

LITTLE CAESARS DRIVE TRHU - 20-YEAR SALE LEASEBACK

270 M Street | Crescent City, CA 95531



Exclusively Listed By:

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INVESTMENT OVERVIEW

HIGHLIGHTS

- Robust Store Sales: Store produces about \$1M in gross sales annually and trending upwards.
- Conservative Rent to Sales Ratio: The rent is set at a 8% Rent to Sales Ratio which is a sustainable rent for the restaurant operator.
- Experienced Franchisee: Restaurant operator has been operating this Little Caesars for 5 years and has been in the restaurant business for 30+ Years.
- Personal Guarantee: The lease will be backed by a high net worth individual/operator. Contact broker for more information.
- Net Leased Investment: Tenant is responsible for all real estate taxes, insurance, and property maintenance.
- Rare CA Bite Sized 20-Year Leaseback: Hard to find a small price point single tenant retail property with a 20 year lease in California.



ADDRESS:	270 M STREET CRESCENT CITY, CA 95531
APN	118-080-020-000
YEAR BUILT	1966 (RENOVATED 2000)
TOTAL GLA	2,600 SQUARE FEET
LAND AREA	±0.33 ACRES (14,315 SQUARE FEET)
PURCHASE PRICE	\$1,300,000
PRICE PER SF	\$500.00
PRICE PER SF LAND	\$90.81



FINANCIAL OVERVIEW

Financial Analysis

PROPERTY SUMMARY	
ADDRESS	270 M Street, Crescent City, CA 95531
APN	118-080-020-000
YEAR BUILT / RENOVATED	-
GROSS LEASABLE AREA	2,600
LOT AREA (SF)	14,315
ZONING	Commercial
TYPE OF OWNERSHIP	Fee Simple
OFFERING SUMMARY	
PRICE	\$1,300,000
CAPITALIZATION RATE	6.15%
PRICE PER SQUARE FOOT	\$500.00
LEASE SUMMARY	
PROPERTY SUBTYPE	Net-Leased Restaurant
TENANT	Little Caesars
RENT INCREASES	10% Every 5 Years
GUARANTOR	Single Unit Guaranty
LEASE TYPE	Absolute-Net
LEASE COMMENCEMENT	COE
LEASE EXPIRATION	20 Years From COE
TERM REMAINING ON LEASE (YEARS)	20 Years
OPTIONS	Four, 5-Year Options

ANNUALIZED OPERATING DATA				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
COE - Year 5	\$80,000	\$6,666.67	\$30.77	6.15%
Year 6 - Year 10	\$88,000	\$7,333.33	\$33.85	6.77%
Year 11 - Year 15	\$96,800	\$8,066.67	\$37.23	7.45%
Year 16 - Year 20	\$106,480	\$8,873.33	\$40.95	8.19%
Year 21 - Year 25 (Option 1)	\$117,128	\$9,760.67	\$45.05	9.01%
Year 26 - Year 30 (Option 2)	\$128,841	\$10,736.73	\$49.55	9.91%
Year 31 - Year 35 (Option 3)	\$141,725	\$11,810.41	\$54.51	10.90%
Year 36 - Year 40 (Option 4)	\$155,897	\$12,991.45	\$59.96	11.99%

Base Rent structured at initial rate of 8.00% to Gross Sales.



