

FOR SALE | \$4,488,000

NNN PEP BOYS SUPERCENTER 3534 NORTHGATE BLVD SACRAMENTO, CA



PROPERTY HIGHLIGHTS

- Pep Boys (NYSE PBY) Guarantee**
- 10-Years remain on absolute net least with 1.5% annual increases**
- Strong Sacramento location**
- 22,341 Sq. Ft. +/- building renovated in 2007**
- 6.3% average cap rate over term of lease**

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HIRSCH AND ASSOCIATES

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The Seller provided information presented in this proforma. Hirsch and Associates make no representation as to the accuracy of the information. Buyer should use diligence investigating the financial feasibility in making a purchase or lease by relying on his or her own professional advisors.

DISCLAIMER



This brochure has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property presented. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for thorough due diligence investigation. In particular, Hirsch and Associates has not made any investigation, and makes no warranty or representation with respect to the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue or renew its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, we make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

IMPROVEMENTS, SIZE AND BOUNDARIES: Any oral or written representations by Seller or Broker regarding age of improvements, size and square footage of parcel or building, or location of property lines may not be accurate. Apparent boundary line indicators such as fences, hedges, walls or other barriers may not represent the true boundary lines, only a surveyor can determine the actual boundary lines. If any of these issues are important to Buyer's decision to purchase, then Buyer should consider investigating the property independently.

SHOWING: PROPERTY TO BE SHOWN BY LISTING BROKER ONLY. PLEASE DO NOT WALK THE PROPERTY WITHOUT PRIOR BROKER APPROVAL.



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PROPERTY AND LEASE SUMMARY



PROPERTY

Property Address:	3534 Northgate Blvd, Sacramento, Ca 95834
Assessor's Parcel Number:	250-0121-045-0000
Zoning:	C-2
Land Description:	2.35 gross acres +/-
Commercial Improvements:	22,341 sq. ft. +/- Includes Retail Store and 10 Service Bays
Improvements Construction Date/ Renovation Date:	1989/2007
HVAC:	Yes
Sprinkler System:	Yes
Parking:	124 On-Site Spaces
Ingress/ Egress:	Two Separate Driveways on Northgate Blvd, Both Providing Ingress and Egress. A Third Driveway on W. Silver also Providing Ingress and Egress.
Sprinkler System:	Yes
HVAC:	Yes

LEASE

Commencement/ Expiration/Options:	8-1-08/ 7-31-23/ (4) 5-year
Lease Type/Landlord Responsibilities:	Absolute Net/ None
Annual Increases:	1.5%
Tenant/ % Occupied:	Pep Boys /100%
Current NOI:	\$263,073
Tenant First Right of Refusal:	Yes, 15 Days



