









FOR SALE

PETSMART PLAZA

YUBA CITY, CA

Listed For Sale Exclusively By:

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CORE Commercial

2264 Fair Oaks Blvd, Suite 201 Sacramento, CA 95825 CA DRE 01904661



Brown Stevens Elmore & Sparre

655 University Ave, Suite 225 Sacramento, CA 95825 CA DRE 00532987

SUMMARY

CORE Commercial is pleased to offer for sale this **100%** leased retail center anchored by PetSmart. It is located at the intersection of Hwy 20 (Colusa Ave) and Gray Avenue, Yuba City's major North-South thoroughfare parallel to State Hwy 99.

It is located across Gray Avenue from one of Yuba Sutter Mall's main entry drives.

PetSmart Plaza shares a parking field with an adjacent Walgreens (NAP) and O'Reilly Auto Parts (NAP). This ±24,860 SF Walgreens with a drive-thu pharmacy window has a proposed downsizing to ±14,850 (contact Broker for details).

Schools Financial Credit Union (included) is one of six banks at this intersection, four of which have drivethrough teller windows and/or ATMs.

PETSMART PLAZA

YUBA CITY, CA

PROPERTY OVERVIEW

Location 865 Colusa Avenue (Hwy 20) Yuba City, CA 95991

Price \$8,400,000

Price per Square Foot \$270

Capitalization Rate 6.5%

Total Building Size ±31,088 SF

Leasable Building Area ±30,579 SF

Occupancy 100%

Land Area ±2.6 acres

Debt No Debt to Assume

OFFERING HIGHLIGHTS

- No debt to assume, new financing available
- PetSmart and Chipotle have already exercised renewal options
- Located in the commercial center of the Yuba City/ Marysville area
- 100% Leased



AERIAL VIEW

PETSMART PLAZA

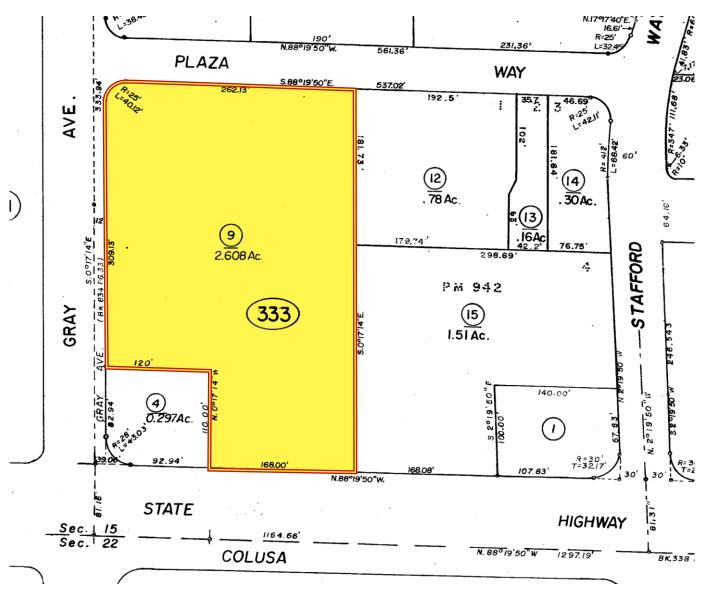
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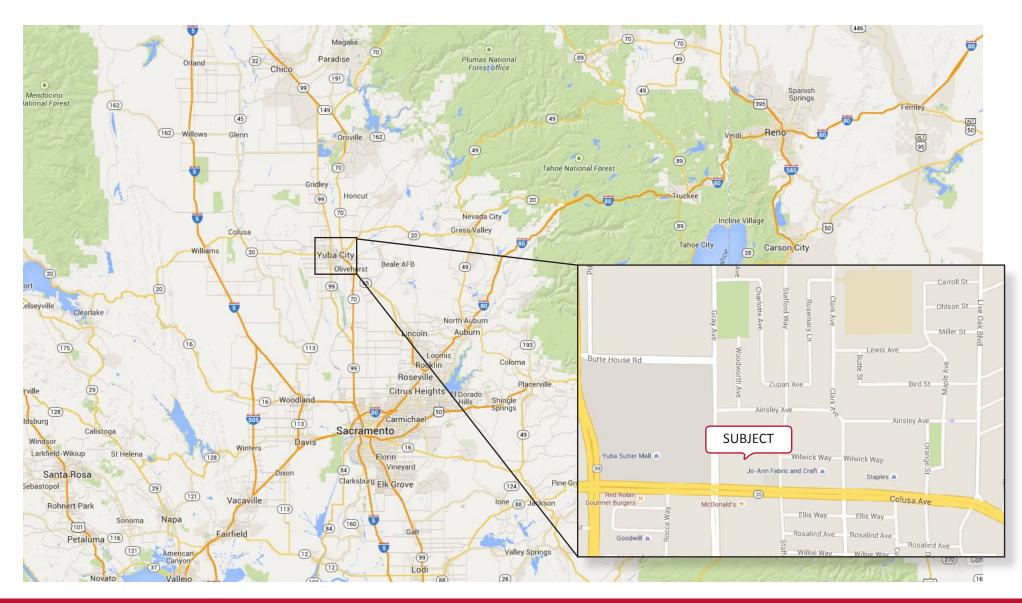


