Las Brisas Center- Retail & Automotive
OFFERING MEMORANDUM

2 Parcels, Sold Together

Listed Exclusively:
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DMC *real estate*
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Offering Summary

Property Type: Neighborhood Center and Vehicle Related

Property Address:
24759, 24801 & 24811 Sunnymead Blvd
Moreno Valley CA 92553

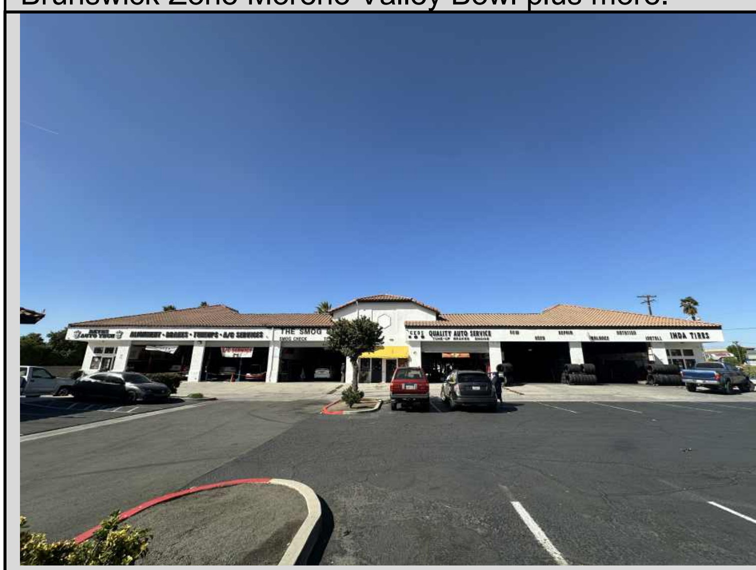
Building Square Feet: Approx 32,476

Lot Size: 3.05 Acres

Year Built: 1985

Property Highlights: Historically high occupancy, shopping center with tenants dating back 20+ years. Over $200,000 in Recent capital improvements including a new roof, new slurry coat & restriping, new paint and new signage, new drought resistant landscaping, surveillance cameras. Retail tenants include Marisco's Mexican Restaurant. Anchored by Inland Empire Autobody & Paint occupying 36% of the GLA. Along with an additional 11,010 sq feet of vehicle related business's. Property has plentiful parking. All tenants with below market rents.

Location Highlights: Conveniently located across from 60 Freeway off ramp. Busy location with approx 18,584 CPD. Over 260,000 population within 5 miles. Located on a high visibility 3.05 acres with excellent signage. Nearby business's include Denny's, Regency Inn & Suites, Burger King, Chevron, Autozone, Sizzler, Brunswick Zone Moreno Valley Bowl plus more.



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- **Price: $5,250,000 [$161 per ft building] below replacement cost.**
- **CAP Rate, 7.87% (Proforma 10.7%)**
- **Two Parcels on 3.05 acres**
- **Long Term Tenants, historically low vacancy rate**
- **$200k in Capital Improvements!**
- **Across 60 Freeway off-ramp with 207k CPD**
- **Fee Simple**
- **Excellent street exposure, ingress/egress**
- **CPD: 18,584**

Investment Summary

D.M.C. Real Estate — Las Brisas Shopping Center

Simon Asef, Office 818-761-4252 ext. 102 Simon@dmcinvestments.com

Shopping Center Operating Information **DO NOT DISTURB TENANTS!**

Summary			Property Address
Price:		$5,250,000	Las Brisas Shopping Center
Down Payment:	35%	$1,837,500	24759- 24811 Sunnymead Blvd,
Current CAP Rate:		7.87%	Moreno Valley CA 92553
Proforma CAP Rate:		10.74%	
Year Built:		1985	
Gross Leasable Area (GLA):		32,476	
Price Per Sq. Ft.:		$161.66	
Lot Size (acres) :		3.05	

