



RITE AID IN BEAUMONT



MacroReal Commercial, Inc.
Commercial Real Estate Investment and Management

OFFERING MEMORANDUM

894 OAK VALLEY PARKWAY

INVESTMENT SUMMARY

OFFERING SUMMARY

Address	894 Oak Valley Parkway Beaumont, CA 92223
Tenant	Rita Aid Corporation
Asking Price	\$9,250,000
Rentable SF	17,272
Lot Size	±75,358 SF(1.73 Arce)
Built Year	2007
Price Per SF	\$535.55
Current NOI	\$508,229
Annual Rent Per SF	\$29.43
Current Cap Rate	5.49%

LEASE TERM

Initial Lease Term	20 Years
Lease Type	NNN*
Commencement Date	August 9, 2007
Expiration Date	August 31, 2027
Remaining Lease Term	Approx. 10 Years
Renewal Options	Four, 5-Year Options

*Landlord responsible for roof and structure

INCOME SCHEDULE

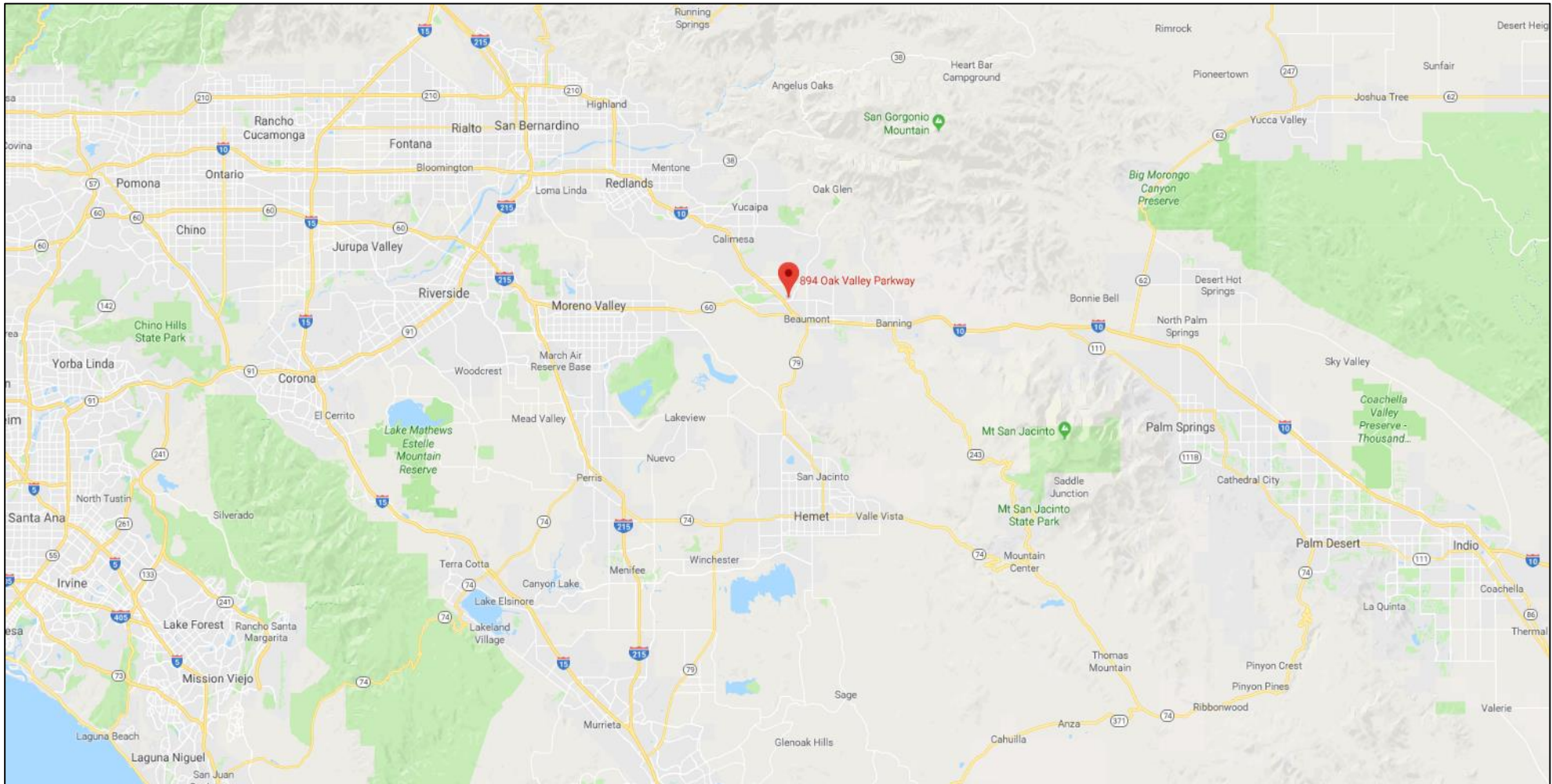
Lease Term	Options	Annual NOI	Monthly NOI	Adjusted Cap Rate*
9/1/2017 – 8/31/2027	Current	\$508,229	\$42,352	5.49%
9/1/2027 – 8/31/2032	Option 1	\$559,051 (10%)	\$46,588	6.04%
9/1/2027 – 8/31/2032	Option 2	\$587,004 (5%)	\$48,917	6.35%
9/1/2032 – 8/31/2037	Option 3	\$645,704 (10%)	\$53,809	6.98%
9/1/2037 – 8/31/2042	Option 4	\$677,990 (5%)	\$56,499	7.33%