PETSMART PLAZA



LOCATION

PETSMART PLAZA



PETSMART PLAZA











FINANCIAL ANALYSIS

STATIC PROFORMA

PETSMART PLAZA

YUBA CITY, CA

Income Capitalization

		In-Place FY 08/15 - 07/16
Minimum Rent	30,579 SF	558,968 ¹
NNN Reimbursements		160,518
Total Gross Income		\$719,486
Expenses		
CAM		33,973 ²
Utilities		26,294
Insurance		11,071 ³
Property Taxes (est)		85,829 ⁴
Mgmt Fees		18,000 5
Total Expenses		(175,167)
Net Operating Income		\$544,319

Footnotes

- 1 Center is 100% Leased
- 2 CAM and Utlities from 2014 Actuals, inflated at 3%
- 3 Assumes \$0.15 PSF for General Liability and \$0.20 for Property policies
- 4 Assumed reassessment amount
- 5 Per Jones Lang Lasalle contract in-place





FINANCIAL ANALYSIS

10-YR DISCOUNTED CASH FLOW

PETSMART PLAZA YUBA CITY, CA

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	
or the Years Ending		Jul-2016	Jul-2017	Jul-2018	Jul-2019	Jul-2020	Jul-2021	Jul-2022	Jul-2023	Jul-2024	Jul-2025	Jul-2026	
Potential Gross Revenue													
Scheduled Base Rental Reve	enue	558,841	565,976	573,545	576,076	592,967	600,543	630,285	641,773	641,163	613,615	721,099	
Total Reimbursement Rever	nue	160,519	164,454	168,527	171,429	176,996	178,637	188,680	194,131	195,856	179,512	193,247	
otal Potential Gross Revenu	e	719,360	730,430	742,072	747,505	769,963	779,180	818,965	835,904	837,019	793,127	914,346	
General Vacancy		-	-	2.5%	5%	5%	5%	5%	5%	5%	5%	5%	
(After turnover downtime)				(8,329)	(12,685)	(17,532)		(16,861)	(19,644)	(9,804)	(20,732)		
Effective Gross Revenue		719,360	730,430	733,743	734,820	752,431	779,180	802,104	816,260	827,215	772,395	914,346	
perating Expenses													
CAM		33,973	34,990	36,039	37,122	38,234	39,383	40,564	41,780	43,034	44,324	45,654	
Utilities		26,294	27,082	27,894	28,732	29,592	30,482	31,396	32,338	33,308	34,306	35,336	
Bldg Insurance		6,328	6,516	6,711	6,913	7,121	7,334	7,553	7,781	8,014	8,255	8,502	
GL Insurance		4,743	4,887	5,035	5,184	5,340	5,501	5,666	5,834	6,011	6,190	6,378	
RE Taxes		85,829	87,548	89,298	91,083	92,905	94,763	96,658	98,592	100,563	102,575	90,123	
Management Fee		18,000	18,315	18,864	19,430	20,013	20,615	21,231	21,870	22,525	23,201	23,898	
otal Operating Expenses		(175,167)	(179,338)	(183,841)	(188,464)	(193,205)	(198,078)	(203,068)	(208,195)	(213,455)	(218,851)	(209,891)	
let Operating Income		544,193	551,092	549,902	546,356	559,226	581,102	599,036	608,065	613,760	553,544	704,455	
easing & Capital Costs													
Tenant Improvements					3,000		10,568	3,153		6,548	50,055		
Leasing Commissions					1,723		7,806	1,747		4,083	41,087		
Capital Reserves		4,663	4,663	4,663	4,663	4,663	4,663	4,663	4,663	4,663	4,663		
otal Leasing & Capital Costs		(4,663)	(4,663)	(4,663)	(9,386)	(4,663)	(23,037)	(9,563)	(4,663)	(15,294)	(95,805)		
Cash Flow Before Debt Servi	ce	539,530	546,429	545,239	536,970	554,563	558,065	589,473	603,402	598,466	457,739		
Acquisition & Disposition	8,400,000										10,094,665	7.0%	R
											(302,840)	3.0%	C
Pre-Tax Cash Flow	(8,400,000)	539,530	546,429	545,239	536,970	554,563	558,065	589,473	603,402	598,466	10,249,564	7.7%	U

