

# 5808 TELEPHONE RD.

VENTURA CA 93003

MAJOR PRICE REDUCTION

\$3,100,000



PRESENTED BY



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# INVESTMENT OPPORTUNITY

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## Pro Forma Net Operating Income

### Operating Income

TENANT	SIZE	PRICE PSF/YEAR	LEASE TYPE	ANNUAL RENT
Future Tenant	±7,947 SF	\$20 (1)	NNN	\$158,940
American Legacy Solutions, LLC	±4,499 SF	\$20	Gross	\$112,514
Gross Annual Rental Income				\$271,454
Annual Cam Reimbursements (2)				\$68,089
Gross Operating Income				\$339,943

### Operating Expenses

Taxes (3)	\$39,483
Insurance (4)	\$4,500
Utilities & Trash (4)	\$38,160
Repairs & Maintenance (4)	\$16,840
Landscaping (4)	\$3,840
Security (4)	\$550
Gross Operating Expenses	\$103,373
Pro Forma Net Operating Income	\$236,170

Purchase Price \$3,100,000

Cap Rate on Pro Forma NOI 7.6%

(1) Pro Forma Market Rent | (2) NNN reimbursement for ground floor Tenant (64% gross operating expense)  
(3) 1.07% of Purchase Price of \$3,690,000 | (4) Using industry standard operating expenses for similar buildings across the market

## Existing 2nd Floor Lease Information

TENANT	SIZE	LEASE COMMENCEMENT DATE	LEASE EXPIRATION DATE	LEASE TYPE	RENT	RENT INCREASES	OPTION(S)
American Legacy Solutions, LLC (1)	±4,259 SF	March 1, 2018	February 28, 2028	Full Service	\$9,376.19/mo.	3% Annual	1 x 5 year option at Fair Market Value

(1) American Legacy Solutions is a financial services company with 7 current offices across California ([www.alegacys.com](http://www.alegacys.com))

## Building Features

- Building is in “move in” condition for a broad array of uses
- Elevator served
- Professionally maintained
- Building & monument signage with excellent exposure on Telephone Rd.
- Parking spaces: 30

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## Investment Highlights

- Rare Owner-User/Investor opportunity to own a retail/office building in a Vons anchored shopping Center at the intersection of Victoria Ave. & Telephone Road
- Supply Constrained Trade Area — high barriers to entry
- Located in the intersection of Victoria Ave. & Telephone Rd. — one of Ventura's busiest intersections with 65,000 ADT
- Close proximity to County of Ventura Government Center, and retail amenities along Victoria Ave. & Telephone Road
- Easy Access to and from both the 101 and 126 freeways

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[illegible]

	1 Mile	3 Miles	5 Miles
Population:	21,645	89,589	184,479
Average Household Income:	\$106,004	\$136,457	\$131,066
Daytime Population:	20,537	70,158	134,592

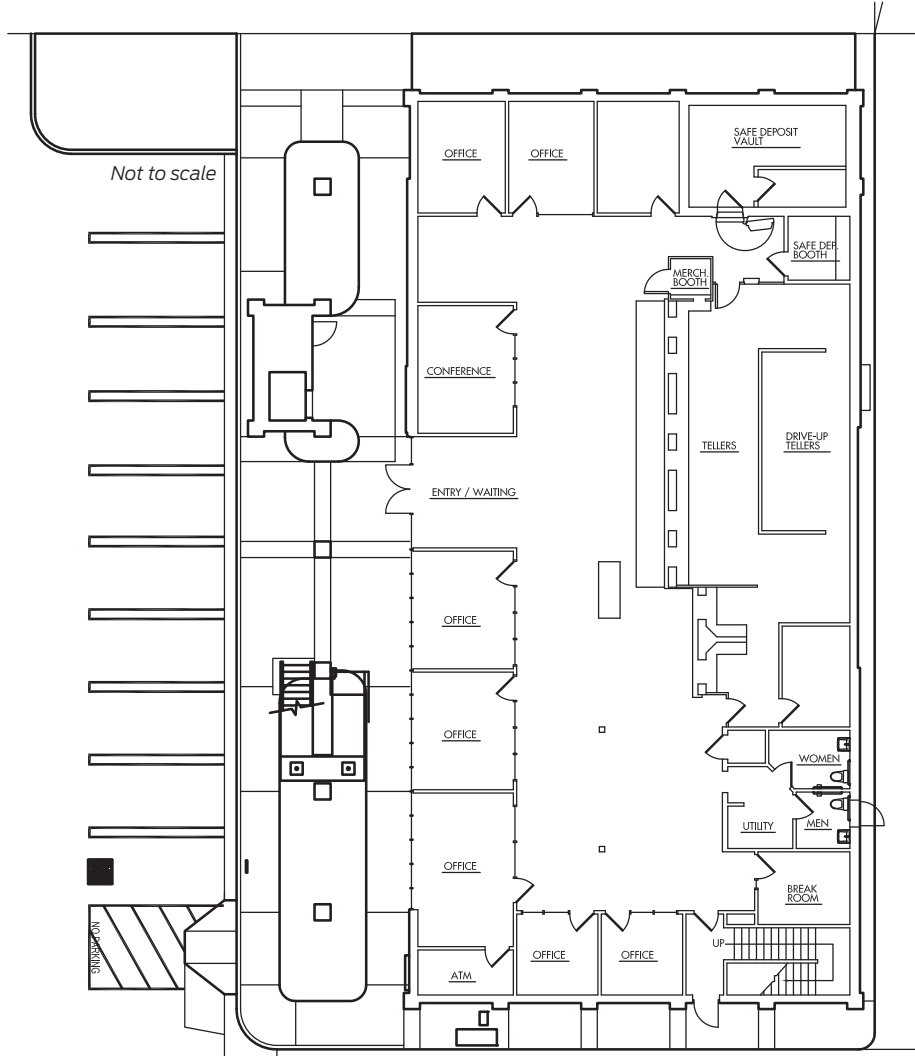
**Telephone Rd & S. Victoria Ave: 58,483 ADT**

