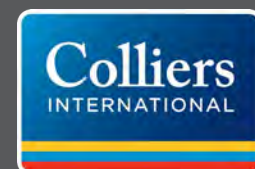




COLLIERS INTERNATIONAL

1215 BEACH BOULEVARD

ANAHEIM, CALIFORNIA 92804



COLLIERS INTERNATIONAL | 865 S Figueroa Street | Suite 3500 | Irvine, CA 92614 | www.colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International does not guarantee, warrant or represent that the information contained in this document is correct. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.





INVESTMENT SALES TEAM:

PATRICK BARNES

Vice President
Lic. 01333182
+1 213 532 3290
patrick.barnes@colliers.com

PETER SPRAGG

Vice President
Lic. 01485613
+1 213 532 3219
peter.spragg@colliers.com

COLLIERS INTERNATIONAL

865 S Figueroa Street, Suite 3500
Los Angeles, CA 90017
www.colliers.com





TABLE OF CONTENTS

Executive Summary.....	6
Investment Summary	
Property Highlights	
Property Description	8
Site Plan	
Aerial	
Area Retailers	
Local Map	
Regional Map	
Demographics	
Financial Analysis	15
Financial Overview	
Rent Roll	
Investment Comps	
On the Market Comps	
Retail Market	20
Retail Market Overview	
Area Overview.....	23
Anaheim Overview	

This document has been prepared by Colliers International for advertising and general information only. Colliers International does not guarantee, warrant or represent that the information contained in this document is correct. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

W BALL ROAD - 24,000 CARS PER DAY



BEACH BLVD. - 62,988 CARS PER DAY



1215 BEACH BLVD.
ANAHEIM, CA

1215 BEACH BLVD.

ANAHEIM, CALIFORNIA

THE OFFERING

Colliers International is pleased to offer for sale Beach & Ball Center, a 100% leased retail strip center located at intersection of two main thoroughfares with visibility to over 86,000 cars that drive by daily in Anaheim, California. The multi-tenant building totals ±9,311 square feet on .72 acres of land just four miles west of Disneyland and 1 ½ miles south of Knots Berry Farm at the southwest corner of Ball Road and Beach Boulevard. Currently leased to six tenants at an average lease rate 25% below current comparable centers this offering is a rare opportunity for an investor to own a quality strip retail center at a coveted intersection with real upside in rents.



PROPERTY SUMMARY	
Address	1215 Beach Blvd., Anaheim, CA 92804
Square Footage	9,311 ± SF
Land Area	31,250 SF / 0.72 Acres
Year Built	1972
Number of Leasable Units	8
Occupancy Rate	100% - 6 TENANTS
APN	079-221-05
Parking Count	41 Surface Stalls (4.2 per 1,000 SF Ratio)

FINANCIAL SUMMARY	
Listing Price	\$2,775,000
Price/SF	\$298.03/SF
Year 1 NOI	\$141,034
Cap Rate	5.08%
Average In place Rents	\$1.36 NNN

PROPERTY HIGHLIGHTS

- › There are a total of eight (8) potential leasable units with attractive building and pylon signage for the current tenants.
- › The project is 100% leased to six (6) tenants at an average lease rate 25% below current market lease rates for similar quality projects.
- › Traffic Counts: Beach Blvd - 62,988 Cars per Day
Ball Road - 24,000 Cars per Day
- › Two individual ingress/egress access from Beach Blvd. and Ball Rd
- › Property has been under professional management

This document has been prepared by Colliers International for advertising and general information only. Colliers International does not guarantee, warrant or represent that the information contained in this document is correct. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

INVESTMENT SUMMARY

one of the top 5 signalized intersection for
traffic counts in orange county.....

