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BREAKDOWN



PURCHASE PRICE \$ TBD

17931 BEACH BLVD - 8,813 SF

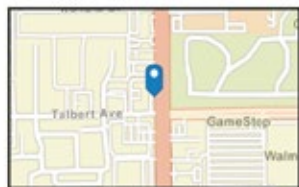
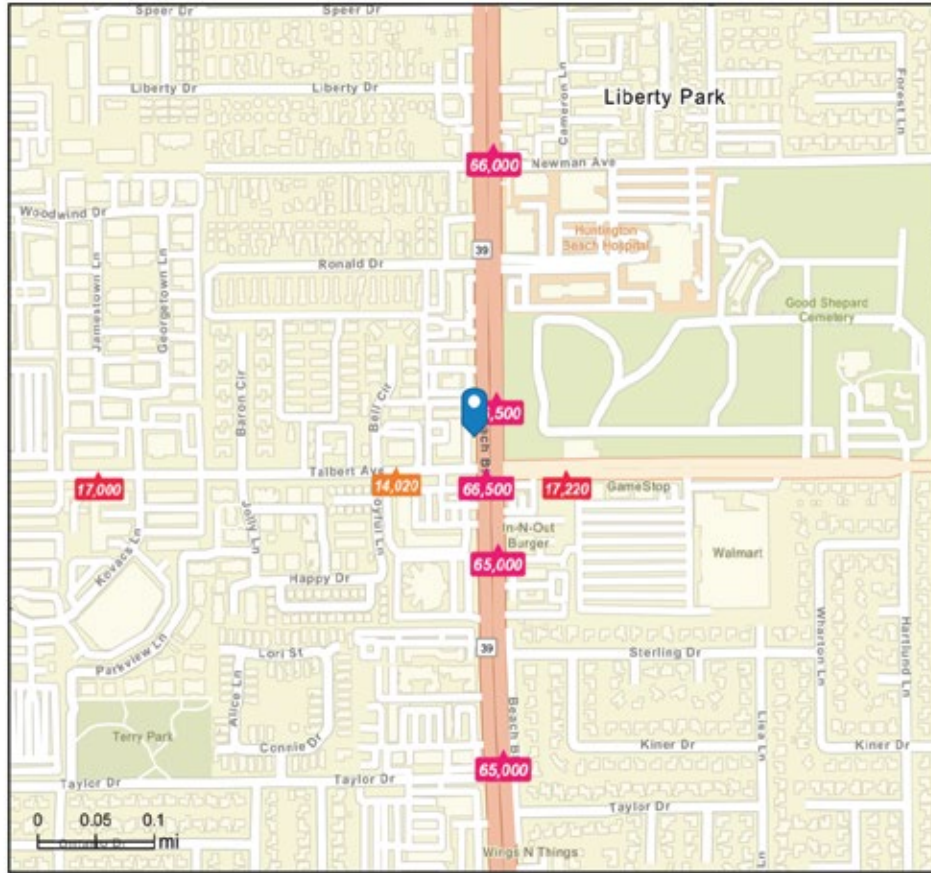
- 1ST FLOOR RETAIL
- 2ND FLOOR OFFICE
- ELEVATOR SERVED
- MEDICAL AND PHYSICAL THERAPY TENANTS

17941 BEACH BLVD - 6,905 SF

- RETAIL WITH NATIONAL & LOCAL CREDIT TENANTS



DEMOGRAPHIC & TRAFFIC



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: © 2020 Kalibrate Technologies (Q3 2020).

KEY FACTS



467,712

POPULATION



\$124,562

MEDIAN NET WORTH



40.2

MEDIAN AGE



\$85,221

MEDIAN HOUSEHOLD INCOME



\$38,168

PER CAPITA INCOME



3.0

AVERAGE HOUSEHOLD SIZE

EDUCATION

BACHELOR'S/ GRAD 37%

SOME COLLEGE 30%

HIGH SCHOOL GRAD 19%

NO GED 14%

EMPLOYMENT

WHITE COLLAR

66%

BLUE COLLAR

18%

SERVICES

16%



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FACE 30



17941 BEACH BLVD

INITIAL INVESTMENT

Purchase Price	\$8,238,000
+ Acquisition Costs	\$6,500
- Mortgage(s)	\$4,942,800
+ Loan Fees Points	\$49,428
Initial Investment	\$3,351,128

MORTGAGE DATA

1ST LIEN

Loan Amount	\$4,942,800
Interest Rate (30/360)	3.700%
Amortization Period	25 Years
Loan Term	25 Years
Loan Fees Points	1.00%
Periodic Payment	\$25,278.16
Annual Debt Service	\$303,338