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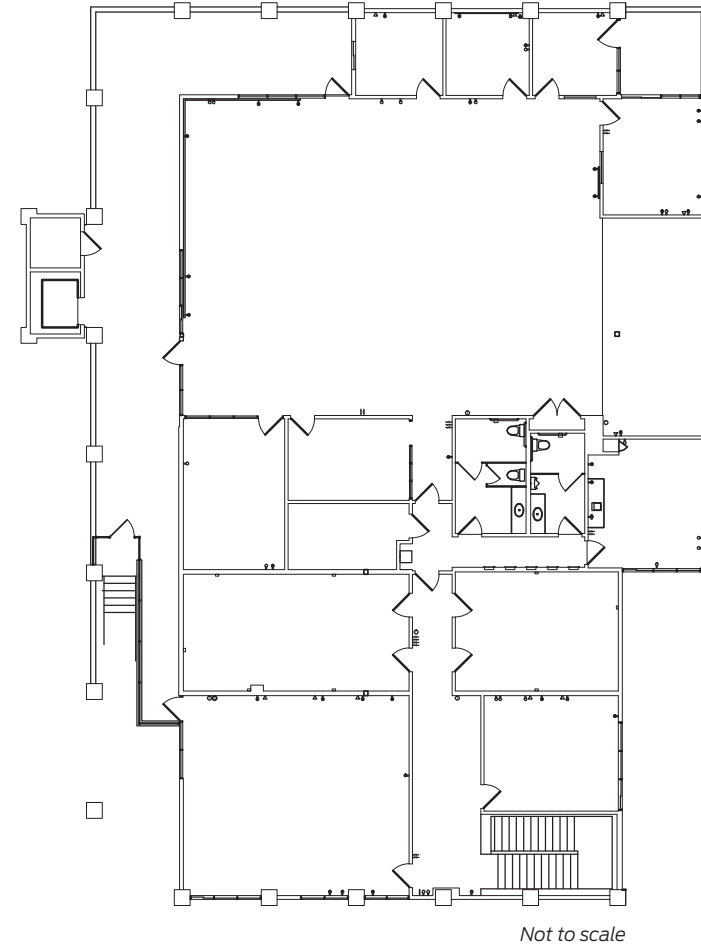
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1st Flr Floor Plan



2nd Flr Floor Plan



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## Major Industries & Employment

In addition to agriculture, other key employment sectors include government, education/health services, trade, transportation/utilities, and business/professional services. The Naval Base Ventura County, located near the City of Oxnard, serves as a mobilization site, deep water port and airfield supporting over 100 tenant commands with a base population of over 19,000. Education and Healthcare Services are the County's largest source of non-government employment with more than 78,000 jobs.

### NAVAL BASE VENTURA COUNTY (NCVC)

By far the largest employer in Ventura County with three main facilities—Point Mugu, Port Hueneme, and San Nicolas Island employing more than 19,000 military and civilian personnel.

### ANTHEM INC.

One of the nation's largest health insurance firms with nearly 3,000 local employees in Ventura County.

### COUNTY OF VENTURA

The County of Ventura employs approximately 8,700 civil servants ranging from health care, to social services, and public safety.

### COMMUNITY MEMORIAL HOSPITAL

San Buenaventura is a 242-bed community-based teaching hospital located in Ventura, California. The hospital is accredited by the Joint Commission and employs more than 2,000.

### AMGEN, INC.

With roughly 5,000 local employees, this multinational biopharmaceutical company is headquartered in Ventura County's Thousand Oaks community.

### SIMI VALLEY UNIFIED SCHOOL DISTRICT

One of the largest school districts in Ventura County, Simi Valley Unified employs more than 2,400 faculty and staff across 27 schools.



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