* Based on asking price

894 OAK VALLEY PARKWAY

PROPERTY LOCATION

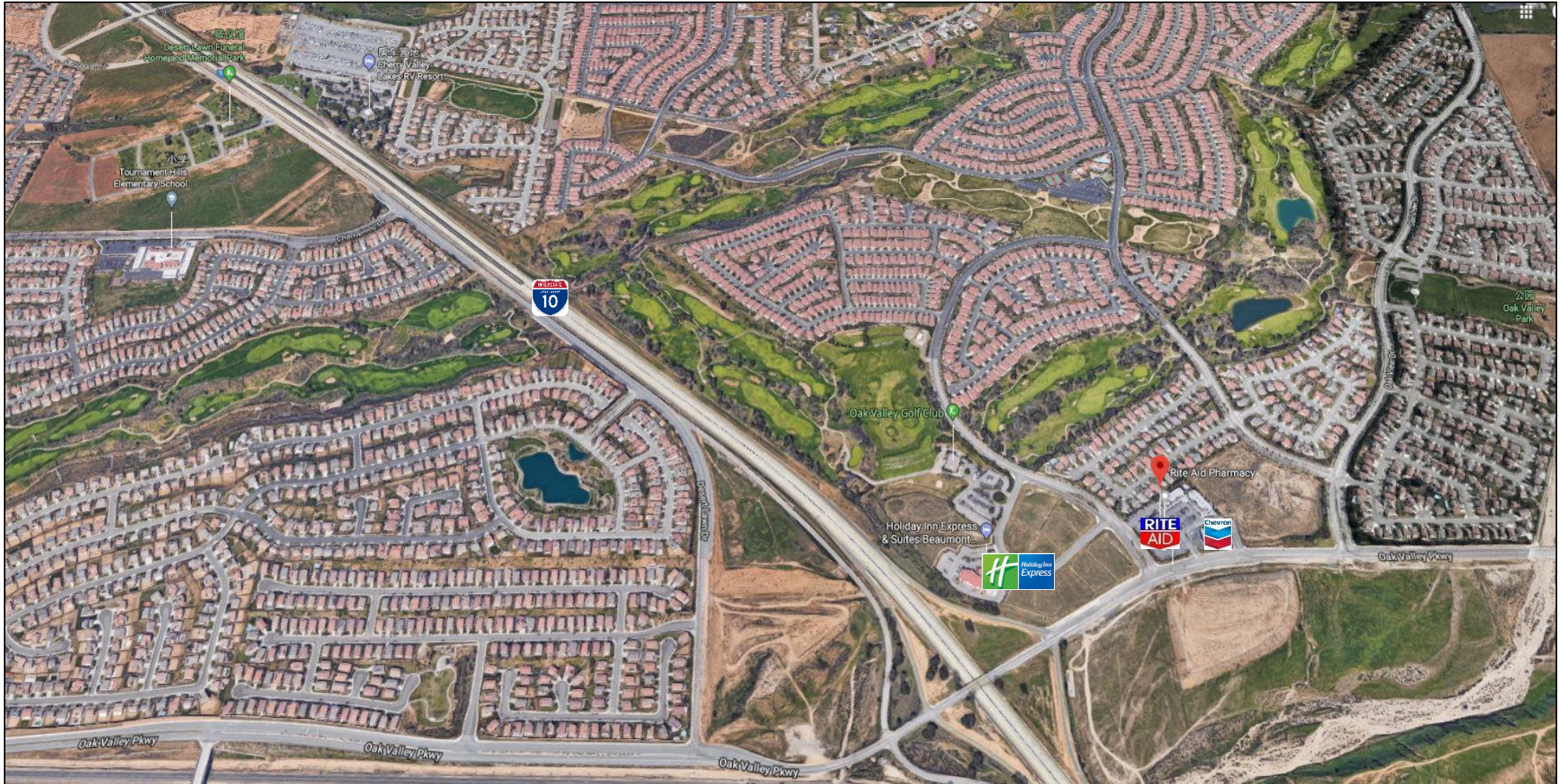
REGIONAL LOCATION



894 OAK VALLEY PARKWAY

PROPERTY LOCATION

REGIONAL LOCATION



Subject Property

894 OAK VALLEY PARKWAY

PROPERTY LOCATION

PARCEL MAP



894 OAK VALLEY PARKWAY

PROPERTY LOCATION

AERIAL MAP



894 OAK VALLEY PARKWAY

PROPERTY LOCATION

PROPERTY PHOTO



TENANT OVERVIEW AND LOCATION HIGHLIGHT



Rite Aid Overview

Tenant	Rite Aid
NYSE	RAD
Location	4,560+
Employees	89,000+
Revenue	\$27.9 Billion
Renewal Options	S&P: B Moody's: B2
Headquarters:	Camp Hill, PA