CASH FLOW

For the Year Ending	Year 1 Sep-2021	Year 2 Sep-2022	Year 3 Sep-2023	Year 4 Sep-2024	Year 5 Sep-2025	Year 6 Sep-2026	Year 7 Sep-2027	Year 8 Sep-2028	Year 9 Sep-2029	Year 10 Sep-2030
POTENTIAL RENTAL INCOME (PRI)	\$541,234	\$552,059	\$563,100	\$574,362	\$585,849	\$597,566	\$609,517	\$621,708	\$634,142	\$646,825
- Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME	\$541,234	\$552,059	\$563,100	\$574,362	\$585,849	\$597,566	\$609,517	\$621,708	\$634,142	\$646,825
+ Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$541,234	\$552,059	\$563,100	\$574,362	\$585,849	\$597,566	\$609,517	\$621,708	\$634,142	\$646,825
- Operating Expenses	\$138,424	\$139,751	\$141,091	\$142,444	\$143,811	\$145,191	\$146,586	\$147,994	\$149,416	\$150,853
NET OPERATING INCOME (NOI)	\$402,810	\$412,308	\$422,009	\$431,918	\$442,038	\$452,375	\$462,931	\$473,714	\$484,726	\$495,972
Net Operating Income (NOI)	\$402,810	\$412,308	\$422,009	\$431,918	\$442,038	\$452,375	\$462,931	\$473,714	\$484,726	\$495,972
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$303,338	\$303,338	\$303,338	\$303,338	\$303,338	\$303,338	\$303,338	\$303,338	\$303,338	\$303,338
CASH FLOW BEFORE TAXES	\$99,472	\$108,970	\$118,671	\$128,580	\$138,700	\$149,037	\$159,593	\$170,376	\$181,388	\$192,634
Sales Proceeds	1	2	3	4	5	6	7	8	9	10
Sales Price	\$8,246,000	\$8,440,000	\$8,638,000	\$8,841,000	\$9,048,000	\$9,259,000	\$9,474,000	\$9,695,000	\$9,919,000	\$10,149,000
- Sales Expenses	\$494,760	\$506,400	\$518,280	\$530,460	\$542,880	\$555,540	\$568,440	\$581,700	\$595,140	\$608,940
- Mortgage Balance 1st Lien	\$4,820,282	\$4,693,153	\$4,561,239	\$4,424,362	\$4,282,333	\$4,134,959	\$3,982,038	\$3,823,363	\$3,658,716	\$3,487,872
Sales Proceeds Before Tax	\$2,930,958	\$3,240,447	\$3,558,481	\$3,886,178	\$4,222,787	\$4,568,501	\$4,923,522	\$5,289,937	\$5,665,144	\$6,052,188



17931 BEACH BLVD

PRO FORMA

INITIAL INVESTMENT

Purchase Price	\$2,762,000
+ Acquisition Costs	\$6,500
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$2,768,500

MORTGAGE DATA

Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	Years
Loan Fees Points	1.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

1ST LIEN

CASH FLOW

For the Year Ending	Year 1 Sep-2021	Year 2 Sep-2022	Year 3 Sep-2023	Year 4 Sep-2024	Year 5 Sep-2025	Year 6 Sep-2026	Year 7 Sep-2027	Year 8 Sep-2028	Year 9 Sep-2029	Year 10 Sep-2030
POTENTIAL RENTAL INCOME (PRI)	\$207,055	\$213,267	\$219,665	\$226,255	\$233,042	\$240,033	\$247,234	\$254,652	\$262,291	\$270,160
- Vacancy / Credit Loss	\$6,212	\$6,398	\$6,590	\$6,788	\$6,991	\$7,201	\$7,417	\$7,640	\$7,869	\$8,105
EFFECTIVE RENTAL INCOME	\$200,843	\$206,869	\$213,075	\$219,467	\$226,051	\$232,832	\$239,817	\$247,012	\$254,422	\$262,055
+ Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$200,843	\$206,869	\$213,075	\$219,467	\$226,051	\$232,832	\$239,817	\$247,012	\$254,422	\$262,055
- Operating Expenses	\$60,000	\$61,800	\$63,654	\$65,564	\$67,531	\$69,556	\$71,643	\$73,792	\$76,006	\$78,286
NET OPERATING INCOME (NOI)	\$140,843	\$145,069	\$149,421	\$153,903	\$158,520	\$163,276	\$168,174	\$173,220	\$178,416	\$183,769
Net Operating Income (NOI)	\$140,843	\$145,069	\$149,421	\$153,903	\$158,520	\$163,276	\$168,174	\$173,220	\$178,416	\$183,769
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$140,843	\$145,069	\$149,421	\$153,903	\$158,520	\$163,276	\$168,174	\$173,220	\$178,416	\$183,769
Sales Proceeds	1	2	3	4	5	6	7	8	9	10
Sales Price	\$2,638,000	\$2,717,000	\$2,798,000	\$2,882,000	\$2,969,000	\$3,058,000	\$3,149,000	\$3,244,000	\$3,341,000	\$3,441,000
- Sales Expenses	\$158,280	\$163,020	\$167,880	\$172,920	\$178,140	\$183,480	\$188,940	\$194,640	\$200,460	\$206,460
- Mortgage Balance 1st Lien	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sales Proceeds Before Tax	\$2,479,720	\$2,553,980	\$2,630,120	\$2,709,080	\$2,790,860	\$2,874,520	\$2,960,060	\$3,049,360	\$3,140,540	\$3,234,540





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