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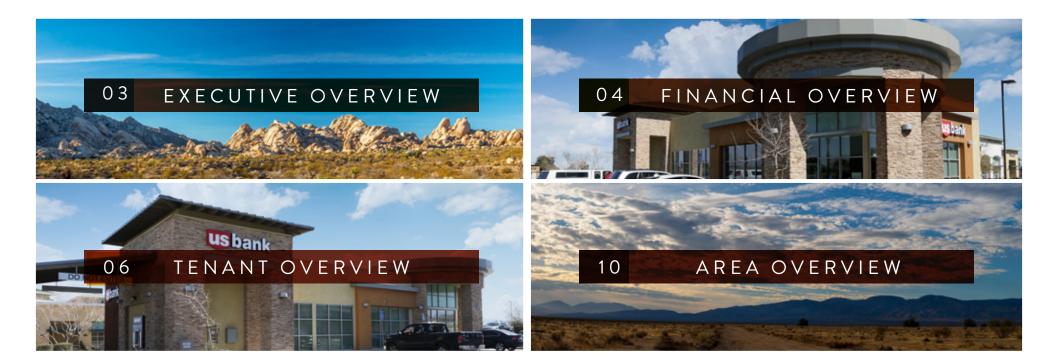
us bank

OFFERING MEMORANDUM

US BANK 14075 MAIN ST | HESPERIA, CA 92345



TABLE OF CONTENTS



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Investment Highlights

- » Irreplaceable Southern California real estate
- » Attractive 5% rental increases every 2 years! strong hedge against inflation
- » Located directly off Interstate 15 which connects Los Angeles to Las Vegas
- » The property sites outparceled to a large ±140,000 SF shopping center with national anchors
- » Other large national chains in the area are Stater Bros., Walmart Supercenter, 99 Cents, 7-Eleven to name a few
- » Nearly a 50% population growth over the past 15 years
- » US Bank offers "A+" credit rating by S&P



Financial Overview

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Investment Summary> OFFERING PRICE\$3,936,476> NOI\$206,665.00> CAP RATE5.25%> TOTAL BUILDING AREA±3,577 SF> TOTAL LAND AREA±30,121 SF

LOAN QUOTES

| Term | Amort. | Rate | LTV |
|----------|----------|-------|-----|
| 10 Years | 25 Years | 4.70% | 50% |

*For custom quote please contact Hugh Seifert with Barrington Capital at (949) 873-0271 or hugh.seifert@barringtoncapcorp.com.

Annualized Operating Data

| | Monthly Rent | Annual Rent | RPSF | Cap Rate |
|---------|--------------|--------------|---------|----------|
| Current | \$17,222.08 | \$206,665.00 | \$57.78 | 5.25% |

Tenant Summary

| Tenant Trade Name | US Bank |
|-------------------------|-----------------------|
| Type of Ownership | Fee Simple |
| Lease Guarantor | Corporate |
| Lease Type | NNN |
| Term Remaining on Lease | ±9.5 Years |
| Increases | 5% Every 2 Years |
| Options | Three, 5-Year Options |

Tenant Overview





TENANT OVERVIEW

As one of the largest bank holding companies in the United States, U.S. Bancorp has \$403 billion in assets, and owns U.S. Bank National Association. U.S. Bancorp provides services through a network of banking offices in 25 U.S. states, Canada, Mexico, Brazil and Europe. California is the bank holding company's largest market. In the past few years, U.S. Bancorp has recorded incremental growth.

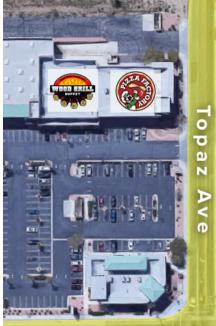
U.S. Bank National Association provides commercial banking services for individuals, businesses, and institutions. It offers personal banking services, including checking and savings accounts, and certificates of deposits; and personal loans and credit, such as mortgage, home equity, personal line of credit, auto loans, boat loans, and RV loans. The company also provides business banking services, including savings and checking accounts; and business loans, such as business credit lines, quick loans, SBA loans, real estate loans, equipment financing, and business ownership and expansion loans. In addition, it offers investing and wealth management products and services, including retirement and individual retirement accounts, financial planning, investment guidance, online investing, private banking, and wealth management.

Furthermore, the company provides overdraft protection, online banking, credit cards, payroll services, Visa cards, mobile banking, bill pay, and student banking services. U.S. Bank National Association was formerly known as Firstar Bank, National Association and changed its name to U.S. Bank National Association in August of 2001. The company was founded in 1863 and is based in Cincinnati, Ohio. It has banking and ATMs locations in the United States and internationally. U.S. Bank National Association operates as a subsidiary of U.S. Bancorp.



