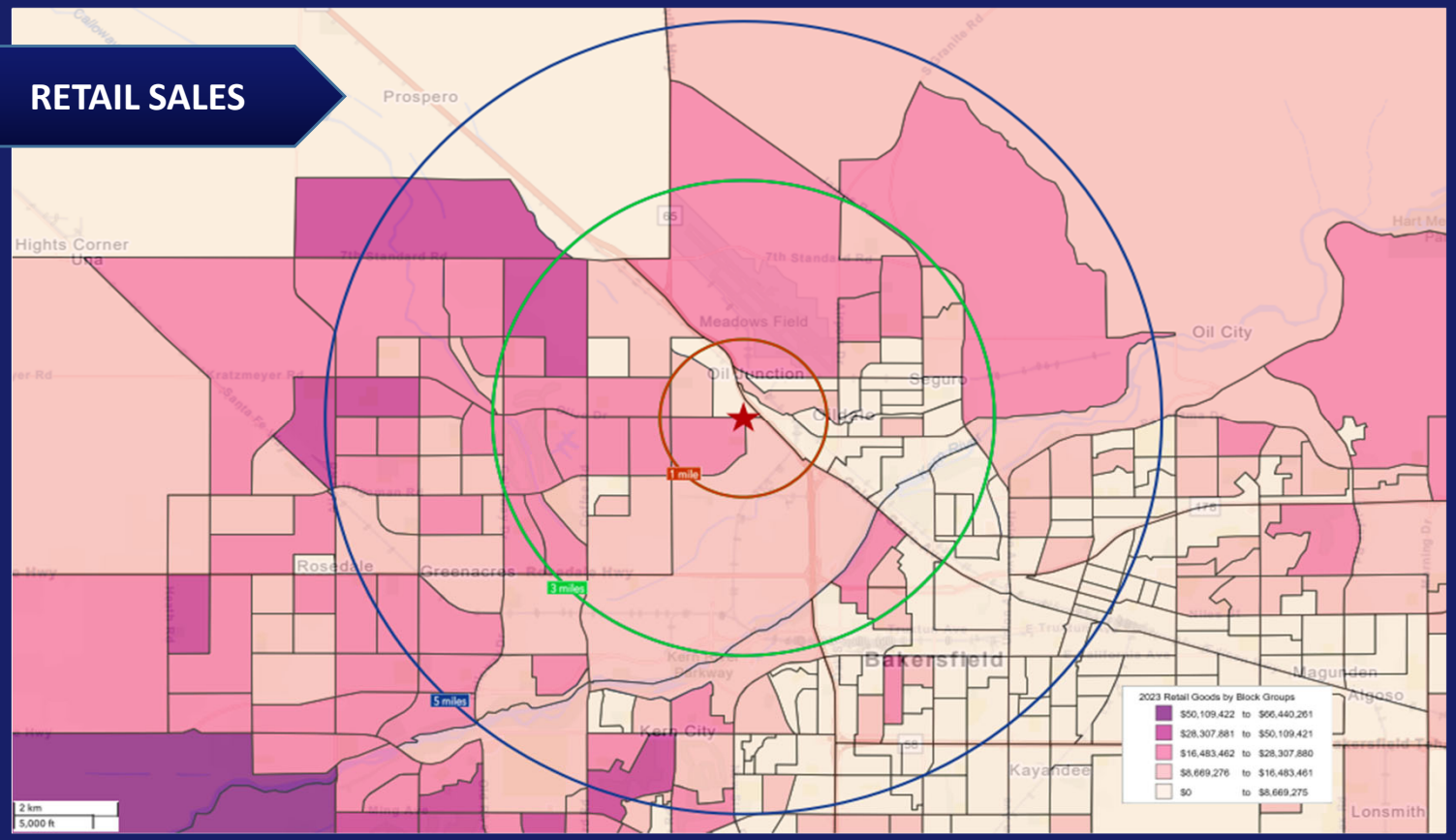


DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