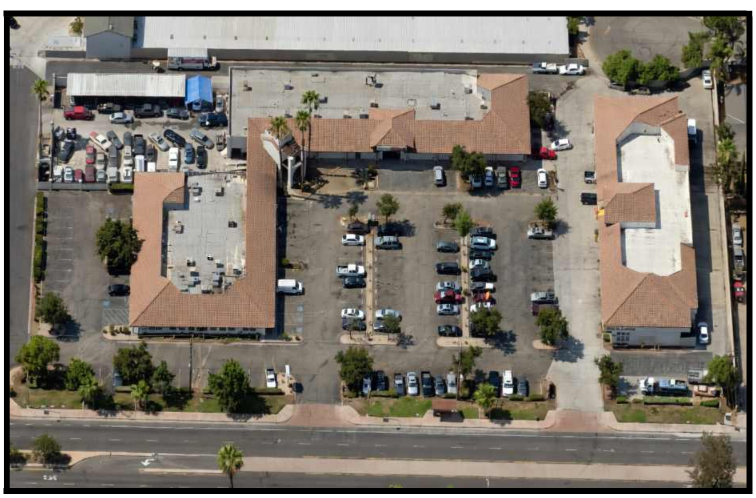
Estimated New Financing			
1st New LTV:		65%	$3,412,500
Rate:	5.94%	Amortized	30
Monthly Payment:		$20,328	5 year fixed

Operating Data			**Actual**	**Proforma**
Scheduled Rent Income:			$348,484	$ 462,324
Other Income:	CAM		$234,492	$ 271,056
Total Schedule Gross Income:			$582,976	$ 733,380
Less Expenses:		**48.70%**	$169,702	$ 169,702
Net Operating Income:		**7.87%**	**$413,273**	$ 563,678
Less Debt Service:			$243,939	$ 243,939
Pre Tax Cash Flow:		**9.22%**	**$169,335**	**$ 319,739**

Estimated Annual Operating Expenses	
Real Estate Taxes(new):	$65,625
Insurance:	$16,306
Electricity:	$3,681
Mangement:	$18,000
Landscaping	$5,400
Rubbish:	$32,898
Maintenance:	$5,115
Internet:	$1,161
Water & Sewer	$21,516
Total Expenses:	**$169,702**

Rent-Roll

Unit	Tenant	Appx. Sq Ft	Current Rent	Proforma Rents	CAM	%	Rent PSF	Lease Start	Lease End	Inc. Date	Rent Inc
24759 - Suite A	Inda's Tires	3560	$3,844.00	$3,916.00	$1,720.00	10.96%	$1.08	3/15/2019	9/1/2027		
24759 - Suite B	Reds Auto House	1900	$2,106.00	$2,090.00	$1,593.60	5.85%	$1.11	5/1/2022	4/30/2028	5/1/2025	5% annually
24759 - Suite C	The Smog Shop	1900	$1,312.30	$2,090.00	$2,287.00	5.85%	$0.69	9/1/2009	12/31/2027		
24759 - Suite D	Reyes Auto Tech	3560	$3,110.00	$3,916.00	$1,972.00	10.96%	$0.87	4/1/2003	4/30/2028	4/1/2020	5% annually
24811 - Suite C-D-H	*Soul Fire Bar & Restaurant	4570	$5,000.00	$5,995.00	$3,000.00	14.07%	$1.09	6/1/2025	5/30/2030	12/1/2026	Yes
24811 - Suite A	Mariscos Mexican Restaurant	4986	$5,520.00	$5,520.00	$4,075.00	15.35%	$1.11	8/1/2002	8/31/2027		
24801	**Inland Empire Autobody	12000	$8,442.00	$15,000.00	$4,600.00	36.95%	$0.70	10/1/2017	9/30/2022	10/1/2019	
	**Soul Fire is in Tenant Improvement period, currently paying CAM only. 6/1/2026 rent to be $5,000 per month + CAM with annual increases.*										
	***Inland Empire Autobody Occupies 12,000 GLA + 8,000 sq ft private yard*										
	Totals:	32476	**$29,334.30**	**$38,527.00**	**$19,247.60**	100%					



About City of Moreno Valley

Strong, Growing Demographics: With an annual growth rate of 3.44%, Moreno Valley is the 2nd largest city in Riverside County and 21st in California. Moreno Valley is central to a population exceeding 2.4 million within a 20-mile trade area. The market is home to more than 260,000 households with strong average incomes surpassing $86k.

