



VALERO CONVENIENCE STORE WITH GAS ON LONG TERM GROUND LEASE

1502 EAST YOSEMITE AVENUE
MADERA, CA 93638

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DISCLAIMER

VALERO GAS STATION AND CONVENIENCE STORE BUSINESS | 6,000 SF | MADERA, CA

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





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1 PROPERTY INFORMATION

1502 East Yosemite Avenue
Madera, CA 93638

Property Summary



PROPERTY DESCRIPTION

The Property consists of an ALL INCLUSIVE Valero Service Station Business, Convenience Store Business. The Purchase Price also includes the lease rent for the drive thru for fast food Mexican Restaurant. This price will include the ABC Beer and Wine License. Seller will enter into a long term Lease for the buildings, equipment and land with the Buyer for a base of \$10,000 per month with escalations of 2.5% annually for twenty [20] years. The lease rent from the Restaurant Tenant is \$25,200 per year. The price includes the ABC Beer and Wine License. All Gasoline tanks are up to code.

PROPERTY HIGHLIGHTS

- Gasoline Station With Four Dispensers (MPD's)
- Convenience Store Tenant
- Includes the Existing Business
- Lease for 20 years starting at \$10,000 per month NNN
- Drive Thru Fast Food Leased

OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	1.38 Acres
Building Size:	6,000 SF
NOI Before Debt:	\$245,654.00
Pro-forma EBITDA:	30.71%

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,005	19,713	27,349
Total Population	12,414	74,911	105,411
Average HH Income	\$37,661	\$50,706	\$56,617

Executive Summary



SALE OVERVIEW

SALE PRICE:	\$800,000
BEFORE DEBT:	30.71%
EBITDA:	\$245,654
LOT SIZE:	1.38 Acres
BUILDING/GAS AREA	6,000 SF+/-
YEAR BUILT:	1995
RENOVATED:	2017
ZONING:	Commercial
MARKET:	Madera
SUB MARKET:	Northeast Madera
CROSS STREETS:	Yosemite And Tozer

PROPERTY DESCRIPTION

The Property consists of a Valero Service Station/Convenience Store with four (4) MPD's, and a Five Bay Coin Operated Car Wash. The project also has a drive thru food restaurant that is currently leased at \$25,200 per year. The purchase price includes the gas station and convenience store business and the assignment of the restaurant lease. The Seller will provide Buyer with a long term Land Lease at approximately \$10,000 per month with escalations of 2.5% annually. The property was built in 1995.

PROPERTY HIGHLIGHTS

- Gasoline Station With Four Dispensers
- Convenience Store With Lottery
- Includes the Existing Business
- Drive Thru Fast Food Lease Assignment
- On a New Long Term Ground Lease

Complete Highlights

PROPERTY HIGHLIGHTS

- Gasoline Station With Four Dispensers
- Convenience Store
- Existing Business
- Drive Thru Fast Food Restaurant
- Long Term Ground Lease

