

WALNUT NEWPORT CENTER

TUSTIN, CA

INVESTMENT OFFERING



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INVESTMENT HIGHLIGHTS

- 4 Tenant NNN Investment in the Heart of Orange County.
- 9,597 Square Feet; 100% Occupancy.
- Tenants Include: Blockbuster Video, A.N. Market, Tustin Pizza and Yogurtland.
- Excellent Upside Potential; 65% of Rentable Square Footage is Paying Well Below Market Rent.
- Strong Historical Occupancy and Tenant Mix.
- 76% of Tenants have Occupied the Center for Over 13 Years.
- Situated at the Signalized Intersection of Newport Avenue and Walnut Street; 35,000 Cars per Day.
- Close Proximity to I-5 Freeway; An Average Daily Traffic Count of 593,000 Cars Pass the Newport Avenue Exit from I-5 Freeway.
- Excellent Accessibility, Exposure, and Visibility from Newport Avenue, One of the Main Thoroughfares in Tustin.
- Dense, In-Fill, Central Orange County Location.
- Average Household Income is in Excess of \$95,000 within a 5-Mile Radius.





INVESTMENT SUMMARY

LOCATION

Walnut Newport Center
13842 Newport Avenue
Tustin, CA

OFFERING SUMMARY

Price:	\$3,584,000
Capitalization Rate:	7.14%
Net Rentable Area (NRA):	9,597
Price per Square Foot (NRA):	\$373.45
Year Built:	1986
Lot Size (Acres):	0.74

FINANCING SUMMARY

All Cash or Cash to New Financing

(Contact Listing Broker for Further Details)



WALNUT NEWPORT CENTER

RENT ROLL

TENANT	SUITE	SQUARE FOOTAGE	LEASE START	LEASE EXPIRATION	RENT/ SQ. FT.	MONTHLY RENT	INCREASES	LEASE TYPE	OPTIONS
Blockbuster Video	101	6,240	3/24/1992	6/30/2012	\$1.82	\$11,356.80	None	NNN	None
A.N. Market	103	1,340	6/1/2005	5/31/2012	\$3.04	\$4,076.00	6/10- \$4,239 6/11- \$4,408	NNN	None
Tustin Pizza (1)	104	1,023	9/1/1996	8/31/2010	\$3.22	\$3,291.00	None	NNN	None
Yogurtland	106	994	3/1/2008	2/28/2013	\$3.64	\$3,618.00	3/10- \$3,763 3/11- \$3,913 3/12- \$4,070	NNN	One-5 Year at FMV
TOTAL SQUARE FOOTAGE:		9,597				\$22,342	Total Monthly Rent		
TOTAL AVAILABLE:		0	0.00%	Vacancy		\$268,102	Total Annual Rent		
TOTAL OCCUPIED:		9,597	100.00%	Occupancy					

(1) Reflects 9/1/09 Increase



INCOME & EXPENSE

ANNUALIZED OPERATING DATA

	<u>September 2009</u>
Scheduled Gross Income (SGI):	\$268,102
Expense Reimbursement:	\$80,792
Sign Income	\$480
Total Operating Income:	\$349,373
Vacancy: (3%)	(\$10,481)
Gross Operating Income:	\$338,892
Total Operating Expenses:	(\$82,907)
Net Operating Income (NOI):	\$255,985

OPERATING EXPENSES

	<u>Amount</u>	<u>\$/Square Foot</u>	
Taxes (1.1%):	\$36,795	\$3.83	
Insurance:	\$6,926	\$0.72	
CAM:	\$31,143	\$3.25	
Management (3% of SGI):	\$8,043	\$0.84	
Total Expenses:	\$82,907	\$8.64	Annually Per SF
		\$0.72	Monthly Per SF



LOCATION OVERVIEW

Walnut Newport Center is a multi-tenant strip center located at the signalized corner of Newport Avenue and Walnut Avenue, in the city of Tustin, California. The subject property is situated in the heart of Orange County and is in close proximity to the I-5 and I-55 freeways, airports, seaports and rail services. An average daily traffic count of 593,000 cars pass the Newport Avenue exit from I-5 freeway, which is less than 0.2 miles from the property. The property benefits from average daily traffic counts in excess of 35,000 cars per day at the intersection of Newport Avenue and Walnut Avenue. The area boasts an excellent average household income in excess of \$95,000 and a population of over 613,000 people within a 5-mile radius.



