

Orange County Investment

Price: \$10,395,000



GOODWILL

PROPERTY PROSPECTUS

MAGNOLIA AVE

MAGNOLIA STREET

11072-11076 MAGNOLIA STREET | GARDEN GROVE, CA 92841

HELM
PROPERTIES

PROPERTY SUMMARY

Orange County Investment
11072 -11076 Magnolia Street | Garden Grove, CA 92841



Property Summary

APN	132-061-31
Occupancy	100%
Building Size	36,469
Grade Doors	2
Lot Size	2.57 Acres
Mezzanine	1,714
NNN	Yes
Parking	110
Property Type	Retail
Purchase Price	\$10,395,000
Rentable Sq. Ft.	36,469
Tenants/Units	3
Year Built	1972
Zoning	C1

Property Overview

Excellent opportunity to acquire a fee interest, 100% occupied investment in the competitive Orange County market. This multi-tenant Triple Net investment includes \$.99 Cents Only, nine years remaining on the first term of a fifteen year term and two new tenants with five years remaining. Providing no rollover term for a minimum of five years. Strategically located on a heavily trafficked intersection of Katella Av. And Magnolia St (ADT approximately 49,000 trips per day) in one southern California densest real estate sub-markets, Garden Grove.

Shopping Center Parcel Description

The shopping center consists of 36,469 SF located on 112,285 SF (2.57 Acres). This parcel is one of five within a 75,719 SF shopping center totaling 5.64 acres on the South East corner of Katella and Magnolia.

RENT ROLL

Orange County Investment
11072 -11076 Magnolia Street | Garden Grove, CA 92841

APN: 132-061-31 Lot: 112,385 sqft Building: 36,469 sf (Not including Additional 1,714 sf Mezzanine)

INCOME	Suite#	Start	End	% Rent	SF/Est	Rate	Month Rent	NNN	Month NNN	Total Month	Total Year (Rent+NNN)	Option	Increase
99 CENT	11072	5/9/13	1/31/29	55%	20,000	\$ 1.26	\$ 25,200.0	\$ 0.40	\$ 8,000.0	\$ 33,200	\$ 398,400.00	4yrs x 5	2/1/2024: \$326,600 (Rent only) Option 1: \$352,800 (\$17.64/sf) Option 2: \$381,000 (\$19.05/sf) Option 3: \$411,400 (\$20.57/sf) Option 4: \$452,600 (\$22.63/sf)
VIETOP TV	11074	2/1/20	1/31/30	12%	4,469	\$ 1.75	\$ 7,820.8	\$ 0.40	\$ 1,787.6	\$ 9,608	\$ 115,300.20	5yrs x 1	(02/01/20~07/31/20) Annual : 3%
DAY CARE	11076	2/1/20	1/31/25	33%	12,000	\$ 1.40	\$ 16,800.0	\$ 0.40	\$ 4,800.0	\$ 21,600	\$ 259,200.00	5yrs x 1	(02/01/20~07/31/20) Annual : 3%
Total					36,469		\$ 49,821		\$ 14,588	\$ 64,408	\$ 772,900.2		

ACTUAL SUMMARY

Orange County Investment
11072 -11076 Magnolia Street | Garden Grove, CA 92841

INVESTMENT SUMMARY

PRICE	\$10,395,000
Year Built	1972
Tenants	3
RSF	36,469
Price/RSF	\$285.04
Lot Size	2.57 acres
Floors	2
APN	132-061-31
Cap Rate	5.96%

TENANT ANNUAL SCHEDULED INCOME

Tenant	Actual
99 Cent Store	\$302,400
Vietop TV	\$93,850
Adult Day Care	\$201,600
TOTALS	\$597,850

ANNUALIZED INCOME

Description	Actual
Gross Potential Rent	\$597,850
- Less: Vacancy	\$0
+ Misc. Income	\$255,384
Effective Gross Income	\$853,234
- Less: Expenses	(\$234,073)
Net Operating Income	\$619,161