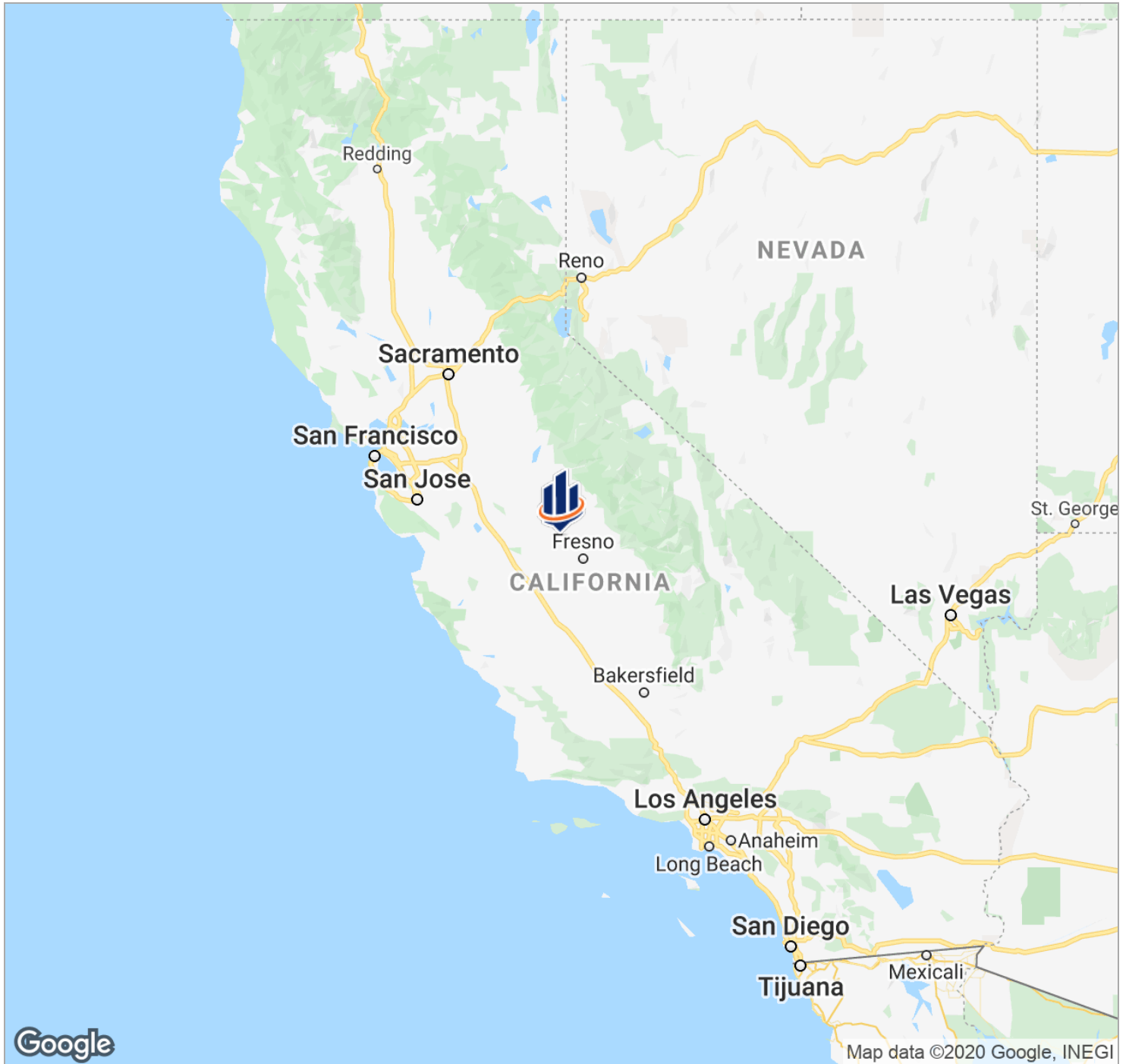




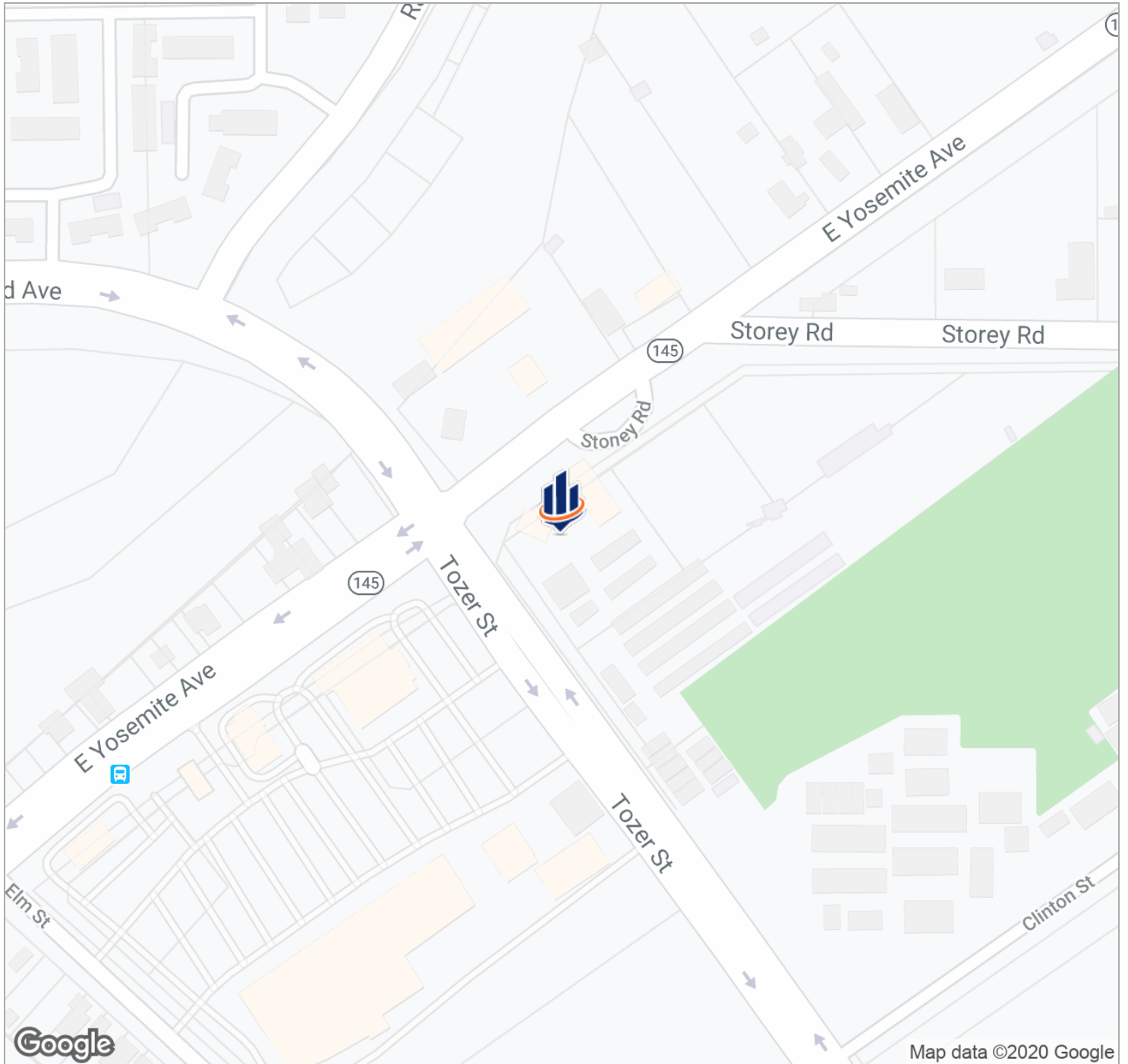
2 LOCATION INFORMATION

1502 East Yosemite Avenue
Madera, CA 93638

Location Maps



Location Maps



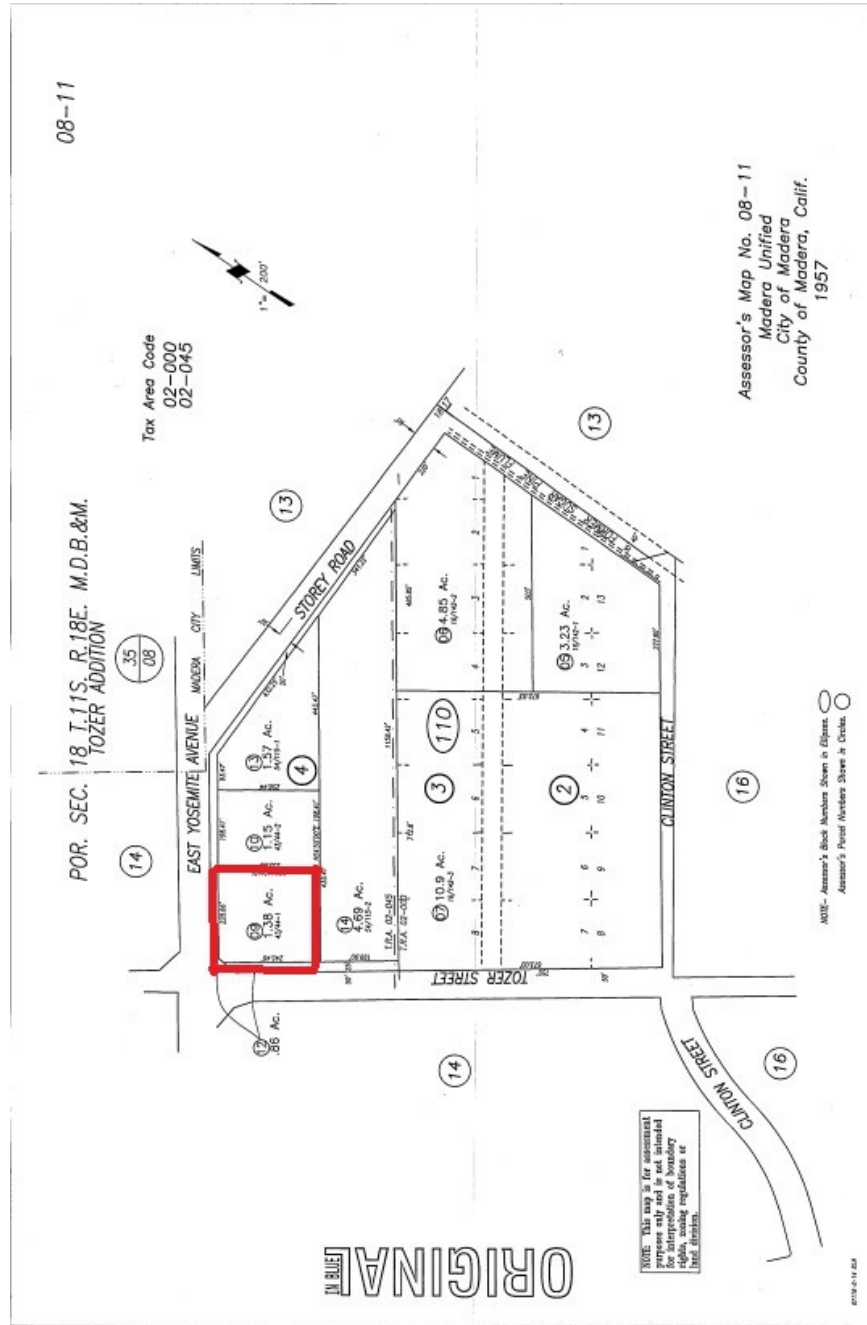
Location Maps



Retailer Map



Site Plan



This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



3 FINANCIAL ANALYSIS

1502 East Yosemite Avenue
Madera, CA 93638

Income & Expenses

INCOME SUMMARY

INCOME AND EXPENSES ENDING 2019

Net Income From Gas and Store Sales 2019	\$622,030
Restaurant Lease	\$25,200
GROSS INCOME	\$647,230

EXPENSE SUMMARY

INCOME AND EXPENSES ENDING 2019

Credit Card Transaction Fee	\$41,334
Bank Service Charges	\$262
Business Licenses and Permits	\$1,802
Underground Tank Maintenance Fees	\$16,551
Insurance	\$12,121
Office Supplies	\$1,791
Payroll Salaries and Wages	\$93,091
Payroll Taxes	\$9,440
Professional Fees	\$9,768
Outside Services	\$250
Rent Expense	\$120,000
Facility CAM Charges	\$43,139
Repairs and Maintenance	\$20,738
Pest Control	\$751
Security Expense	\$275
Telephone Expense	\$2,295
Utilities	\$26,761
Property Taxes	\$1,207
GROSS EXPENSES	\$401,576
NET OPERATING INCOME	\$245,654