- Rite Aid with Annual Revenues Exceeding \$ 26.53 Billion
- Located at A strong Retail Trade Corridor
- Easy Access Freeway I-10 at The Hard Corner of Oak Valley Parkway and Golf Club Drive





OAK VALLEY *Plaza*

MARKET COMPARABLES



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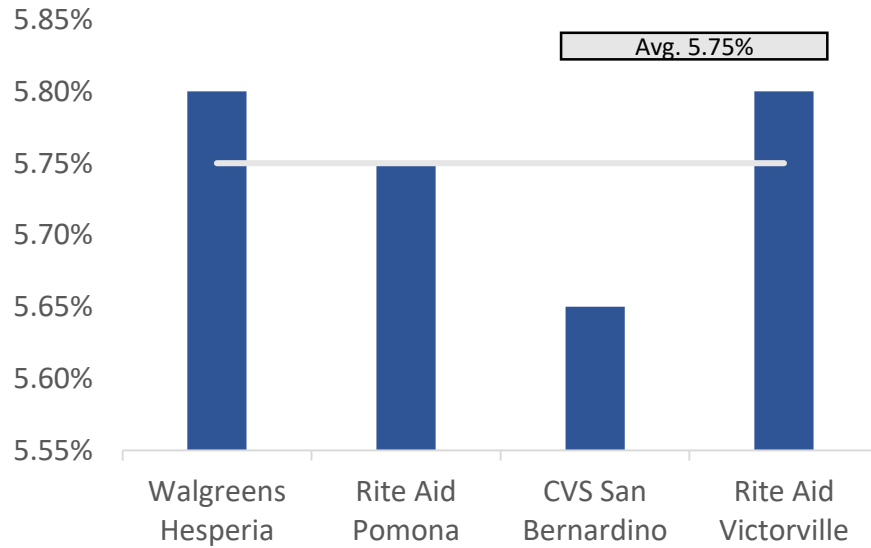
894 OAK VALLEY PARKWAY

SALES COMPARABLES

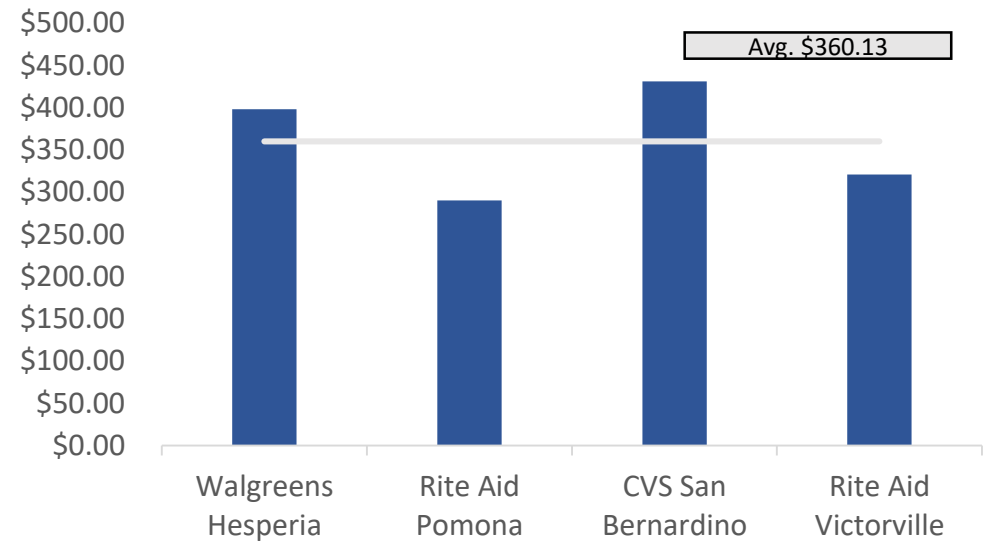
SALES COMPS AVG

MARKET COMPARABLES

Average Cap Rate



Average Price Per Square Feet



894 OAK VALLEY PARKWAY

MARKET COMPARABLES

SALES COMPARABLES

Walgreens - 15480 Main Street, Hesperia, CA 92345



Investment NNN		Lease Term	
Close Of Escrow:	10/27/2017	Single Tenant	
Sales Price:	\$5,771,000	Remaining Lease	-
Price/SF:	\$398.27	Increase	-
Down Payment	100%	Renewal Option	-
Cap Rate	5.80%	Roof & Structure Responsibility	-
NOI	\$334,716 (23.10/SF Annually)		
Rentable SF	14,490		
Year Built:	2006		