INVESTMENT HIGHLIGHTS

- Current average rents of \$1.36 NNN, are significantly below prevailing market rates, providing significant upside.
- High identity at one of the **top 5 intersections in Orange County** with **traffic counts in excess of 86,988 cars per day** ($\pm 62,988$ cpd on Beach Blvd. and $\pm 24,000$ cpd on Ball Road).
- **High Barriers to Entry:** Lack of ability to develop any similar retail shopping centers within the immediate trade area due to lack of available land in north Orange County.
- **Dense Infill Location:** Within a 3 mile radius the current **average household income is \$73,342** with a healthy **population count of 268,416**. The population is expected to grow rapidly within the next 10 years, due to current residential construction
- Healthy Retail Market: The Orange County market is one of the most **sought after markets to invest** in and was ranked amongst the Top 10 by Urban Land Institute in 2014. It continues to maintain a high occupancy currently at a 94.9% level due to the dense, infill population, high barriers to entry and a diversified and dynamic economic base.
- There are **17 hotels/motels within walking distance** of the property due to its close proximity to **Knott's Berry Farm** and **Disneyland Amusement Parks**.
- Ingress and egress from both Ball Road and Beach Blvd. with **two pylon signs**.
- The property is stabilized at **100% occupancy**, leased to six tenants.

SITE PLAN



*Site plan is only a representation and not to scale.

This document has been prepared by Colliers International for advertising and general information only. Colliers International does not guarantee, warrant or represent that the information contained in this document is correct. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