FINANCIAL ANALYSIS

CASH FLOW ASSUMPTIONS

PETSMART PLAZA YUBA CITY, CA

GLOBAL CURRENT VACANCIES AND SECOND GENERATION LEASING

Analysis Period		Retention Ratio	75%
Commencement Date	August 1, 2015	_	
Term (Yrs)	10	Lease Term	
		Shops	5 Yrs
Area Measures		Anchor	10 Yrs
Offering Square Feet	31,088	Market Dent (Monthly C/CE)	\$1.3F \$3.00 NNN
Total Leasable Area	30,579	Market Rent (Monthly \$/SF)	
Constitution of the selection of the Constitution of the selection of the	F0/	Anchor	\$1.25 NNN
General Vacancy (after absorption & turnover)	5%	In-Line	\$1.50 - \$1.65 NNN
Yrs 1-3	0%	Schools (per current rer	newal negotations) \$1.90 NNN
Yr 4	2.5%	Expense Recovery Type	
Yrs 5+	5%		NININI with respect and 100/ fee an CANA likil and in
Exclusions	PetSmart	Shops	NNN with mgmt and 10% fee on CAM, Util and Ins
Accord Consulta Balance		Anchor	NNN + 10% on CAM only, no mgmt
Annual Growth Rates		Tenant Improvements	\$10 PSF new, \$0 renewal
Market Rent Growth		renant improvements	y 10 + 51 He w, y 0 renewal
Yr 1	1%	Leasing Commissions	5% Yrs 1-5 + 2.5% Yrs 6-10
Yr 2	2%		
Yrs 3+	3%		
General	3%		
Property Taxes	2% (per Prop 13)		
Management Fees			
Flat Rate	Per recent contract		
Capital Reserves	\$0.15 PSF		
Expense Recovery Type(s)	Per Leases		
Operating Expense Source	2014 Actuals		
Property Taxes Reassessed?	Yes		