Location Highlights

- Located at the Signalized Intersection of Newport Avenue and Walnut Avenue; Average Daily Traffic Counts in Excess of 35,000 Cars per Day.
- Situated in the Heart of Orange County; Close Proximity to the I-55 and I-5 Freeways, Airports, Seaports and Rail Services.
- An Average Daily Traffic Count of 593,000 Cars Pass the Newport Avenue Exit from I-5 Freeway, which is Less than 0.2 Miles from the Subject Property.
- Average Household Income is in Excess of \$95,000 within a 5-Mile Radius.
- Dense Infill Location; Population is Excess of 613,000 People within a 5-Mile Radius.



Tustin is situated in the heart of Orange County, California, an area that has long been thought of as the perfect place to live, work and play. The proximity of state and interstate freeways, airports, seaports and rail service, including Amtrak and MetroLink Commuter service, enables easy travel to and from Tustin.



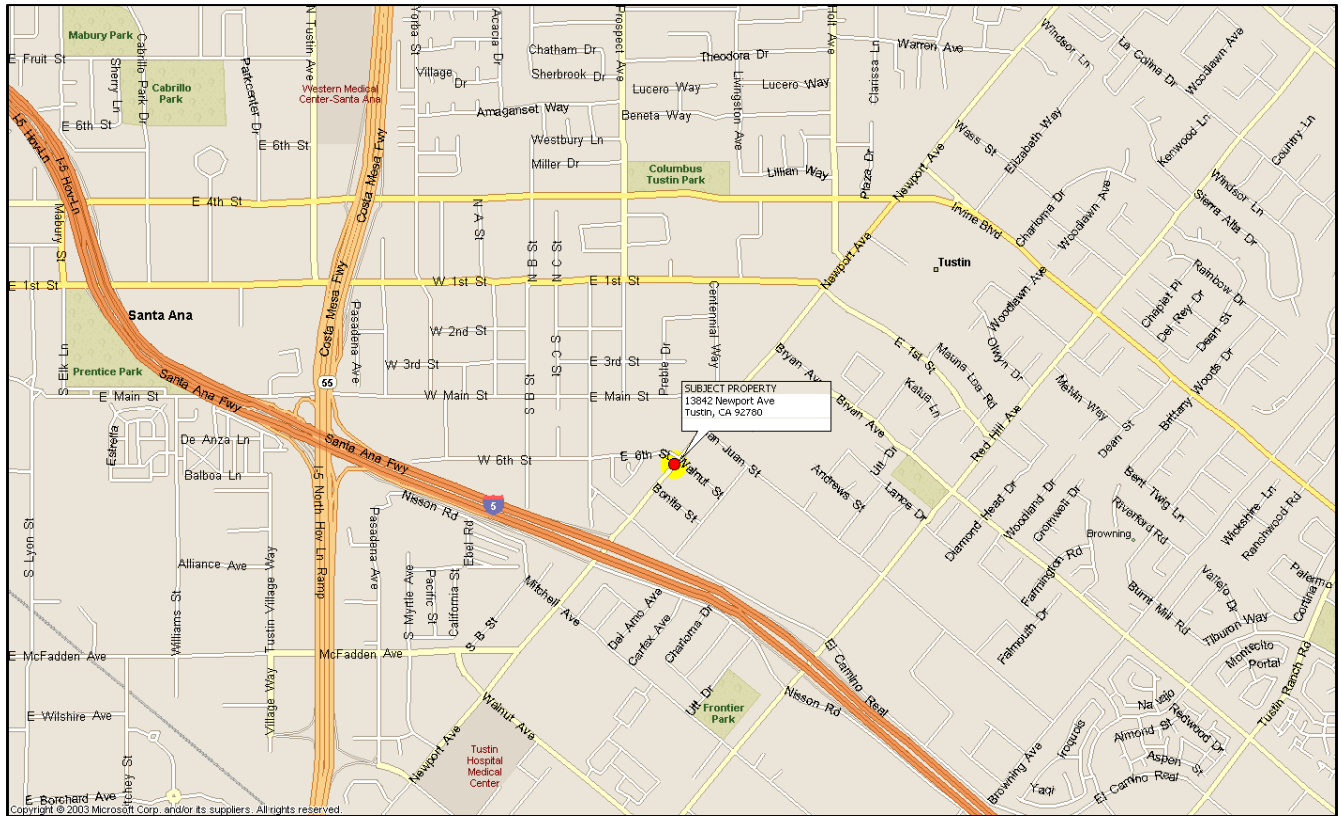
PROPERTY PHOTOS – SUBJECT PROPERTY



All such marketing materials shall contain an express disclaimer advising prospective purchasers that the information contained therein is being provided for informational purposes only, that Owner does not warrant the accuracy or completeness of the information and that only an executed purchase agreement shall be binding upon Owner.