Sahara Motel

Robin Hood Motel

Shadow Park Inn & Suites

Travel Inn Motel

Lyndy's Motel

SUBWAY

RadioShack

1215 BEACH BLVD.
ANAHEIM, CA

W BALL ROAD - 24,000 CPD

Pollo Loco

Waba Grill

Los Hermanos Market

O'Reilly
AUTO PARTS

BEACH BLVD. - 62,988 CPD

LKQ
PICK YOUR PART

ADVENTURE CITY



1215 BEACH BLVD. ANAHEIM, CALIFORNIA

AREA RETAILERS

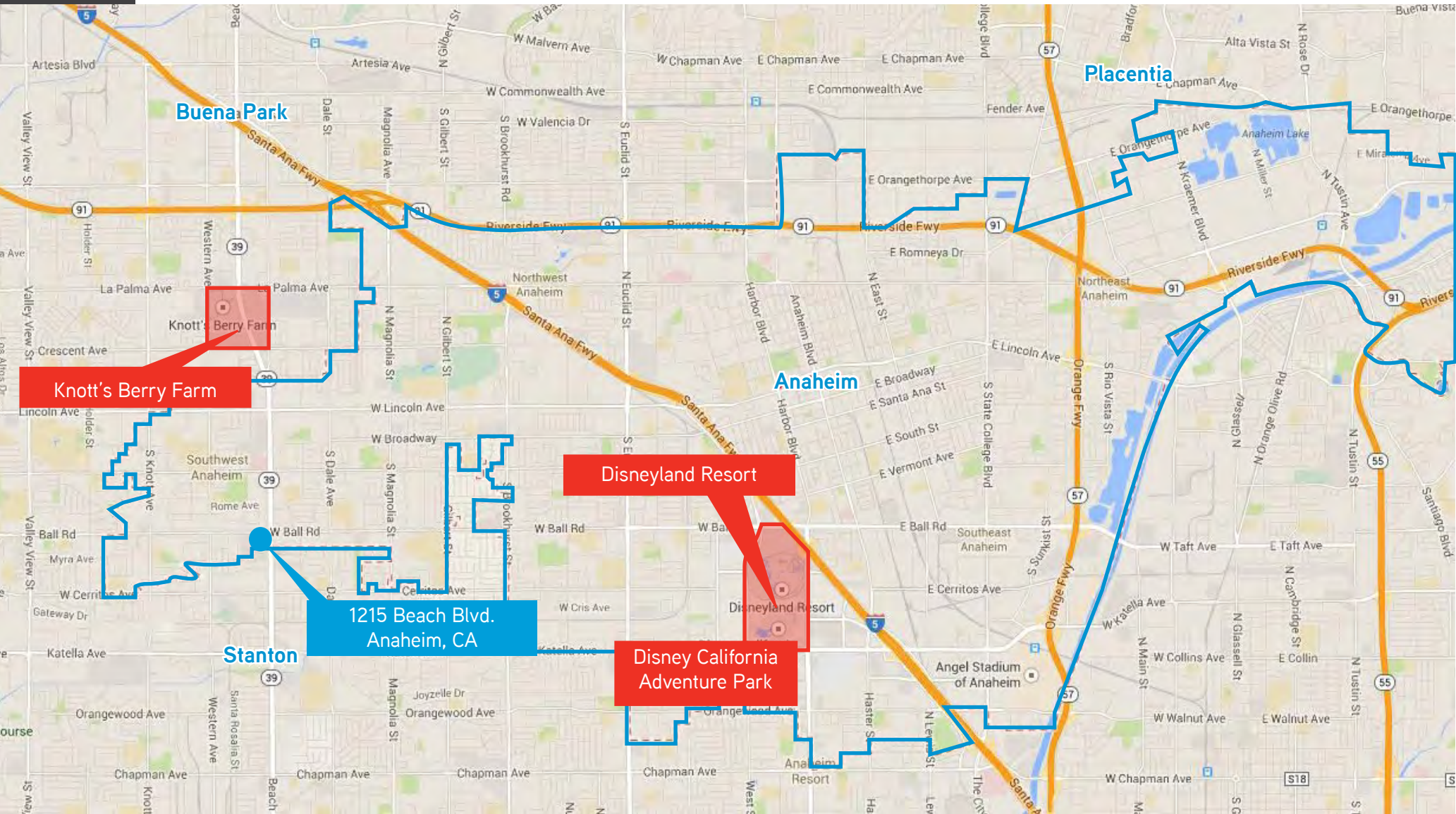


This document has been prepared by Colliers International for advertising and general information only. Colliers International does not guarantee, warrant or represent that the information contained in this document is correct. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

