CALIFORNIA & MAIN STREET RETAIL CENTER
WOODLAND, CALIFORNIA

OFFERING PRICE	CURRENT CAP	OCCUPANCY
$4.399M	7.1% on current income	100%

Largest-Suite Rent Upside

Current income with a specific rent upside path.

The 11,200 SF Woodland Thrift Center suite is shown at roughly $0.48/SF/month in base rent. At $1.00/SF/month, the same suite would produce approximately $70,000 more annual base rent, before costs, downtime, tenant negotiations, and buyer diligence.

POTENTIAL BASE-RENT LIFT

+$70K/YR

At $1.00/SF/month

~$0.48/SF/mo to $1.00/SF/mo

Not guaranteed income.

Investment highlight

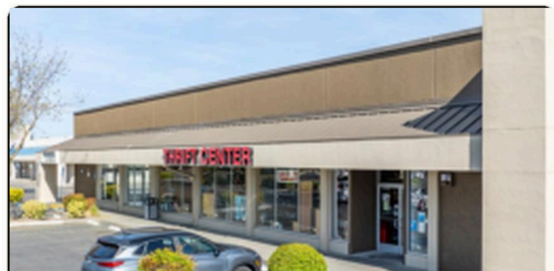
100% occupied today. Upside concentrated in the largest suite.

LARGEST SUITE
11,200 SF
Approx. 43% of the building

CURRENT BASE RENT
~$0.48/SF/mo
Approx. $5,335 per month

PRO FORMA RENT
$1.00/SF/mo
Illustrative assumption

POTENTIAL LIFT
+$70K
Approx. annual base rent



Woodland Thrift Center frontage

Base-rent comparison

Woodland Thrift Center, 11,200 SF

Current shown base rent — ~$64K/yr

$1.00/SF/mo illustration — ~$134K/yr

Approx. +$70,376/year before costs, downtime, or negotiated terms.

Buyer diligence

Buyer to verify lease terms, renewal rights, rent comps, timing, costs, downtime, and tenant retention during diligence.

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