LOCAL & REGIONAL MAPS

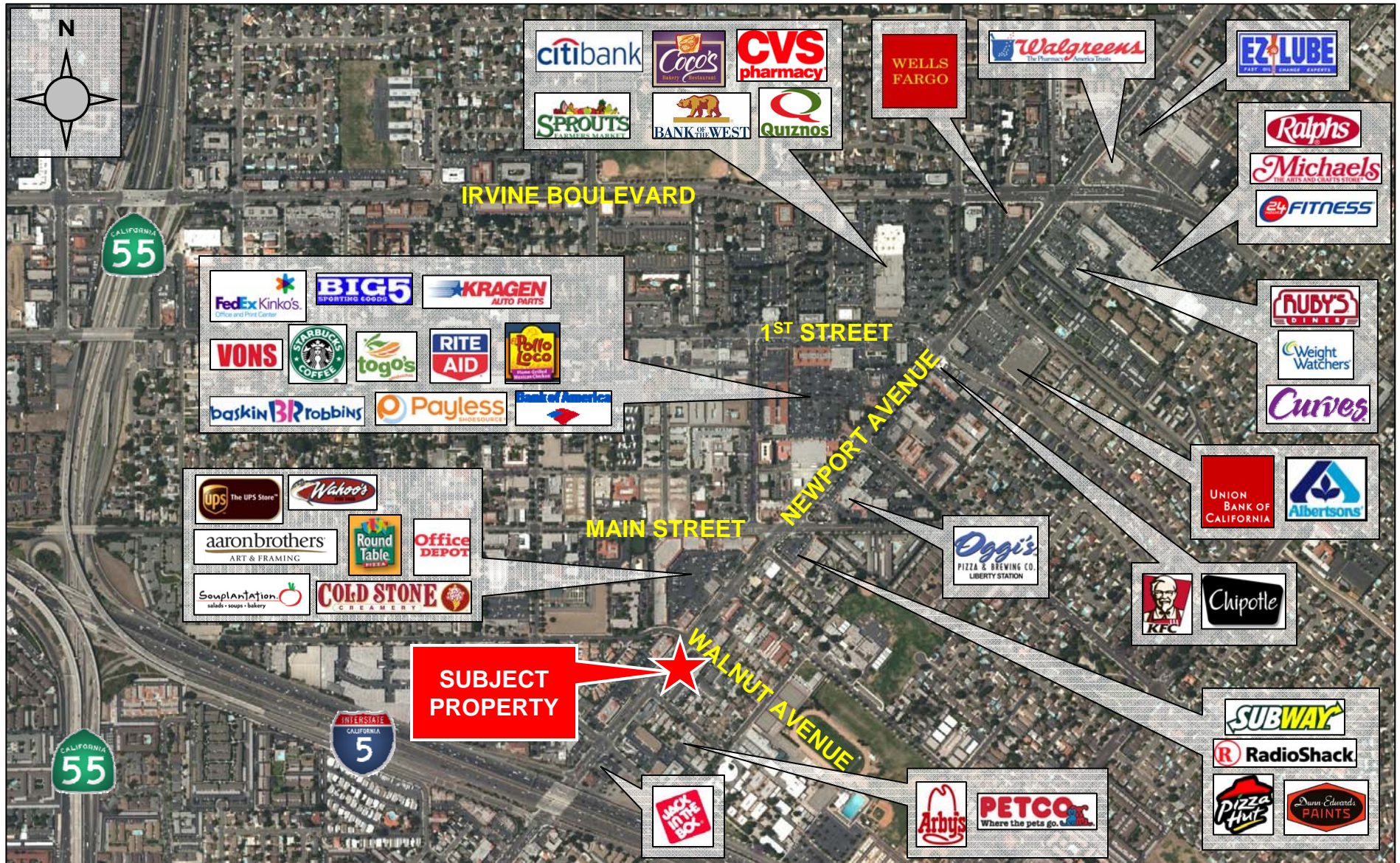


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WALNUT NEWPORT CENTER

AERIAL OVERVIEW



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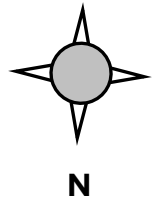