Rite Aid - 611 East Holt Avenue, Pomona, CA 91767



Investment NNN		Lease Term	
Close Of Escrow:	2/10/2017	Single Tenant	
Sales Price:	\$4,850,000	Remaining Lease	-
Price/SF:	\$290.28	Increase	-
Down Payment	100%	Renewal Option	-
Cap Rate	5.75%	Roof & Structure Responsibility	-
NOI	\$278,875 (16.69/SF Annually)	Note: 32 Years reminding lease including option periods. New roof was installed and renovation has been done in 2015	
Rentable SF	16,708		
Year Built:	1998		

CVS - 5200 University Parkway, San Bernardino, CA 92407



Investment NNN		Lease Term	
Close Of Escrow:	6/21/2016	Single Tenant	
Sales Price:	\$6,576,500	Remaining Lease	8 Years
Price/SF:	\$431.22	Increase	5% Every Five Years; 9/2017; 9/2022
Down Payment	52.86%	Renewal Option	9/2024
Cap Rate	5.65%	Roof & Structure Responsibility	-
NOI	\$371,475 (24.36/SF Annually)		
Rentable SF	15,251		
Year Built:	2002		

894 OAK VALLEY PARKWAY

MARKET COMPARABLES

SALES COMPARABLES

Rite Aid – 14629 7th Street, Victorville, CA 92395



Investment NNN		Lease Term	
Close Of Escrow:	6/14/2016	Single Tenant	
Sales Price:	\$4,275,000	Remaining Lease	20 Years
Price/SF:	\$320.75	Increase	5% Every Five Years
Down Payment	35.09%	Renewal Option	Six 5-Year Options
Cap Rate	5.80%	Roof & Structure Responsibility	-
NOI	\$247,747 (18.59/SF Annually)		
Rentable SF	13,328		
Year Built:	2005		

★ SUBJECT PROPERTY

Rite Aid– 894 Oak Valley Parkway, Beaumont, CA 92223



Investment NNN		Lease Term	
Asking Price:	\$9,250,000	Single Tenant	
Price/SF:	\$535.55	Remaining Lease	10 Years
Cap Rate	5.49%	Increase	10% in Option 1&3, 5% in Option 2&4
NOI	\$508,229 (29.43/SF Annually)	Renewal Option	Four 5-Year Options
Rentable SF	17,272	Roof & Structure Responsibility	Landlord Responsible
Year Built:	2007		

894 OAK VALLEY PARKWAY

MARKET COMPARABLES

ON MARKET COMPARABLES

Rite Aid – 12900 Palm Drive, Desert Hot Springs, CA 92240



Investment NNN		Lease Term	
Status	On Market	Single Tenant	
Asking Price:	\$4,934,838	Remaining Lease	14.5 Years
Price/SF:	\$403.17/SF	Increase	10% Every Ten Years
Down Payment	-	Renewal Option	Six, 5-Year Options
Cap Rate	5.25%	Roof & Structure Responsibility	Landlord Responsible
NOI	\$259,079 (21.16/SF Annually)		
Rentable SF	12,240		
Year Built:	2000		

Walgreens– 1186 Calimesa Boulevard, Calimesa, CA 9232



Investment Modified NNN		Lease Term	
Status:	In Escrow	Single Tenant	
Asking Price:	\$6,456,000	Remaining Lease	67 Years with A Right to Terminate with 12 Months' Notice Anytime on/after 2034
Price/SF:	\$435.62		Percentage Rent – 2% of Gross Sales Plus 5% of food items
Down Payment	-	Percentage Rent	
Cap Rate	5.50%	Renewal Option	-
NOI	\$355,066 (24.36/SF Annually)	Roof & Structure Responsibility	Tenant Responsible; Tenant Pays Pro Rate Cam
Rentable SF	14,820		
Year Built:	2009		

Rite Aid – 80451 U.S. Highway 111, Indio, CA 92201



Investment NNN Portfolio		Lease Term	
Status	On Market	Single Tenant	
Asking Price:	\$8,549,600 (Allocated)	Remaining Lease	10 Years
Price/SF:	\$495.00/SF	Increase	5% Every Five Years
Down Payment	-	Renewal Option	Six, 5-Year Options
Cap Rate	6.00%	Roof & Structure Responsibility	Landlord Responsible
NOI	\$512,976 (29.70/SF Annually)		
Rentable SF	17,272		
Year Built:	2008		



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CalBRE#02038046

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