FINANCIAL SUMMARY

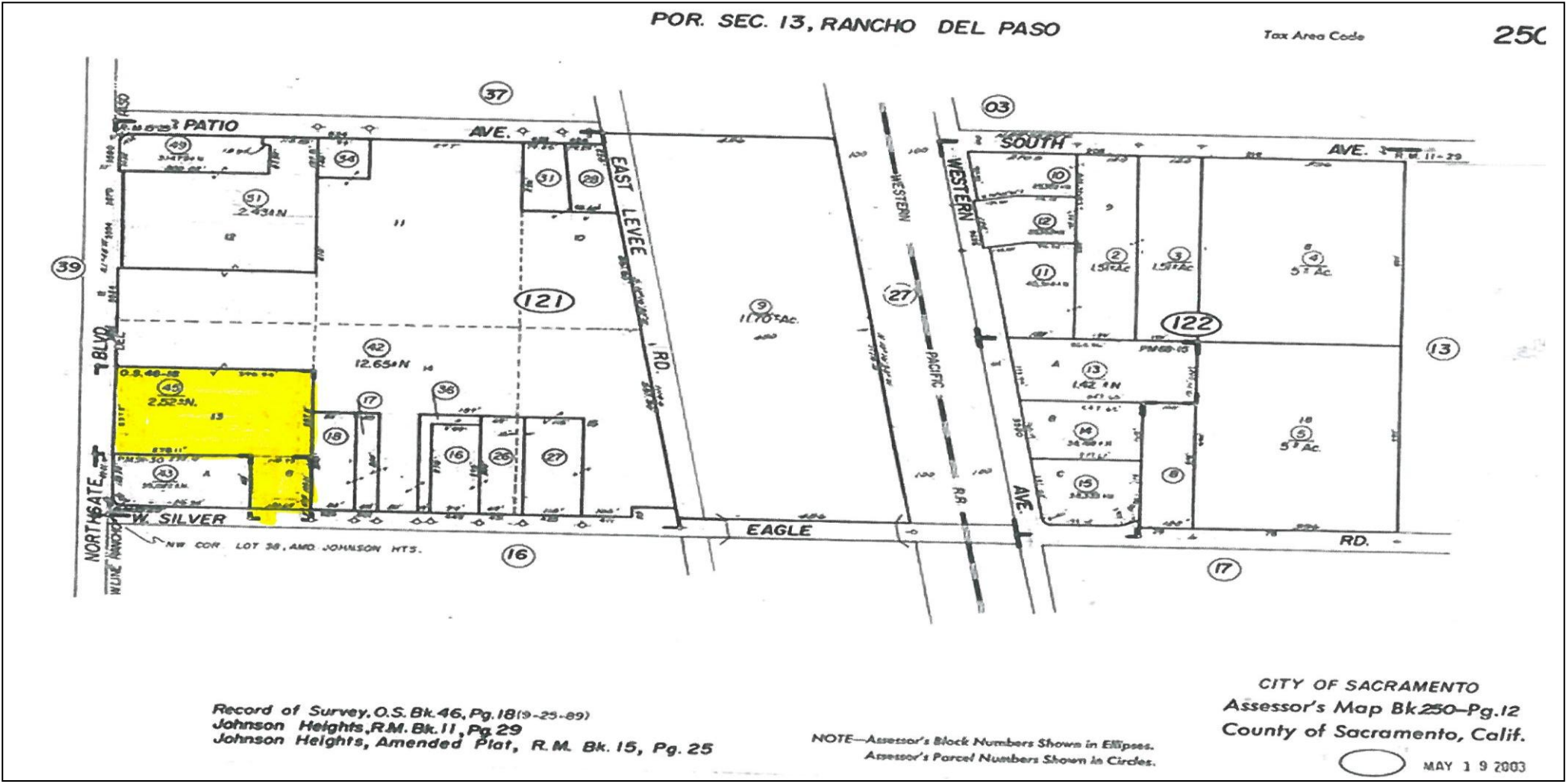


Monthly Income:	\$21,922.73
Annualized:	\$263,073
(Owner Expenses):	(\$0)
<hr/>	
Net Operating Income:	\$263,073
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CAP Rate Year One:	5.9%
Average CAP Rate Over 10 Year Term:	6.3%