ANNUALIZED EXPENSES

Description	Actual
TOTAL EXPENSES	\$234,073
EXPENSES PER RSF	\$6.42

ANNUAL PROPERTY OPERATING DATA

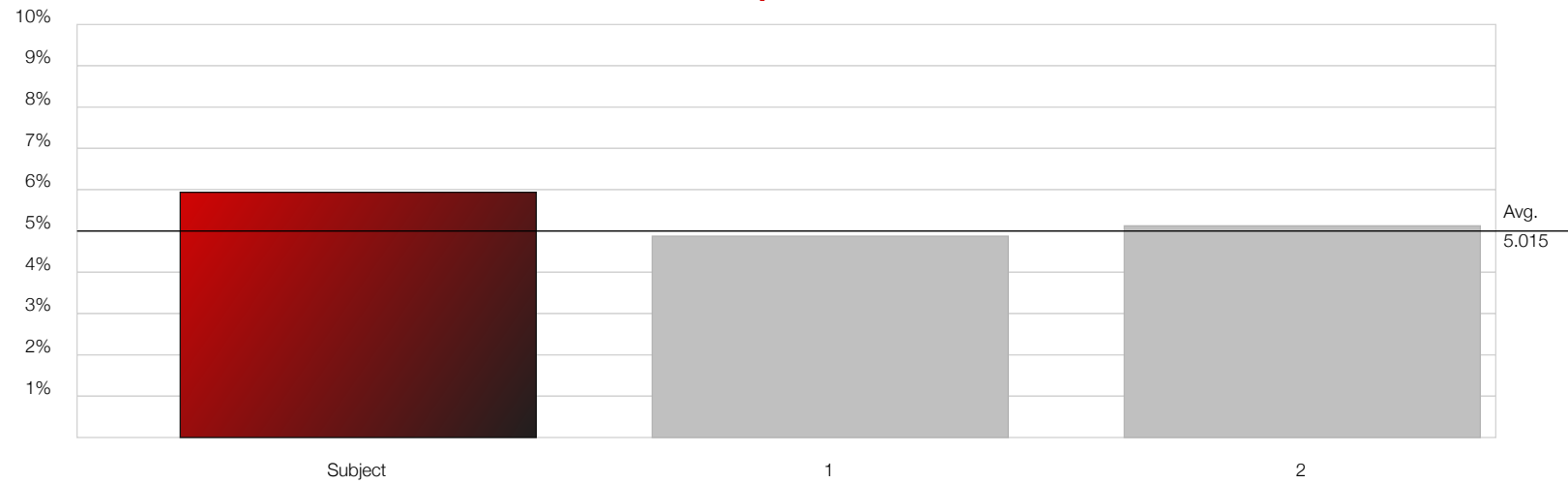
Orange County Investment
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Description	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Income										
Rental Income	\$597,850	\$606,713	\$615,842	\$625,246	\$634,931	\$669,099	\$679,374	\$689,958	\$700,859	\$738,214
99 Cent Only CAM	\$128,724	\$130,011	\$131,311	\$132,624	\$133,951	\$135,290	\$136,643	\$138,010	\$139,390	\$140,784
Vietop TV CAM	\$43,284	\$43,717	\$44,154	\$44,596	\$45,042	\$45,492	\$45,947	\$46,406	\$46,870	\$47,339
Adult Day Care CAM	\$66,192	\$66,854	\$67,522	\$68,198	\$68,880	\$69,568	\$70,264	\$70,967	\$71,676	\$72,393
Neighbor Center CAM	\$17,184	\$17,356	\$17,529	\$17,705	\$17,882	\$18,061	\$18,241	\$18,424	\$18,608	\$18,794
GROSS SCHEDULED INCOME	\$853,234	\$864,651	\$876,360	\$888,368	\$900,685	\$937,510	\$950,470	\$963,764	\$977,403	\$1,017,524
GROSS OPERATING INCOME	\$853,234	\$864,651	\$876,360	\$888,368	\$900,685	\$937,510	\$950,470	\$963,764	\$977,403	\$1,017,524
Expenses										
Bldg- Fire Alarm Monitoring	(\$1,235)	(\$1,247)	(\$1,260)	(\$1,272)	(\$1,285)	(\$1,298)	(\$1,311)	(\$1,324)	(\$1,337)	(\$1,351)
Bldg - Insurance Property	(\$5,312)	(\$5,365)	(\$5,418)	(\$5,472)	(\$5,527)	(\$5,582)	(\$5,638)	(\$5,695)	(\$5,752)	(\$5,809)
Bldg - Lighting	(\$1,291)	(\$1,304)	(\$1,317)	(\$1,330)	(\$1,344)	(\$1,357)	(\$1,371)	(\$1,385)	(\$1,398)	(\$1,412)
