

TRUCONNECT MOBILE BUILDING

106 - 110 E. FIFTH STREET
OXNARD, CA 93030

Mark Haworth BRE # 00801075
O: 805.644.6700
haworthm@svn.com
CaIDRE #00801075



FINANCIAL ANALYSIS

1

Financial Summary
Income & Expenses
Rent Roll

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	4,477 SF
Available SF:	
Price / SF:	\$290.37
Cap Rate:	6.11%
NOI:	\$79,483
Year Built:	1930
Renovated:	1991
Zoning:	CBD
Market:	Ventura
Submarket:	Santa Barbara
APN:	201-0-212-020

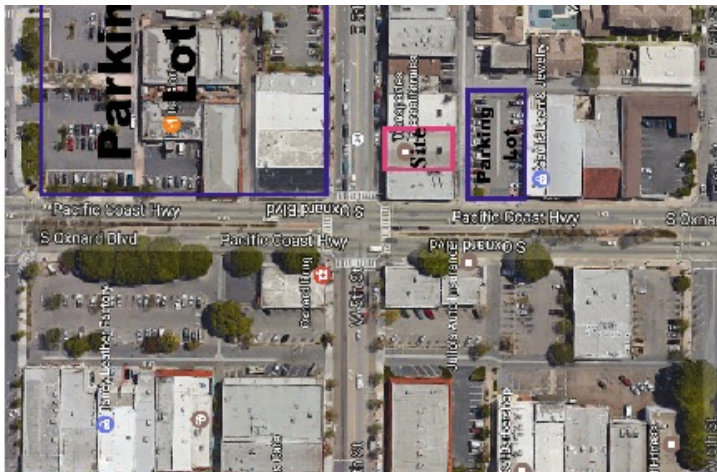
PROPERTY OVERVIEW

Opposite corner of new Multi-plex Centennial Plaza
Oxnard Central Business District.
Award Winning Building design
Very Dense Hispanic market

PROPERTY HIGHLIGHTS

- Opposite corner of new MultiPlex Centennial Plaza
- Oxnard Central Business District.
- Award Winning Building design
- Very Dense Hispanic market

Complete Highlights



LOCATION INFORMATION

Building Name	TruConnect Mobile Building
Street Address	106 - 110 E. Fifth Street
City, State, Zip	Oxnard, CA 93030
County	Ventura
Market	Ventura
Sub-market	Santa Barbara
Cross-Streets	Oxnard Boulevard
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	Highway 1
Nearest Airport	Oxnard Municipal

