



THE
KHOSHBIN
COMPANY
Setting the Path to Critical Mass

INVESTMENT
OPPORTUNITY



Well Located Multi-Tenant Center

190-220 W El Norte Parkway | Escondido, CA 92505

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Property Highlights

This is a unique property that includes the combination of value-add potential, excellent tenant mix, and aesthetic appeal

Access to center on both W. El Norte Pkwy and N. Escondido Blvd.

Conveniently located half mile of both Interstate 15 and the 78 Freeway

Center is surrounded by established residential area, businesses, hotels and National Retailers

Excellent upside in below market rents

Stabilized center occupied by six (6) tenants

Fast Auto & Payday Loans, a national lending company with over 800 locations nationwide

Several of the other tenants have been long-time occupants in the center for ±20 years

Ample parking, 84 parks

Property Details

Building GLA	±15,297 SF
Lot Size	±1.61 Acres
Purchase Price	\$4.5 million
CAP Rate	4.8%
NOI	\$216,000
Zoning	Commercial

Khoshbin Company

18071 Fitch | Irvine, CA 92614

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

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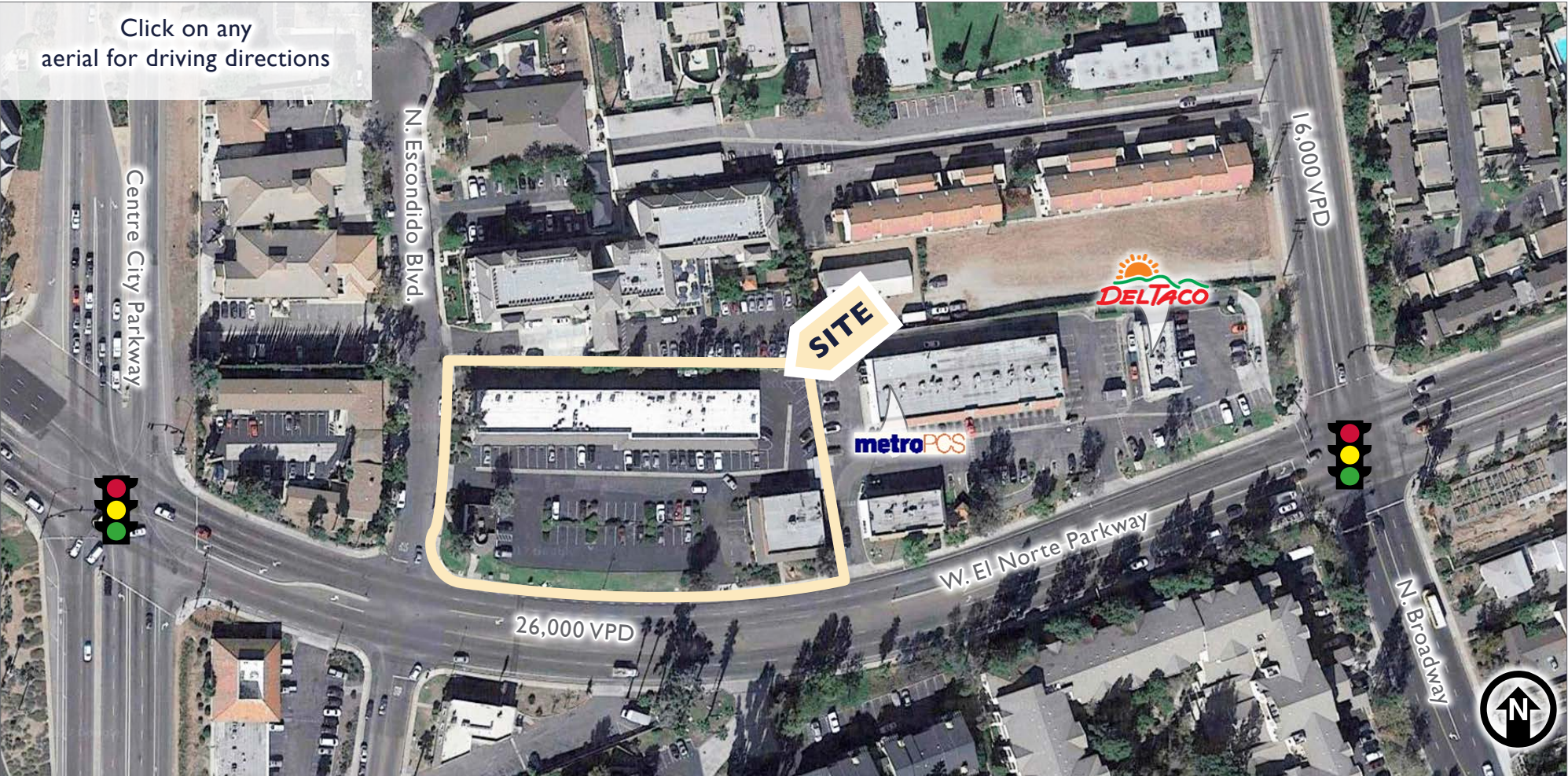
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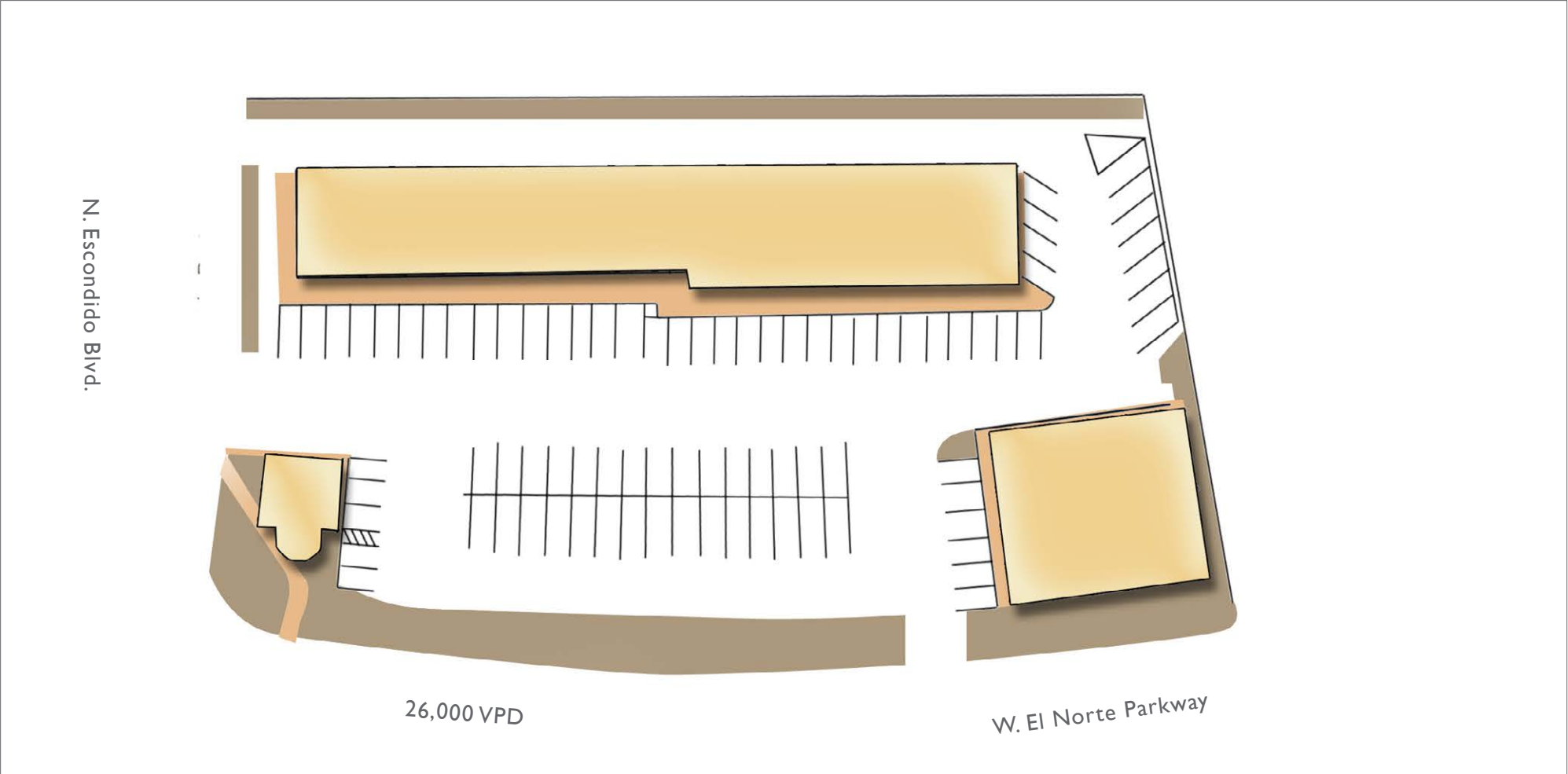
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	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2017 Estimated Population	30,878	153,531	218,529
	2022 Projected Population	32,500	161,441	229,463
	2010 Census Population	29,070	143,705	203,463
	2000 Census Population	28,102	133,209	181,120
	Projected Annual Growth 2017 to 2022	1.1%	1.0%	1.0%
	Historical Annual Growth 2000 to 2017	0.6%	0.9%	1.2%
	2017 Median Age	32.7	34	35
HOUSEHOLDS	2017 Estimated Households	9,581	47,585	68,348
	2022 Projected Households	10,079	50,055	71,834
	2010 Census Households	9,163	45,318	64,777
	2000 Census Households	9,000	43,574	59,348
	Projected Annual Growth 2017 to 2022	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2017	0.4%	0.5%	0.9%
INCOME	2017 Estimated Average Household Income	\$54,370	\$67,275	\$75,841
	2017 Estimated Median Household Income	\$49,001	\$59,648	\$67,216
	2017 Estimated Per Capita Income	\$17,037	\$20,991	\$23,843