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PARCEL MAP

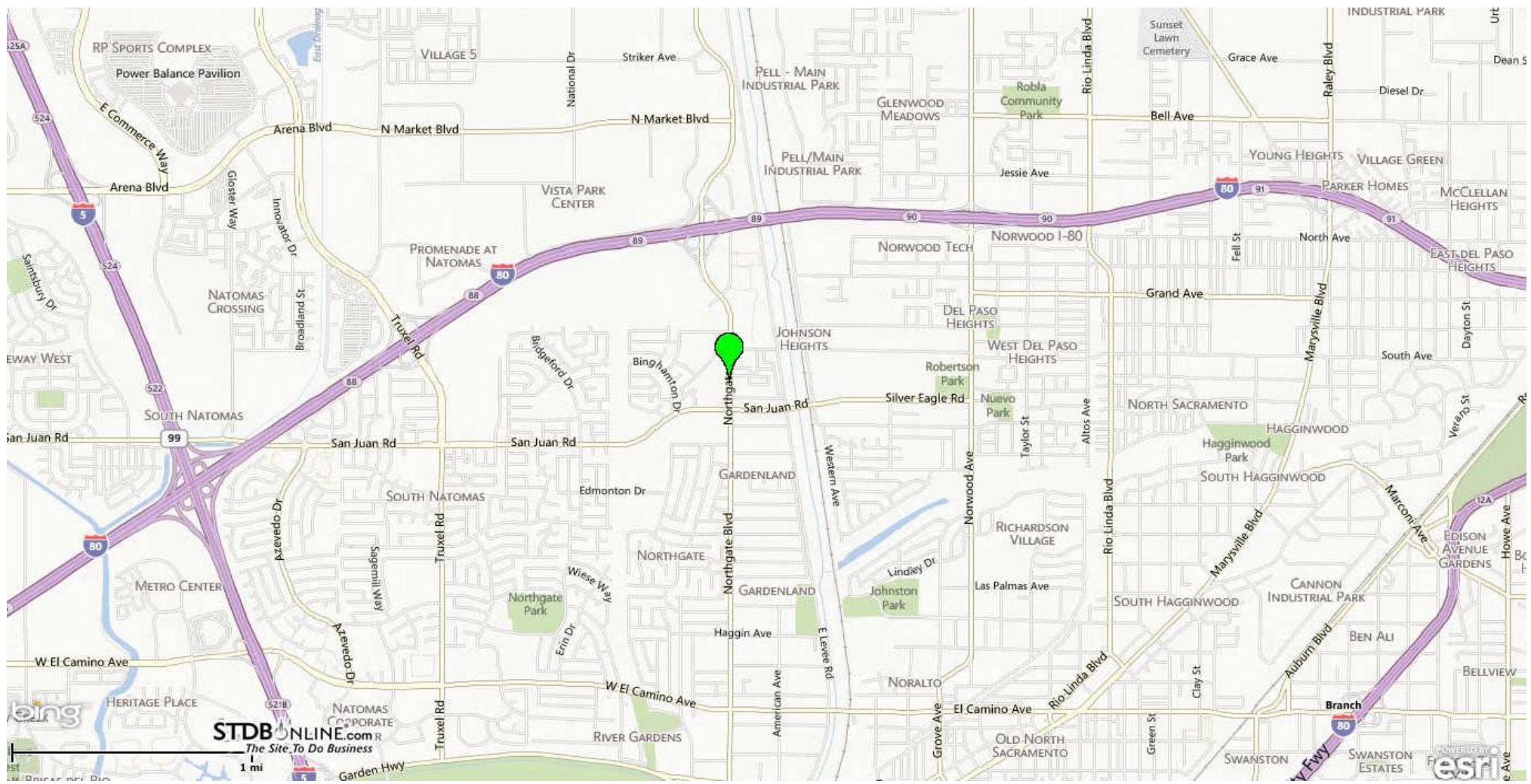


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STREET MAP



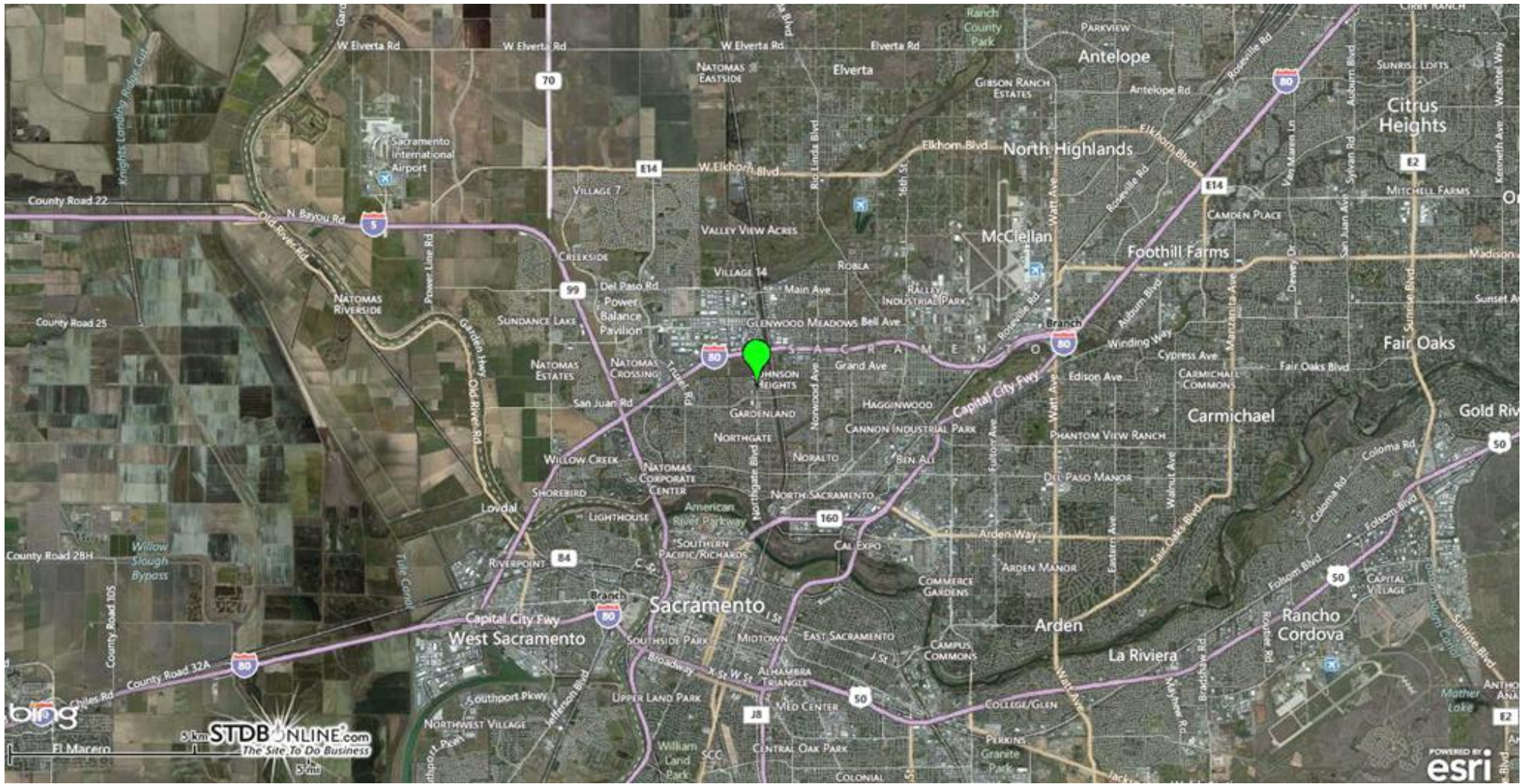
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AERIAL VIEW



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