WALNUT NEWPORT CENTER

PARCEL MAP

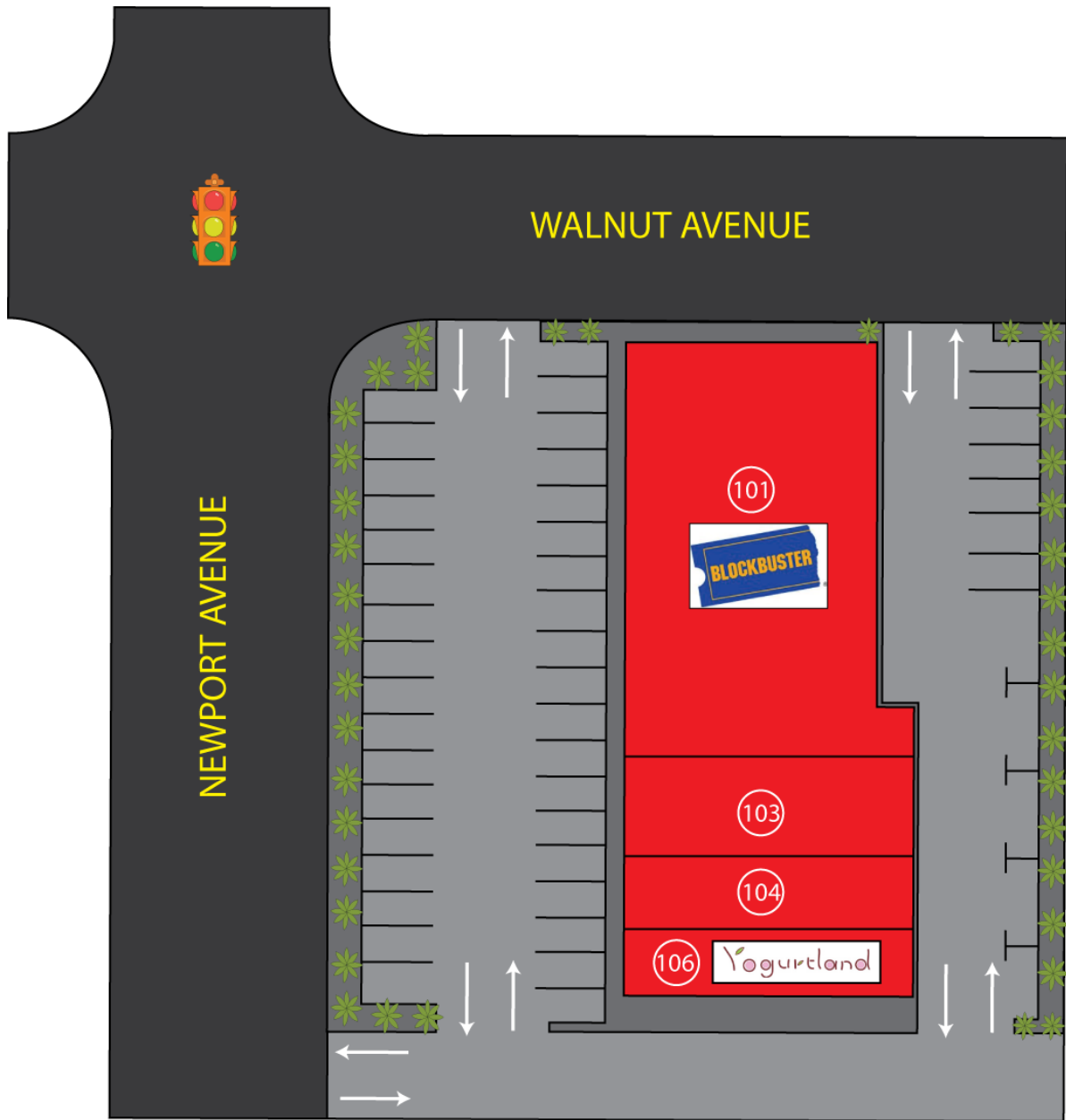


SUBJECT PROPERTY

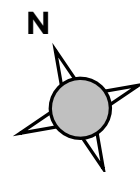




SITE PLAN



SUITE	TENANT	SQUARE FOOTAGE
101	Blockbuster Video	6,240
103	A.N. Market	1,340
104	Tustin Pizza	1,023
106	Yogurtland	994





TENANT PROFILES



Blockbuster Inc. (NYSE: BBI, BBI.B), founded in 1985 and headquartered in Dallas, Texas, is a leading global provider of in-home movie and game entertainment. It also operates an online service that offers rental and sale of movies by mail, and digital delivery through blockbuster.com. The company operates its stores under the BLOCKBUSTER brand name in the United States. As of January 4, 2009, the company operated approximately 7,400 stores. Blockbuster has the largest in-store presence of any company in the movie rental business, a growing online presence, and the capability - currently, the only capability in the marketplace - to integrate bricks-and-mortar with online.

www.blockbuster.com



Yogurtland is a self-serve frozen yogurt shop that features a contemporary style interior with a touch of natural classic colors. With bistro-styled, counter-top-tables and seating areas adjacent to glass walls, their theme blends are cozy and upbeat to appeal to all ages. Yogurtland has 60 locations in California, Hawaii, Nevada, New York, Texas and Arizona. Yogurtland also has locations in Japan. Since its inception in 2004, Yogurtland continues to be committed to providing only the highest quality products and superior service to their customers.

www.yogurt-land.com



AREA OVERVIEW - TUSTIN



Tustin is situated in the heart of Orange County, California, an area that has long been thought of as the perfect place to live, work and play. The proximity of state and interstate freeways, airports, seaports and rail service, including Amtrak and MetroLink Commuter service, enables easy travel to and from Tustin.