Bldg - Management Fee	(\$17,935)	(\$18,114)	(\$18,295)	(\$18,478)	(\$18,663)	(\$18,850)	(\$19,038)	(\$19,229)	(\$19,421)	(\$19,615)
Bldg - Property Tax	(\$134,447)	(\$135,791)	(\$137,149)	(\$138,521)	(\$139,906)	(\$141,305)	(\$142,718)	(\$144,145)	(\$145,587)	(\$147,043)
Bldg - Water	(\$1,296)	(\$1,309)	(\$1,322)	(\$1,336)	(\$1,349)	(\$1,363)	(\$1,376)	(\$1,390)	(\$1,404)	(\$1,418)
Common Cam - Cleaning & Maintenance	(\$2,610)	(\$2,636)	(\$2,662)	(\$2,689)	(\$2,716)	(\$2,743)	(\$2,771)	(\$2,798)	(\$2,826)	(\$2,854)
Common Cam - Electricity & Lighting	(\$11,453)	(\$11,568)	(\$11,683)	(\$11,800)	(\$11,918)	(\$12,037)	(\$12,158)	(\$12,279)	(\$12,402)	(\$12,526)
Common Cam - Landscaping	(\$14,442)	(\$14,586)	(\$14,732)	(\$14,879)	(\$15,028)	(\$15,179)	(\$15,330)	(\$15,484)	(\$15,638)	(\$15,795)
Common Cam - Pest Control	(\$1,694)	(\$1,710)	(\$1,728)	(\$1,745)	(\$1,762)	(\$1,780)	(\$1,798)	(\$1,816)	(\$1,834)	(\$1,852)
Common Cam - Power Washing	(\$5,250)	(\$5,303)	(\$5,356)	(\$5,409)	(\$5,463)	(\$5,518)	(\$5,573)	(\$5,629)	(\$5,685)	(\$5,742)
Common Cam - Security Service	(\$17,608)	(\$17,784)	(\$17,962)	(\$18,142)	(\$18,323)	(\$18,506)	(\$18,691)	(\$18,878)	(\$19,067)	(\$19,258)
Common Cam - Sweeping	(\$19,500)	(\$19,695)	(\$19,892)	(\$20,091)	(\$20,292)	(\$20,495)	(\$20,700)	(\$20,907)	(\$21,116)	(\$21,327)
TOTAL OPERATING EXPENSES	(\$234,073)	(\$236,413)	(\$238,778)	(\$241,165)	(\$243,577)	(\$246,013)	(\$248,473)	(\$250,958)	(\$253,467)	(\$256,002)
NET OPERATING INCOME	\$619,161	\$628,238	\$637,582	\$647,203	\$657,108	\$691,497	\$701,997	\$712,806	\$723,936	\$761,522