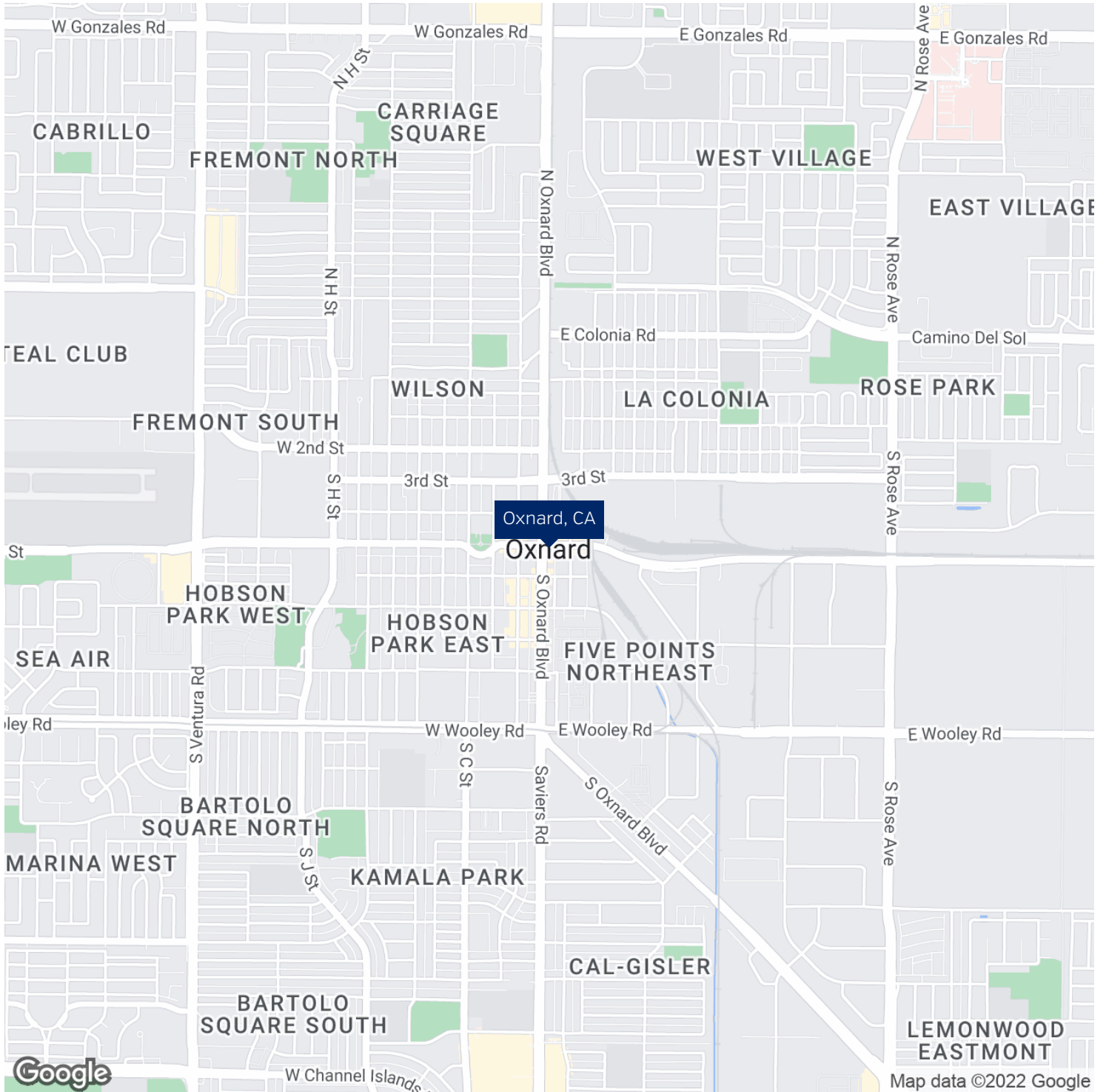
BUILDING INFORMATION

NOI	\$79,483.00
Cap Rate	6.11%
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	1
Year Built	1930
Year Last Renovated	1991