Due to its favorable location, demographics & business environment, Tustin was identified in 1994 by California Business Magazine as one of the top four Best Places for Business in California. (And the highest ranked urban city on the list.) In 1998 the "1998 Kosmont Cost of Doing Business Survey" rated Tustin as the top Orange County city for Business. Tustin is home to several of the world's largest and best known manufacturing companies. Tustin is a regional retail sales center, drawing customers from throughout Orange County and also into Los Angeles County. The Tustin Marketplace is one of the most successful, "Power Centers" built in Southern California. The adjacent Tustin Auto Center is also one of the most successful auto centers in Southern California.

Tustin Old Town is an area centered around a group of historic buildings located on Main Street and El Camino Real which date back to the 1880s. Main Street runs from Williams Street on the west to just past Newport Avenue on the east. Today, its one-and-a-half miles reveal over twelve decades of Tustin's past. Tourists are advised to park their cars and follow a map to "Take Main Street to Tustin History." This sidewalk tour has three short side trips to expand the study. The total walking distance is just over two miles, but in that distance Southern California's past is illuminated in a special way.

The goals of the Tustin Old Town Association are to promote local business, to market the area to new businesses, to create a cohesiveness where everyone works for the common good, to maintain the historic heritage of the area, and to work with the City to attract more customers to the area. It is an excellent example of how private enterprise, working in cooperation with local government official and policy makers, can revitalize an area within a community.

The Tustin Old Town Association recognizes the unique and varied economic interests and needs of Old Town business and property owners and encourages economic growth through new development and revitalization while marinating the integrity of historic Old Town Tustin.



DEMOGRAPHIC REPORT

SUBJECT PROPERTY

13842 Newport Avenue
Tustin, CA 92780

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population			
2014 Projection	37,805	224,428	654,661
2009 Estimate	36,192	212,650	613,269
2000 Census	34,301	196,606	551,800
1990 Census	30,088	166,009	473,497
Growth 1990 - 2000	14.00%	18.43%	16.54%
Households			
2014 Projection	11,615	63,781	182,934
2009 Estimate	11,422	60,820	171,570
2000 Census	11,479	57,023	154,598
1990 Census	11,414	50,657	139,095
Growth 1990 - 2000	0.57%	12.57%	11.15%
2009 Est. Population by Single Classification Race	36,192	212,650	613,269
White Alone	18,216	106,018	302,052
Black or African American Alone	1,111	3,762	10,313
American Indian and Alaska Native Alone	294	1,856	5,616
Asian Alone	4,875	27,211	92,219
Native Hawaiian and Other Pacific Islander Alone	154	478	1,372
Some Other Race Alone	9,769	62,876	173,278
Two or More Races	1,773	10,449	28,419
2009 Est. Population Hispanic or Latino	36,192	212,650	613,269
Hispanic or Latino	19,690	117,920	317,479
Not Hispanic or Latino	16,502	94,731	295,790
2009 Tenure of Occupied Housing Units	11,422	60,820	171,570
Owner Occupied	3,817	32,123	97,294
Renter Occupied	7,605	28,696	74,277
2009 Average Household Size	3.14	3.47	3.51
2009 Est. Households by Household Income	11,422	60,820	171,570
Income Less than \$15,000	847	3,894	11,094
Income \$15,000 - \$24,999	871	4,406	11,090
Income \$25,000 - \$34,999	1,220	5,303	13,233
Income \$35,000 - \$49,999	2,186	8,554	21,479
Income \$50,000 - \$74,999	2,837	11,810	31,958
Income \$75,000 - \$99,999	1,602	8,090	24,540
Income \$100,000 - \$149,999	1,286	9,614	30,591
Income \$150,000 - \$249,999	457	6,726	20,133
Income \$250,000 - \$499,999	88	1,820	5,481
Income \$500,000 and over	27	604	1,971
2009 Est. Average Household Income	\$66,240	\$91,209	\$95,784
2009 Est. Median Household Income	\$55,171	\$67,471	\$72,599
2009 Est. Per Capita Income	\$21,025	\$26,285	\$27,206

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