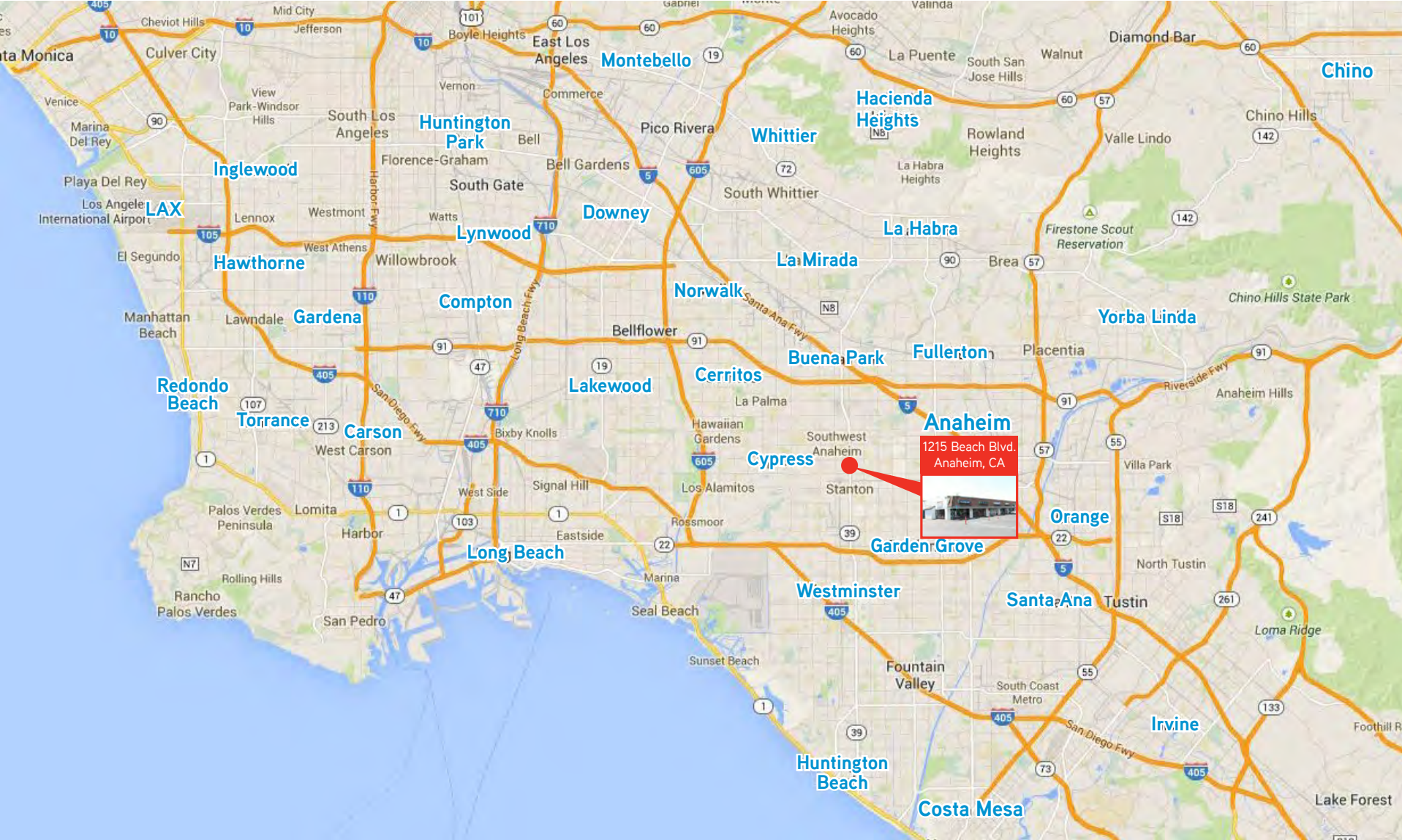


1215 BEACH BLVD.
ANAHEIM, CALIFORNIA

LOCAL MAP



REGIONAL MAP



1215 BEACH BLVD.
ANAHEIM, CALIFORNIA

SITE DEMOGRAPHICS

1, 3 & 5 MILE RADIUS

	1 Mile	3 Mile	5 Mile
Population			
2019 Projection	40,985	280,978	745,722
2014 Estimate	39,918	268,416	714,004
2010 Census	37,844	259,082	690,867
Households			
2019 Projection	11,627	81,838	217,429
2014 Estimate	11,002	78,166	207,924
2010 Census	10,530	75,588	201,228
2014 Est. Average Household Income	\$66,686	\$73,342	\$74,946
2014 Est. Median Household Income	\$52,809	\$58,239	\$59,129
Ethnicity			
White	45.57%	45.70%	43.55%
Black or African American	4.26%	3.33%	3.11%
Asian	21.55%	25.19%	28.23%
Other	4.39%	4.72%	4.43%
Education (Age 25+)			
Some School, no diploma	13.6%	10.67%	11.04%
High School Graduate (or GED)	27.86%	26.58%	24.47%
Some College	20.73%	22.08%	21.31%
Associate Degree	5.54%	7.33%	7.61%
Bachelor's Degree	13.61%	16.72%	17.31%
Master's Degree	2.97%	4.00%	4.62%
Professional School Degree	0.72%	0.80%	1.07%
Doctorate Degree	0.75%	0.76%	0.75%

This document has been prepared by Colliers International for advertising and general information only. Colliers International does not guarantee, warrant or represent that the information contained in this document is correct. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

Demographics source: The Nielson Company, 2014.

FINANCIAL OVERVIEW

VALUE MATRIX

Price	\$2,775,000	Price PSF	\$298.03
--------------	--------------------	------------------	-----------------