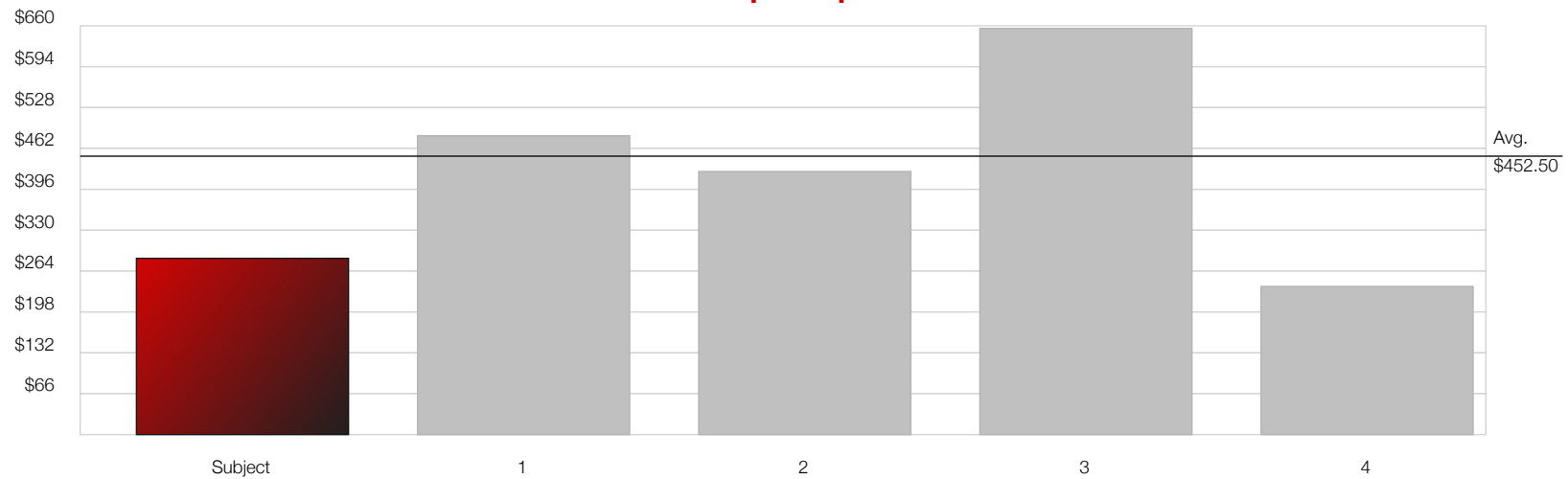
SALE COMPARABLES

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Cap Rate



Price per Sq. Ft.



SALE COMPARABLES

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S



Sale Price	\$10,395,000
Spaces	3
Rentable SqFt	36,469
Price/SqFt	\$285.04
Acres	2.570
Cap Rate	5.96%
Year Built	1972

Orange County Investment

11072 -11076 Magnolia Street, Garden Grove, CA 92841

1



Sale Price	\$13,100,000
Rentable SqFt	26,984
Price/SqFt	\$485.47
Lot Size	77,755
Cap Rate	4.9%
Sale Date	12/17/2018

12011- 12362 Harbor Blvd

12011 Harbor Boulevard, Garden Grove, CA 92840

SALE COMPARABLES

Orange County Investment
11072 -11076 Magnolia Street | Garden Grove, CA 92841

2



Sale Price	\$15,700,000
Rentable SqFt	36,882
Price/SqFt	\$425.68
Lot Size	149,489
Cap Rate	5.13%
Sale Date	2/15/2019
Days-On-Market	169

La Palma Convenience Center

7821 Valley View Street, La Palma, CA 90623

3



Sale Price	\$23,000,000
Spaces	1
Rentable SqFt	35,000
Price/SqFt	\$657.14
Lot Size	78,408
Year Built	1990
Sale Date	7/23/2018

6750 Auto Center Dr

6750 Auto Center Drive, Buena Park, CA 90621

SALE COMPARABLES

Orange County Investment
11072 -11076 Magnolia Street | Garden Grove, CA 92841

4



8030 Dale St

8030 Dale Street, Buena Park, CA 90620

Sale Price	\$10,650,000
Rentable SqFt	44,064
Price/SqFt	\$241.69
Lot Size	165,964
Year Built	1961
Sale Date	10/22/2019
Days-On-Market	82