Retail & Restaurant Sales: Growing populations mean retail and restaurant sales continue to boom; performance numbers commonly exceed Statewide averages for the chains!

Residential Market Growth: More than 5,000 single-family and multi-family units in the development process.

Health & Wellness-focused Expansion: Riverside University Health Systems and Kaiser Permanente have plans for dramatic medical office growth due to strong regional demand. Consider how your medical service can help meet the growing need for highly skilled and innovative healthcare options as Baby Boomers continue to age. Read

Distribution Leadership: Moreno Valley led the County in absorption of more than 5 million square feet by new corporate / international logistics and e-commerce tenants in the last two years. The newly approved World Logistics Center offers 40.6 million square feet – the largest industrial corporate business campus in California.

Nearby Companies:

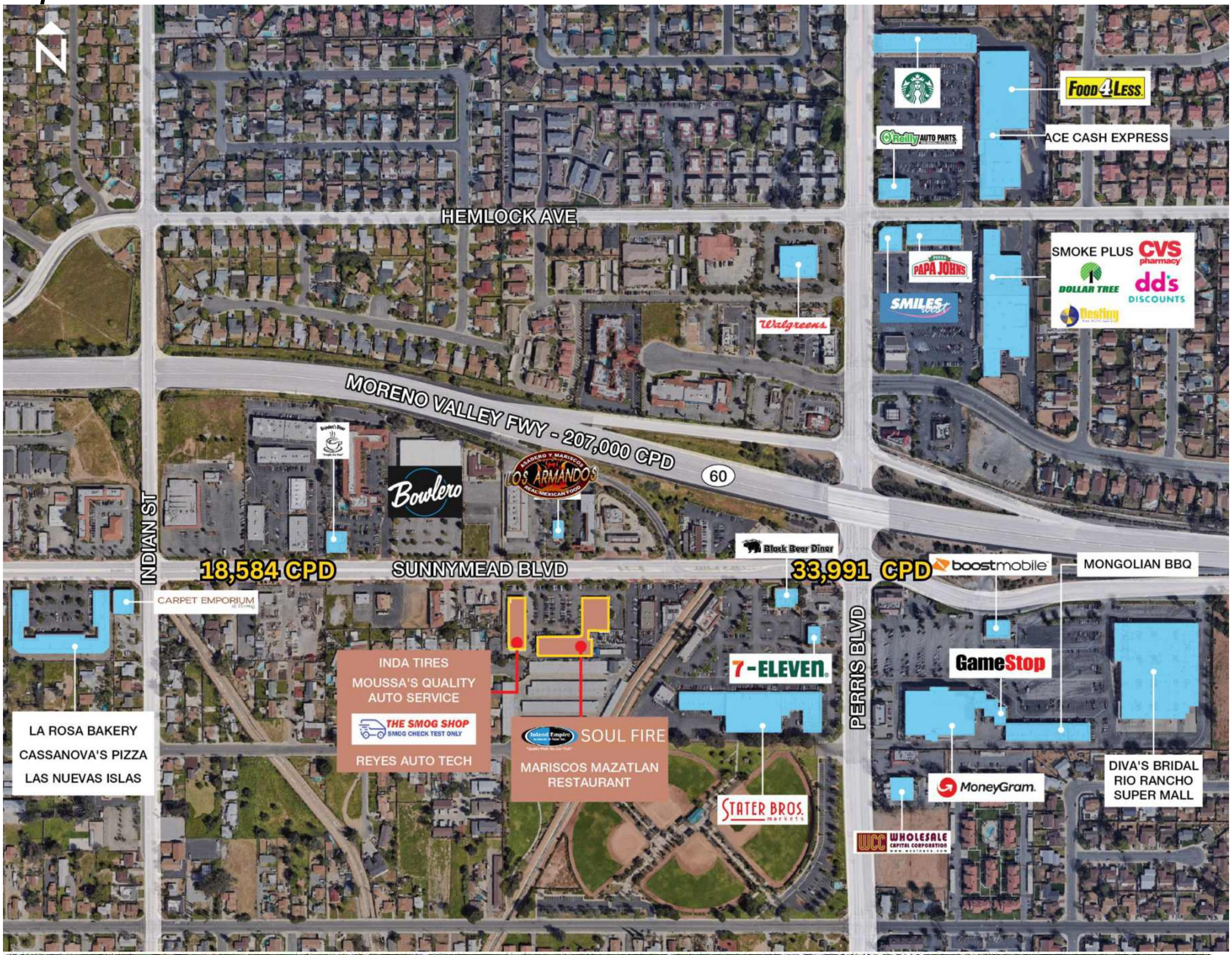
COMPANY	**FACILITY SIZE** *(in square feet)*
Ross Dress For Less (3 facilities)	3,449,000
Harbor Freight Tools (4 facilities)	3,097,000
Skechers USA (3 facilities)	2,937,000
Lowe's (2 facilities)	2,148,000
Amazon (2 facilities)	2,019,000