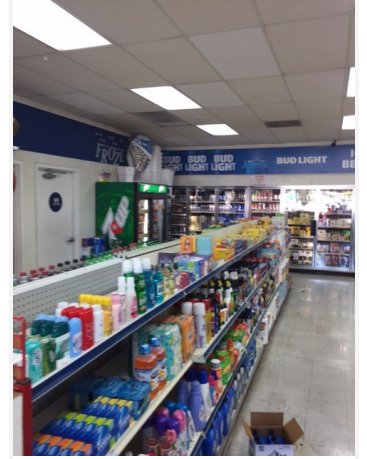
4 ADDITIONAL INFORMATION

1502 East Yosemite Avenue
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Additional Photos



Additional Photos





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DEMOGRAPHICS

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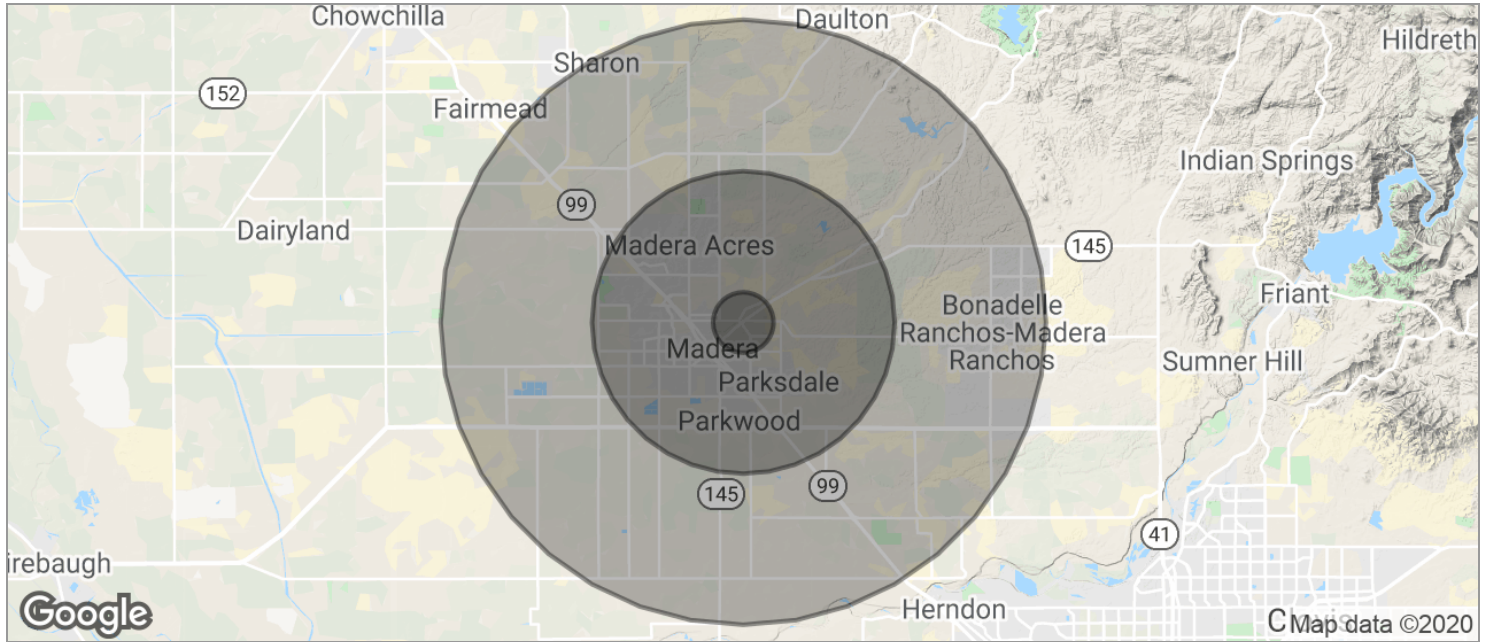
Demographics Report

	1 MILE	5 MILES	10 MILES
Total households	3,005	19,713	27,349
Total persons per hh	4.1	3.8	3.9
Average hh income	\$37,661	\$50,706	\$56,617
Average house value	\$301,013	\$315,876	\$324,100

	1 MILE	5 MILES	10 MILES
Total population	12,414	74,911	105,411
Median age	23.3	27.5	29.0
Median age (male)	21.4	25.8	27.6
Median age (female)	25.0	29.0	30.3

* Demographic data derived from 2010 US Census

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	12,414	74,911	105,411
MEDIAN AGE	23.3	27.5	29.0
MEDIAN AGE (MALE)	21.4	25.8	27.6
MEDIAN AGE (FEMALE)	25.0	29.0	30.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,005	19,713	27,349
# OF PERSONS PER HH	4.1	3.8	3.9
AVERAGE HH INCOME	\$37,661	\$50,706	\$56,617
AVERAGE HOUSE VALUE	\$301,013	\$315,876	\$324,100

* Demographic data derived from 2010 US Census



6 ADVISOR BIOS

1502 East Yosemite Avenue
Madera, CA 93638

Advisor Bio & Contact 1



Mark Mimms

Managing Director
SVN | M J M and Associates Inc.

Serving as Managing Director and Investment Property Specialist for SVN International in the Fresno market, Mark Mimms brings over 40 years of experience to the SVN Team. Mimms has closed over \$1 Billion in properties, and serves as an expert in the large projects division. Mimms entered the commercial real estate business in 1977 and served as president and owner of his own commercial real estate brokerage company until he joined SVN in the year 2000.

A veteran in the industry, Mimms has been involved in a variety of large transactions in many jurisdictions including the sale of apartments, industrial buildings, office buildings, retail buildings, motels and land throughout the State of California. Mark's Client's investment needs and desires have taken him to areas outside of the Fresno marketplace. Mimms has closed projects in Bakersfield, San Luis Obispo, Santa Ana, Los Angeles, Beverly Hills,, Hollywood, and Sacramento California, Baton Rouge, Louisiana, Lugoff, South Carolina, Charlotte, North Carolina, Dayton, Ohio, Texas, Georgia, Detroit, and Grand Rapids, Michigan.

Mimms received his bachelor's degree in Criminology and Law Enforcement and a minor in real estate from the Fresno State University in 1980.

Key Accomplishments:

- Achiever Award 2015
- Partner Circle Award 2014
- Partner Circle Award 2013
- Top Earner West Region Award 2007
- Partner Circle Award 2007
- Achiever's Award 2006
- Partner Circle Award 2005
- 4400 Club Award 2005
- Partner Circle Award 2004
- Partner Circle Award 2003
- Largest Deal Award 2002
- Partner Circle Award 2002
- Pacesetter Award 2001
- Achiever Award 2001

Memberships & Affiliations

Christian Business Men's Committee
Certified Real Estate Appraisers
Member if ICSC

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