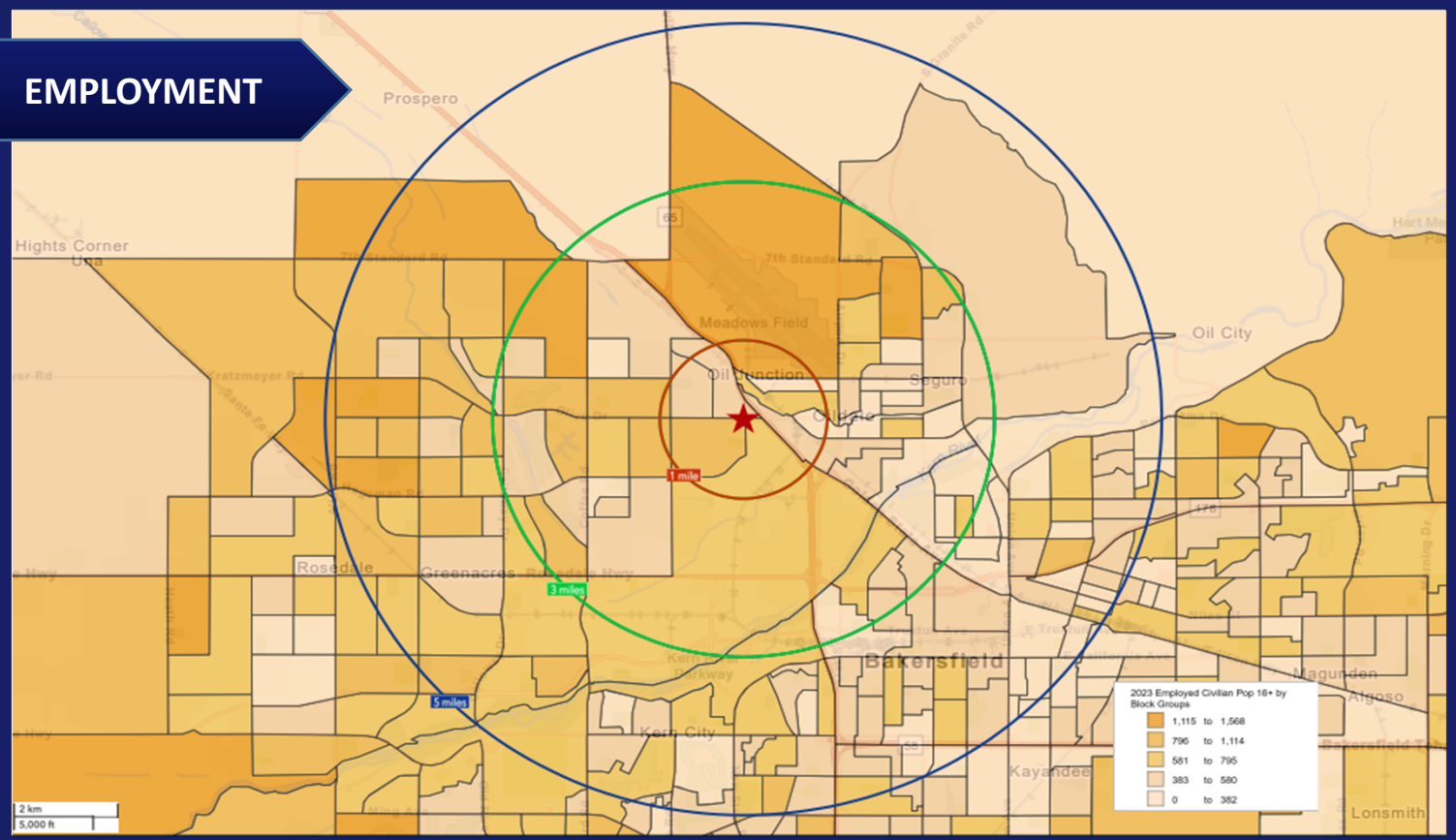


RETAIL SALES



DEMOGRAPHICS

EMPLOYMENT



CRIME INDEX