Source: https://www.morenovalleybusiness.com/choose-moreno-valley/

Site Plan

Suite	Tenant	Approx SF
24759 - Suite A	Inda's Tires	3,560
24759 - Suite B	Redz Auto House	1,900
24759 - Suite C	The Smog Shop	1,400
24759 - Suite D	Reyes Auto Tech	3,560
24811 - Suite C-D-H	Soul Fire Bar/Restaurant	4,570
24811 - Suite A	Mariscos Mexican Restaurant	4,980
24801 - 8,000+Yard	Inland Empire Autobody	12,000

Map


N
HEMLOCK AVE
MORENO VALLEY FWY - 207,000 CPD
60
INDIAN ST
18,584 CPD
SUNNYMEAD BLVD
33,991 CPD
PERRIS BLVD
FOOD 4 LESS
ACE CASH EXPRESS
O'Reilly AUTO PARTS
PAPA JOHNS
SMILES
Walgreens
SMOKE PLUS
CVS pharmacy
DOLLAR TREE
dd's DISCOUNTS
LOS ARMANDOS
REAL MEXICAN FOOD
Bowlero
Black Bear Diner
boostmobile
MONGOLIAN BBQ
CARPET EMPORIUM
INDA TIRES
MOUSSA'S QUALITY AUTO SERVICE
THE SMOG SHOP
SMOG CHECK TEST ONLY
REYES AUTO TECH
SOUL FIRE
MARISCOS MAZATLAN RESTAURANT
7-ELEVEN
GameStop
STATER BROS. markets
MoneyGram
WCC WHOLESALE CAPITAL CORPORATION
DIVA'S BRIDAL
RIO RANCHO SUPER MALL
LA ROSA BAKERY
CASSANOVA'S PIZZA
LAS NUEVAS ISLAS


Dunlap Acres
Glen Avon
Sunnyslope
Highgrove
Reche Canyon Rd
Rubidoux
Ordway
Calimesa
Riverside
Pedley
El Casco
Cherry Valley
Redlands Blvd
SITE
Box Springs
Moreno Valley
Hinda
San Bernardino Fwy
Moreno Valley Fwy
60
Beaumont
Riverside Fwy
Alessandro Blvd
Van Buren Blvd
Magnolia Ave
Perris Blvd
Eden Hot Springs
Arnold Heights
March Air Force Base
me Gardens
Woodcrest
Lake Perris State Recreation Area
Lamb Canyon Rd
La Sierra Ave
Glen Valley
Lake Mathews
El Sobrante Rd
Val Verde
l Cerrito
Cajalco Rd
Lakeview
Ramona Expy
Gilman Hot Springs
Escondido Expy
Gavilan Rd
Weisel
15
Nuevo
2 miles

CONFIDENTIALITY AGREEMENT
LAS BRISAS CENTER

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