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Rent Roll

Unit #	Tenant	SQ FT	Lease Term	Base Rent	Total Rent	CAM	Late Fee	Option	Deposit
200-1	Vacant	1,000							
200-2	Mariot Garcia	960	2.1.17 to 1.31.20	\$1,850 (All in)	\$1,850	0		1-5Y-OP	\$1,850
200-3-6	Lopez Market	3,840	9.1.13 to 8.31.18	\$3,648(.95)	\$5,798.4	\$2,150.4	\$347.9	IN -5Y-OP	\$4,531.2
200-7-8	North Bar	2,160	8.1.14 to 7.31.17	\$3,240(1.5)	\$4,449.6	\$1,209.6	\$208.66	2-3 Y OP	\$4,449.6
200-9-10	That Mexicant Place	1,880	2.1.17 to 1.31.2022	\$2,914 (1.55)	\$3,966.8	\$1,052.8	\$221.09	1-5 Y OPT	\$2,914
200-11	CJMBS Pharmacies	1,308	7.1.15 to 6.30.2020	\$1,765.8(1.35)	\$2,498.28	\$732.48		NO	\$2,498.28
220	Metro PCS	1,114	5.3.17 TO 7.31.21	\$1,957.20 Year 1-2	\$2,656.2	\$699		NO	\$3,000
190	Fast Auto & Payday Loan	3,024	8.15.13 TO 12.31.18	\$5,300(1.75)	\$6,993.44	\$1,693.44	\$349.67	2-5Y-OP	\$6,993.44

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Monthly Expenses

	Unit #	Tenant
Electric		\$270
Lights Maintenance		\$100
Water Service		\$2,100
Waste Service		\$1,010
Landscaping		\$450
Cleaning Service		\$250
Insurance		\$750
Property Tax		\$3,400
Backflow		\$10
Extra Service		\$270
Landlord Maintenance (roof, structural, exterior of building, plumbing and electrical system)		\$600
Management Fee		\$1,000
		\$122,520



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