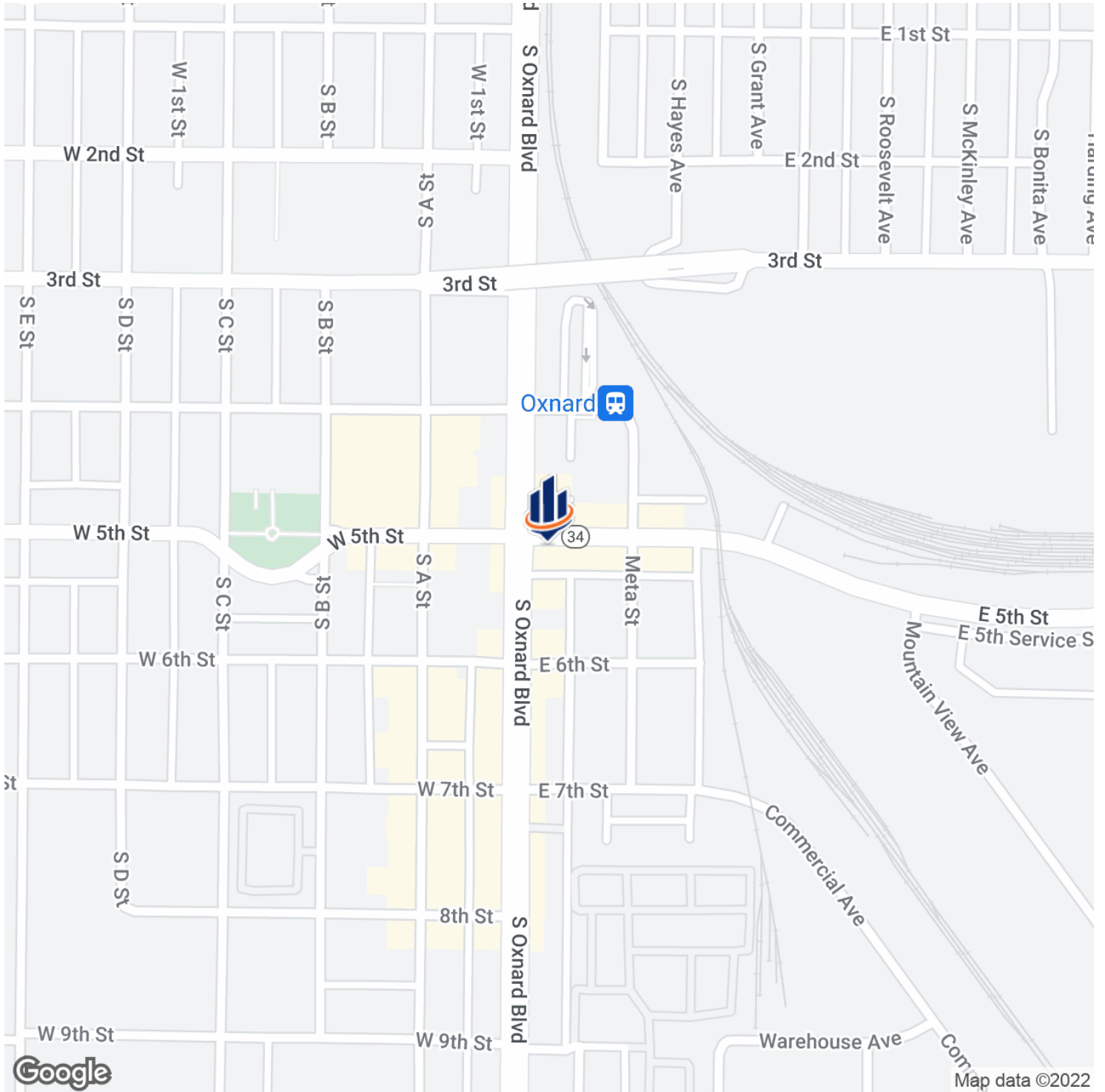
PROPERTY HIGHLIGHTS

- Opposite corner of new MultiPlex Centennial Plaza
- Oxnard Central Business District.
- Award Winning Building design
- Very Dense Hispanic market

Regional Map



Location Map



1 FINANCIAL ANALYSIS

106 - 110 E. Fifth Street
Oxnard, CA 93030

Financial Summary

INVESTMENT OVERVIEW

Price	\$1,300,000
Price per SF	\$290.37
CAP Rate	6.1%
Cash-on-Cash Return [yr 1]	6.11%
Total Return [yr 1]	\$79,483
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	\$97,848
Other Income	-
Total Scheduled Income	\$97,848
Vacancy Cost	\$0
Gross Income	\$97,848
Operating Expenses	\$18,365
Net Operating Income	\$79,483
Pre-Tax Cash Flow	\$79,483

FINANCING DATA

Down Payment	\$1,300,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction [yr 1]	-

Loan Information: Henry Montgomery - (323) 930-1833 E: montgomerh@sbcglobal.net

Income & Expenses

INCOME SUMMARY

TruConnect Mobil	\$28,248
Cambio De Casa	\$25,200
InterCalifornias Transportes	\$25,200
NEMA Dance Academy	\$19,200

TOTAL INCOME **\$97,848**

EXPENSE SUMMARY

Real Property Taxes at List Price	\$15,600
Insurance	\$2,765

GROSS EXPENSES **\$18,365**

NET OPERATING INCOME **\$79,483**

Rent Roll

TENANT NAME	UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	CURRENT RENT	CURRENT RENT (PER SF)	MONTHLY RENT	SECURITY DEPOSIT
Transportes InterCalifornias	106 (a)			864	7/13/1996	month to month			\$2,100	
Cambio De Casa	106(b)			864	10/19/2012	month to month			\$2,100	
TruConnect Mobile	110			1,209	12/1/2017	6/30/2023			\$2,354	
NEMA Dance Academy	108			1,540	1/01/2019	month to month			\$1,600	
TOTALS/AVERAGES				4,477			\$0	\$0.00	\$8,154	\$0