



Offering Memorandum



1900 Highway 46 | Wasco, CA 93280
New 10-Year Lease | New Construction | Absolute NNN Lease



JBL COMMERCIAL GROUP
COMMERCIAL REAL ESTATE & INVESTMENT SERVICES

Confidentiality and Restricted Use Agreement

This Confidential Offering Memorandum ("COM") is provided by JBL Commercial Group, Inc. ("JBL"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of JBL. This COM does not constitute or pertain to an offer of a security or an offer of any investment contract.

This COM contains descriptive materials, financial information and other data compiled by JBL for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. JBL has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon JBL.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from JBL relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to JBL, all or any part of this COM or the Information; (3) upon request by JBL at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless JBL all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that JBL shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

Offered Exclusively by

James C "Bo" Lundy | President

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The Offering

JBL commercial Group, Inc is pleased to offer for sale this single-tenant AT&T property located in Wasco, CA. This investment features a brand-new absolute triple-net ground lease with up to 10 years remaining and 10% increases every five years. The lessee is New Cingular Wireless PCS, LLC dba AT&T Mobility a corporate signature. The parent company, known simply as AT&T, is a Fortune Top 10 Company operating over 16,000 locations in the US.

Unique Property Attributes



NEW 10-YEAR
Lease



NEW
Construction



LOCATED ADJACENT
to HWY 46



ABSOLUTE
NNN Lease



20,000 VPD
Along HWY 46



OPERATES 16,000
Locations Nationwide



TOP 10 FORTUNE 500
Company



26,136 SF
Lot Size

Investment Highlights

- New up to 10-Year NNN Lease
- Top 10 Fortune 500 Company
- Absolute NNN Lease - Absolutely no Landlord Responsibilities
- Exceptional Demographics
- Ideal Highway Commercial Location with access to Highway 46.
- This AT&T has unparalleled visibility and a pylon sign which can be seen from the freeway.
- Expanding affordable San Joaquin Valley demographic location.



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Purchase Price: \$1,879,936
Cap Rate: 6.0% | **NOI:** \$112,796

Product Summary

Address	1900 Highway 46, Wasco, CA 93280
APN	487-040-48
Tenant	New Cingular Wireless PCS, LLC
Building Area	2,596
Lot Size (SF)	26,136
Year Built	2020
Ownership	BTS Lease
Rent Commencement	April 14, 2020
Lease Expiration*	April 13, 2030*
Lease Terms*	10 Years
Remaining Term	10 Years
Lease Type	Absolute NNN
Rental Increases	10% Increases Every 5 Years
Option Period	2 x 5 Years
ROFO	None

**One time right to terminate in year 5, if sales don't exceed \$400 PSF*

Rent Schedule

Primary Term	Annual Rent	Monthly Rent	Monthly PSF	Rent Increases
April 2020 - April 2025	\$ 112,796.00	\$ 9,399.00	\$ 3.62	10%
April 2025 - April 2030	\$ 124,088.00	\$ 10,340.00	\$ 3.98	10%

Option Period(s)

April 2030 - April 2035	\$ 136,496.00	\$ 11,374.00	\$ 4.38	10%
April 2035 - April 2040	\$ 150,145.00	\$ 12,512.00	\$ 4.82	



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Tenant Overview

New Cingular Wireless PCS, LLC a Delaware limited liability company D/B/A AT&T Mobility originally known as Cingular Wireless (a joint venture between SBC Communications and BellSouth) from 2000 to 2007, the company acquired the old AT&T Wireless in 2004; SBC later acquired the original AT&T and adopted its name. Cingular became wholly owned by AT&T in December 2006 as a result of AT&T's acquisition of BellSouth.

In January 2007, Cingular confirmed it would re-brand itself under the AT&T name. Although the legal corporate name change occurred immediately, for both regulatory and brand-awareness reasons both brands were used in the company's signage and advertising during a transition period. The transition concluded in late June, just prior to the rollout of the Apple iPhone.

AT&T Mobility LLC or AT&T U.S. Mobility, also known as AT&T Wireless, marketed as simply AT&T, is a wholly owned subsidiary of AT&T Inc. that provides wireless services to 165.9 million subscribers in the United States, including Puerto Rico and the U.S. Virgin Islands. AT&T operates over 16,000 locations in the domestic United States.