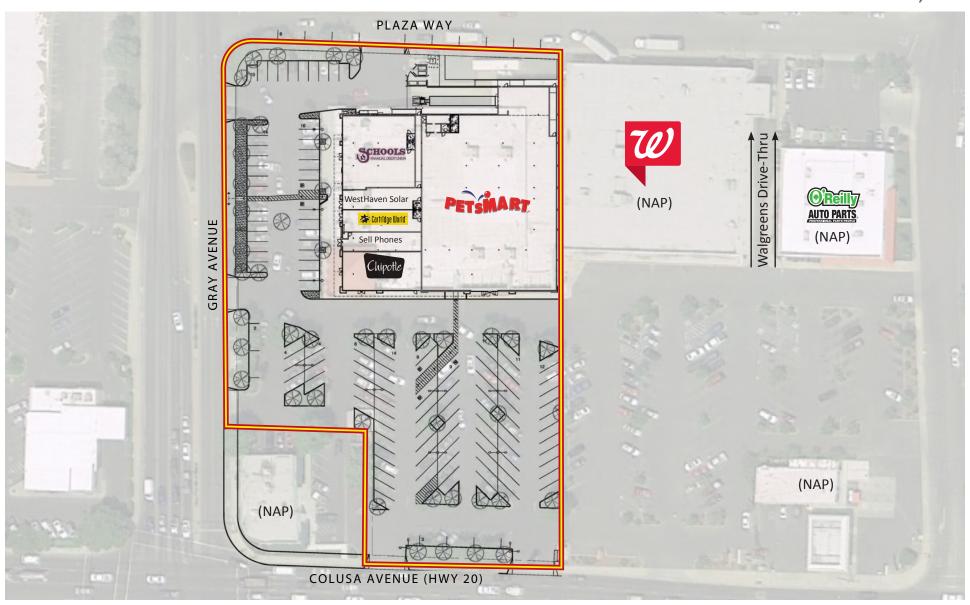
RENT ROLL

PETSMART PLAZA

				Term		Rent			Incre	ases	
Suite	Tenant Name	Size (±)	Share	Start	End	Annual	Monthly	\$/SF	On	Monthly	Options
1	PetSmart	20,022	65.5%	Apr-05	Apr-20	\$300,330	\$25,028	\$1.25	Option 2 Option 3 Option 4 Option 5	\$16/sf/yr \$17/sf/yr \$19/sf/yr \$20/sf/yr	4, 5-yr options
2	Chipotle	2,450	8.0%	Mar-05	Jun-20	\$88,200	\$7,350	\$3.00	Jul-15 Annually	\$7,571 3%	2, 5-yr options
3	Sell Phones	1,200	3.9%	Mar-13	Feb-16	\$23,040	\$1,920	\$1.60	Option 2	FMR	1, 3-yr option at FMR
4	Cartridge World	1,261	4.1%	Jul-12	Jun-16	\$21,622	\$1,802	\$1.43	Jul-15 Aug-15	Free \$1,852	2, 5-yr options at FMR
5	Schools Financial*	4,227	13.8%	Nov-05	Oct-20	\$96,378	\$8,032	\$1.90	Nov-16 Annually	\$8,247 \$0.05	1, 5-yr option at FMR
6	WestHaven Solar showroom	1,419	4.6%	Aug-15	Jul-18	\$25,542	\$2,129	\$1.50	Aug-16 Aug-17	\$2,192 \$2,258	1, 5-yr option at FMR
	Subtotal Occupied	30,579	100.0%			\$555,112	\$46,259	\$1.51	Avg. In-Place		_
	Subtotal Vacant Total Leasable Area	0 30,579	0.0%								
	Utility closet	509									
	Total Offering Size	31,088									

^{*} Tenant and Landlord have agreed to Fair Market Rent of \$1.90; renewal amendment out for signature

PETSMART PLAZA



TENANTS



www.petsmart.com

Founded in 1986, PetSmart (NASDAQ: PETM) has revenues of approximately \$6.9 million (2014). It is a retail chain with 1,352 locations in the US, Canada, and Puerto Rico (2014). PetSmart specializes in pet supplies and services for a wide range of pets, including boarding, training, and veterinary services through their corporate partner Banfield Pet Hospital. PetSmart was acquired by BC Partners at a cost of \$8.7 billion in December 2014.



www.chipotle.com

Chipotle Mexican Grill, Inc. (NYSE: CMG) is an S&P Fortune 500 Company. It was founded in 1993 in Denver Colorado, and McDonald's Corporation was a major investor from 1998 to 2006, divesting itself of the chain when it had 500 stores. Chipotle now (2014) operates 1,700 locations in the US, Canada, UK, Germany and France. With 2013 revenues of \$3.2 billion and net operating income of \$327 million.

SELL PHONES

Sell Phones is a privately owned retail reseller of cellular phones and service contracts, with a strong line of business in cell phone and tablet repairs. Sell Phones has earned a loyal following of return customers through exceptional customer service, reflected in online reviews.

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YUBA CITY, CA

www.schools.org

Schools Financial Credit Union was started by seven schoolteachers as a savings cooperative in 1933. It is headquartered in Sacramento, CA, and it has 11 branch locations in the Sacramento Valley. Schools is still a member-owned financial cooperative with \$1.5 billion in assets and more than 120,000 members.



www.cartridgeworld.com

Cartridge World is a franchise retail chain specializing in ink and toner cartridges, with a model relying on refilling recycled OEM cartridges. The company also leases printers. Cartridge World was founded in Adelaide, AUS in 1992, and now has 1,400 stores worldwide.



www.westhavensolar.com

WestHaven Solar are energy efficiency specialists, offering photovoltaic electric panels, solar thermal systems, and HVAC and Radiant Heat systems. As a general contractor, WestHaven also offers ground-up sustainable construction including methods such as straw bale and insulated concrete form construction.



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