INVESTMENT OVERVIEW

Property Photos



INVESTMENT OVERVIEW

Area Map



AREA OVERVIEW

Neighborhood Overview

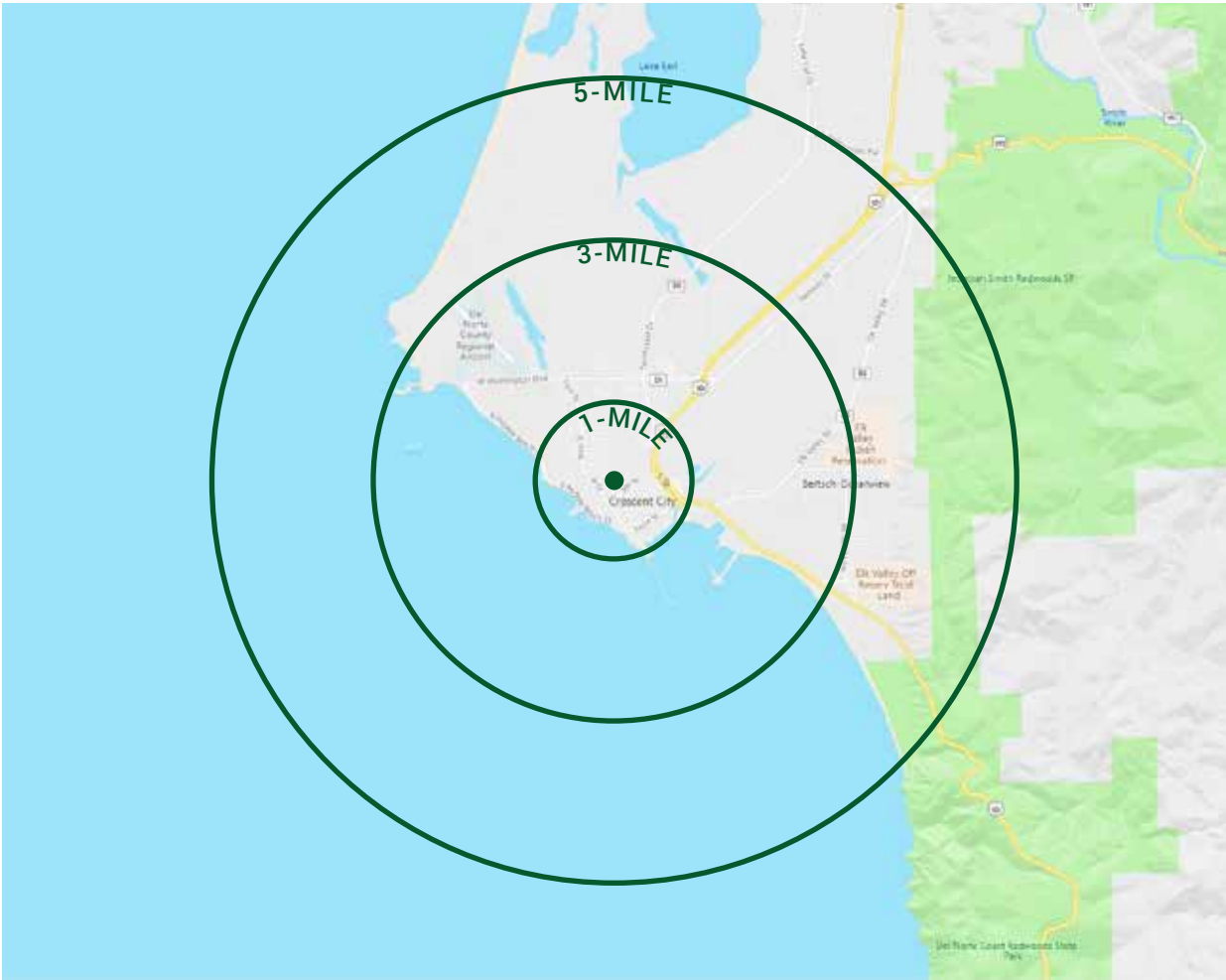
Crescent City is the county seat of, and the only incorporated city in, Del Norte County, California. Named for the crescent-shaped stretch of sandy beach south of the city, Crescent City has a total population of 7,643 and is also the site of the Redwood National Park headquarters, as well as the historic Battery Point Light. Due to the richness of the local Pacific Ocean waters and the related catch, and ease of access, Crescent City Harbor serves as home port for numerous commercial fishing vessels.

The city is located on the Pacific coast in the upper northwestern part of California, about 20 miles south of the Oregon border. Highway access is provided by U.S. Route 101, which runs directly through the city, connecting the Oregon Coast to the north and Eureka to the south. U.S. Route 199 begins north of Crescent City and runs northeast to Grants Pass, Oregon. Del Norte County Airport serves the community with most flights connected to Oakland International Airport. The Crescent City Harbor serves as a commercial fishing port for salmon, shrimp, tuna, cod, and dungeness crab commercial fishing vessels. The Harbor is also home to multiple fishing and non-fishing related businesses and harbor governmental offices. The Crescent City Harbor also has several pleasure boat docks.



AREA OVERVIEW

Demographics



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION:			
2024 PROJECTION	4,236	16,780	19,192
2019 ESTIMATE	4,086	16,097	18,405
2010 CENSUS	4,081	15,601	17,807
GROWTH 2019-2024	3.67%	4.24%	4.28%
GROWTH 2010-2019	0.12%	3.18%	3.36%
2019 POPULATION BY RACE:			
WHITE	3,105	12,648	14,622
BLACK	47	135	151
AM. INDIAN & ALASKAN	380	1,499	1,659
ASIAN	295	776	813
HAWAIIAN & PACIFIC ISLAND	10	42	42
OTHER	249	996	1,119
HOUSEHOLDS:			
2024 PROJECTION	1,682	6,570	7,517
2019 ESTIMATE	1,623	6,305	7,212
2010 CENSUS	1,609	6,071	6,937
GROWTH 2019 - 2024	3.64%	4.20%	4.23%
GROWTH 2010 - 2019	0.87%	3.85%	3.96%
2019 AVG HOUSEHOLD INCOME	\$49,791	\$55,098	\$57,591
2019 MED HOUSEHOLD INCOME	\$29,731	\$41,261	\$44,550



Vantis Capital Advisors is a full-service brokerage company that focuses on aligning ourselves with our clients to build long-term investment strategies. In addition to advisory services, Vantis Capital Advisors also assists their clients in the acquisition, disposition, and leasing of Commercial Real Estate. Our specialty ranges from retail, office and industrial properties to multifamily and mixed use.

With nearly 15 years of experience in the industry, Vantis Capital Advisors has a unique advantage in providing our clients with extensive experience combined with a culture of utilizing the latest technologies that are available in Commercial Real Estate. The combination of experience and the utilization of technologies gives us the ability to provide efficiency, transparency, and accountability for our clients in a real-time environment.

The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

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