SALE COMPARABLES

Orange County Investment
11072 -11076 Magnolia Street | Garden Grove, CA 92841



S

11072 -11076 Magnolia Street
Garden Grove, CA, 92841
\$10,395,000

4

8030 Dale Street
Buena Park, CA, 90620
\$10,650,000

1

12011 Harbor Boulevard
Garden Grove, CA, 92840
\$13,100,000

2

7821 Valley View Street
La Palma, CA, 90623
\$15,700,000

3

6750 Auto Center Drive
Buena Park, CA, 90621
\$23,000,000

MAPS AND AERIALS

Garden Grove 99 Cent
11072 Magnolia Street | Garden Grove, CA 92841

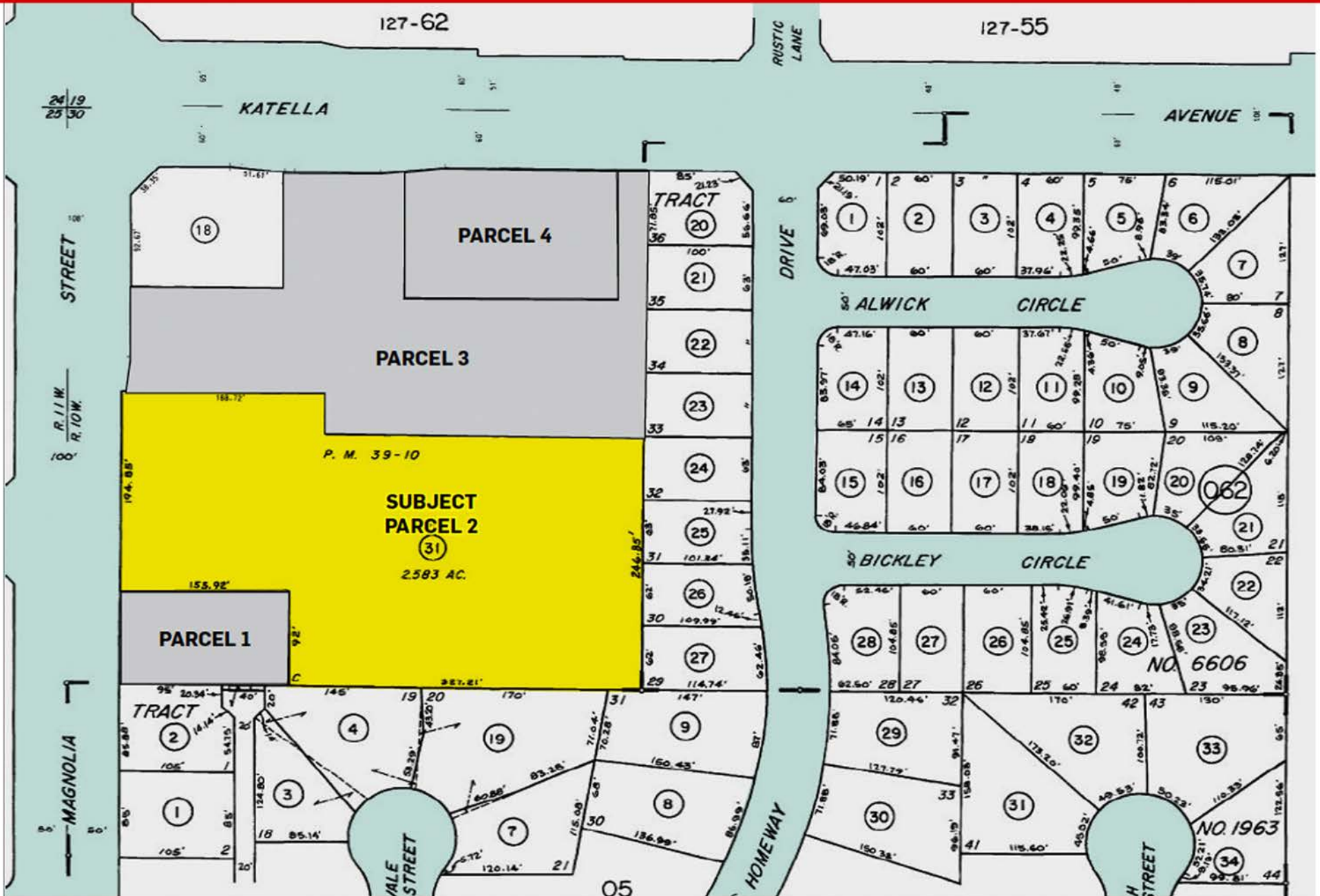


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HELM
PROPERTIES

PARCEL MAP

Orange County Investment
11076 Magnolia Street | Garden Grove, CA 92841



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MAPS AND AERIALS

Garden Grove 99 Cent

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MAPS AND AERIALS

Garden Grove 99 Cent
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HELM
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PROPERTY PHOTOS