The Offering

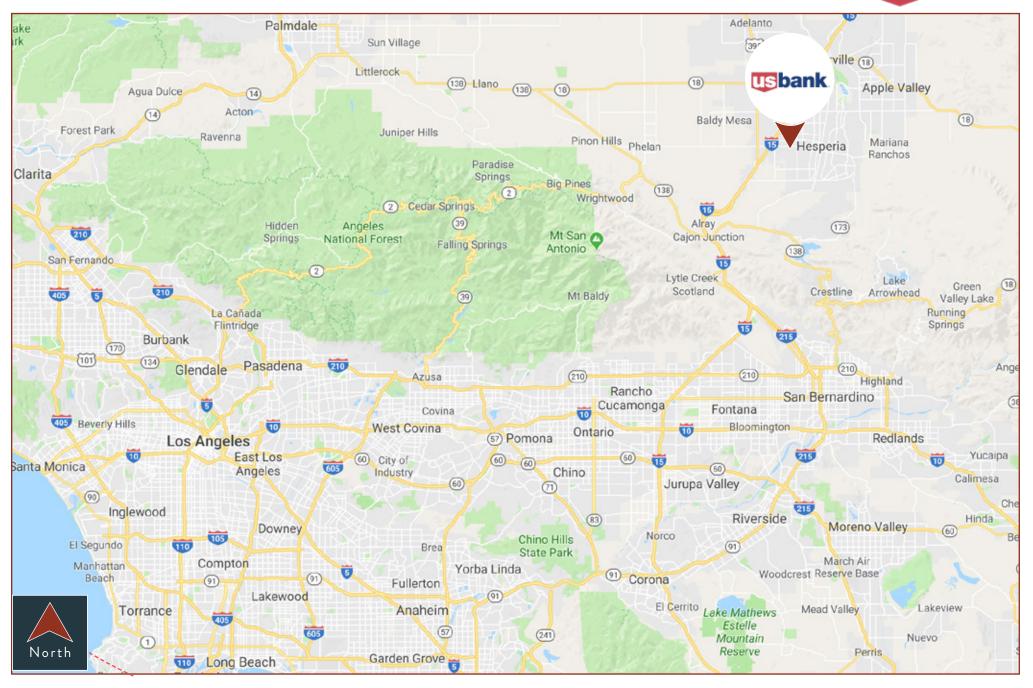
| PROPERTY NAME | US Bank |
|-------------------|-------------------------------------|
| Property Address | 14075 Main St Hesperia, CA 92345 |
| SITE DESCRIPTION | |
| Number of Stories | One |
| Year Built | 2007 |
| GLA | ±3,577 SF |
| Lot Size | ±30,121 SF |
| Type of Ownership | Fee Simple |





Location

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Area Overview



Hesperia, CA

Hesperia is a city in San Bernardino County, CA in the Mojave Desert. The top sights in Hesperia include the Victor Valley Museum of culture and natural science, Mojave River Forks Regional Park, Malibu Park, and the Hesperia Zoo. Hesperia is about an hour and a half northeast of Los Angeles and 35 miles north of downtown San Bernardino in Victor Valley. Hesperia is located in the High Desert portion of the Mojave Desert. This section is referred to the High Desert because of area's unique and moderate weather patterns.

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| POPULATION | 1 - MILE | 3 - MILE | 5 - MILE |
|---|------------------------------|----------------------|----------------|
| 2023 Projection | 12,302 | 53,189 | 146,994 |
| 2018 Estimate | 11,400 | 49,938 | 138,518 |
| 2010 Census | 9,847 | 44,526 | 124,671 |
| Growth 2018 - 2023 | 15.77% | 12.15% | 11.11% |
| Growth 2010 - 2018 | 7.91% | 6.51% | 6.12% |
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| HOUSEHOLDS | 1 - MILE | 3 - MILE | 5 - MILE |
| 2023 Projection | 3,094 | 14,152 | 40,753 |
| 2018 Estimate | 2,903 | 13,425 | 38,775 |
| 2010 Census | 2,660 | 12,480 | 36,165 |
| Growth 2018 - 2023 | 6.58% | 5.42% | 5.10% |
| Growth 2010 - 2018 | 9.13% | 7.57% | 7.22% |
| INCOME | 1 - MILE | 3 - MILE | 5 - MILE |
| 2018 Est. Average Household Income | \$70,729.29 | \$68,363.33 | \$65,348.75 |



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Economy

The economy of Hesperia, CA is specialized in Transportation & Warehousing, Construction, and retail trade. The largest industries in the area include Retail Trade, Healthcare & Social assistance, transportation & warehousing and the highest paying fields in the area are made up of utilities, mining, quarrying, oil, gas extraction, and educational services.

Top Employers

Hesperia Unified School District

County of San Bernardino

Stater Bros.

Arizona Pipeline Company

Super Target

8890

City Of Hesperia

- Hesperia Recreation & Park District

Robar Enterprises/Hi-Grade Material

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **US Bank** located at **14075 Main St Hesperia, CA 92345** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

- 1. The Offering Memorandum and its contents are confidential;
- 2. You will hold it and treat it in the strictest of confidence; and
- 3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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