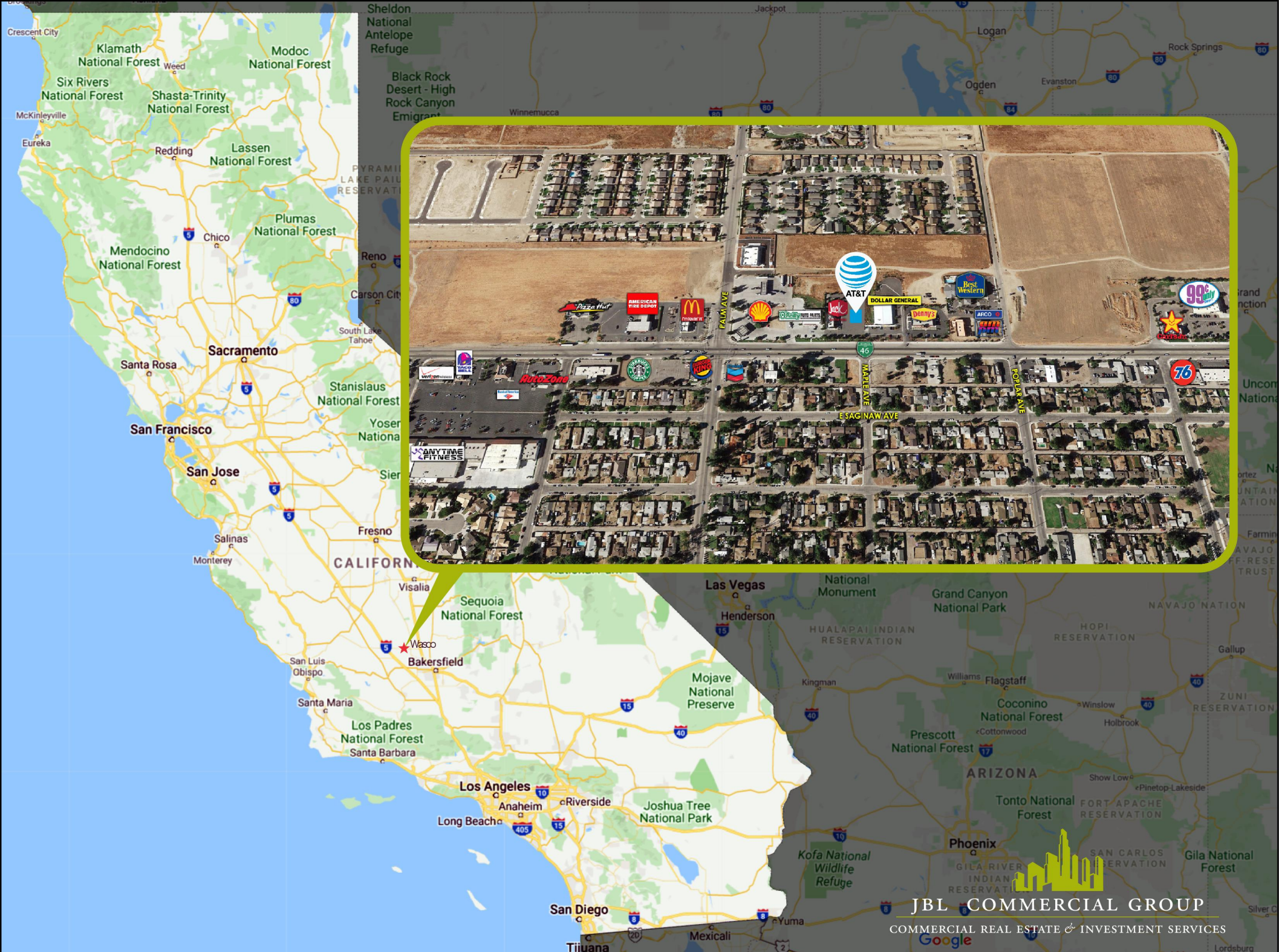
Market Overview

It would be difficult to find a more dynamic location for your business than the City of Wasco. Located in the heart of Central California, Wasco is one of the fastest growing areas in the western U.S. and it offers an ideal home for business growth. Aside from being one of the most progressive and beautiful parts of the county, Wasco provides an exceptional business climate for manufacturing, value-added agriculture, and logistics operations. Expedited permit processes (weeks rather than months) are just the beginning of Wasco's competitive advantages. Wasco is located at the center of California's population, providing excellent access to the world's eighth largest economy via Interstates 5 and 15 and Highways 43, 46, 58, and 99. A short two-hour drive can take you to the beach, the mountains, or the L.A. Basin. With many new subdivisions under construction, the variety of housing choices in Wasco is exploding. New homes range from a comfortable 1,200 square feet to executive-homes on one-acre lots, with prices starting around \$100,000. In Wasco, you'll find safe and quiet neighborhoods, an available workforce with strong work ethics, commercial and industrial-zoned land ready for development, reasonable prices, and a business friendly environment ready to work with you to quickly move your project through the approval process.

Wasco, California's estimated population is 27,976 according to the most recent United States census estimates. Wasco, California is the 253rd largest city in California based on official 2017 estimates from the US Census Bureau.



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