Orange County Investment
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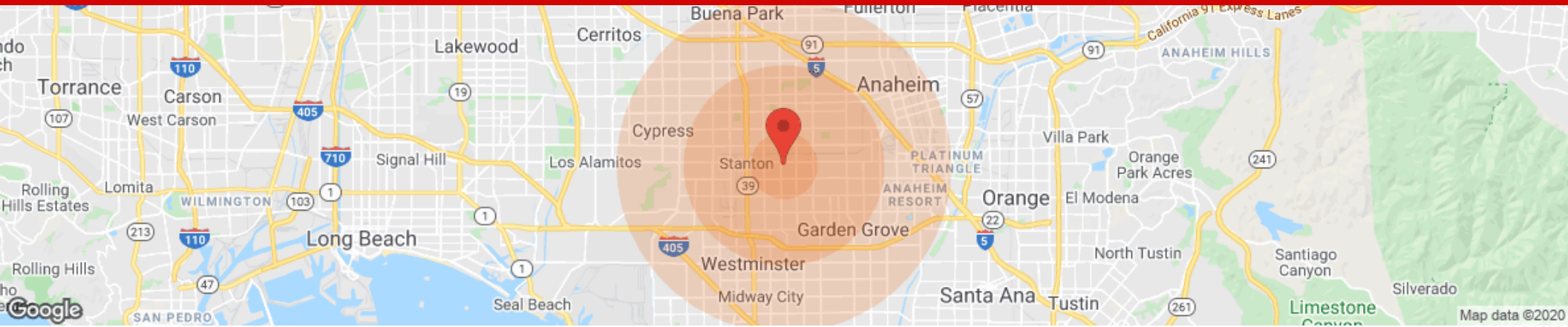
PROPERTY PHOTOS

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DEMOGRAPHICS

Orange County Investment
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Age Breakdown	1 Mile	3 Mile	5 Mile
Ages 0-4	2,222	17,845	46,676
Ages 5-9	2,739	21,735	56,771
Ages 10-14	2,613	20,567	53,737
Ages 15-19	2,585	20,198	52,797
Ages 20-24	2,651	20,639	53,931
Ages 25-29	2,583	20,439	53,588
Ages 30-34	2,512	20,308	52,741
Ages 35-39	2,519	20,848	53,379
Ages 40-44	2,585	21,658	54,993
Ages 45-49	2,631	22,159	56,074
Ages 50-54	2,408	20,386	51,668
Ages 55-59	2,095	17,967	45,349
Ages 60-64	1,696	14,755	37,213
Ages 65-69	1,289	11,567	29,141
Ages 70-74	962	8,620	22,009
Ages 75-79	671	6,111	15,807
Ages 80-84	415	3,946	10,310
Ages 85+	657	6,508	16,501

Household Income	1 Mile	3 Mile	5 Mile
Median	\$58,005	\$59,892	\$60,773
< \$10000	474	4,062	9,137
\$10000-\$14999	370	3,991	10,625
\$15000-\$19999	284	4,031	9,673
\$20000-\$24999	607	4,474	10,757
\$25000-\$29999	527	4,275	11,101
\$30000-\$34999	511	4,877	11,837
\$35000-\$39999	358	3,338	8,946
\$40000-\$44999	550	4,689	11,068
\$45000-\$49999	474	3,745	9,639
\$50000-\$60000	704	6,842	17,604
\$60000-\$74000	869	9,444	23,531
\$75000-\$99999	983	11,478	30,973
\$100000-\$124999	867	7,900	20,011
\$125000-\$149999	623	4,955	12,447
\$150000-\$199999	401	4,052	10,382
> \$200000	386	2,289	6,152

Population	1 Mile	3 Mile	5 Mile
Male	18,414	147,292	381,841
Female	17,419	148,964	380,844
Total Population	35,833	296,256	762,685

Race Characteristics	1 Mile	3 Mile	5 Mile
Non Hispanic White	15,467	124,032	325,301
Population Black	356	5,064	10,935
Population Am In/AK Nat	146	750	1,893

Housing	1 Mile	3 Mile	5 Mile
Total Units	9,119	84,579	221,613
Occupied	8,715	80,853	211,482
Owner Occupied	5,039	41,041	110,022
Renter Occupied	3,676	39,812	101,460
Vacant	404	3,726	10,131