ANNUAL INCOME & EXPENSE

	Year 1 \$/SF	Year 1 2015	At Market Rents * See Rent Roll
Base Rental Revenue	\$16.56	\$154,147	\$212,989
Less Vacancy - 3.0%	(\$0.50)	(\$4,624)	(\$6,390)
CAM Reimbursement (1)	\$5.60	\$52,146	\$52,146
Effective Gross Revenue	\$21.66	\$201,669	\$258,745
Annual Expenses			
Property Taxes - (1.10442%)	(\$3.29)	(\$30,648)	(\$30,648)
Direct Special Assessment (2)	(\$0.42)	(\$3,932)	(\$3,932)
CAM Expense (1)	(\$1.34)	(\$12,466)	(\$12,466)
Utilities - Gas, Trash, Water & Electric	(\$0.78)	(\$7,281)	(\$7,281)
City License & Tax	(\$0.02)	(\$169)	(\$169)
Property Management - 4% of Rental Amount	(\$0.66)	(\$6,140)	(\$8,520)
Total Expenses	(\$6.51)	(\$60,635)	(\$63,014)
Net Operating Income	\$15.15	\$140,034	\$195,731
Capitalization Rate		5.08%	7.05%
Projected Debt Service		(\$111,286)	(\$111,286)
Pre-Tax Cash Flow		\$29,748	\$84,446
Leveraged Cash-on-Cash Return		3.57%	10.14%
Debt Assumptions:			
Down payment	\$832,500		
Loan Amount	\$1,942,500		
Loan-to-Value	65%		
Amortization	30 years		
Interest Rate	4.00%		

Notes:

(1) CAM expense w/o property taxes is a three year average 2012-ytd 2014. Little Caesars is on a Gross Lease so we estimated new ownership would recapture 86% of expenses.

(2) Ownership has received a rebate on the special assessment property tax amount for the last three years from the OC Sanitation District based on water use for trailing 12 months. Rebate can vary on amount of water and occupancy use.

FINANCIAL ANALYSIS

RENT ROLL

Unit	Tenant	Unit Sizes SF	Contract Rental Rate		Monthly Rent PSF	Est. Market Rental Rate Montly	Lease Type	CAM Collected	% of GLA for CAM	Scheduled Rental Increase	Lease Start	Lease End
			Month	Yearly								
1	Hookah Lounge	1,920	\$2,710.00	\$32,520	\$1.41	\$2.20	NNN	\$710.00	21%	1/2015- \$3,053.00	Jan-10	12/31/2015
2	Massage Therapy	960	\$1,528.00	\$18,336	\$1.59	\$1.85	NNN	\$355.00	10%	1/2015- CPI (3-5%)	Jan-11	12/31/2016
3	Beyond Mail Boxes*	960	\$1,100.00	\$13,200	\$1.15	\$1.85	NNN	\$355.00	10%	5/2015 - \$1,392	Aug-10	7/31/2015
4	Collectibles	960	\$1,191.95	\$14,303	\$1.24	\$1.85	NNN	\$355.00	10%	*8/2015- CPI (3-5%)	Dec-08	7/31/2016
5	Collectibles	960	\$1,191.95	\$14,303	\$1.24	\$1.85	NNN	\$355.00	10%	*8/2015- CPI (3-5%)	Oct-09	7/31/2016
6	Collectibles	960	\$1,191.95	\$14,303	\$1.24	\$1.85	NNN	\$355.00	10%	*8/2015- CPI (3-5%)	Aug-13	7/31/2016
7	Dasher's Insurance Agency	1,283	\$1,603.75	\$19,245	\$1.25	\$1.80	NNN	\$355.00	14%	7/2015- \$1,642.24	Sep-96	6/30/2016
8	Little Caesar's Enterprises	1,308	\$2,328.00	\$27,936	\$1.78	\$2.00	Gross	\$-	14%	*01/2015 - \$2,445 <i>Option 1</i> 01/2018 - \$2,600 <i>Option 2</i> *01/2021- \$2,850	Mar-85	12/31/2017
Occupied Totals		9,311	\$12,846	\$154,147	\$1.36	\$1.91		2,840.00	100.0%			
Total Vacant Square Footage		0										
Total Square Footage		9,311	\$12,846									

Notes:








* Beyond Mail Box current rent is \$800. Starting November 11, 2014 rent increases to \$1,100 per month. On May 1st, 2015 increase to \$1,392/mo

This document has been prepared by Colliers International for advertising and general information only. Colliers International does not guarantee, warrant or represent that the information contained in this document is correct. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.



1215 BEACH BLVD.
ANAHEIM, CALIFORNIA

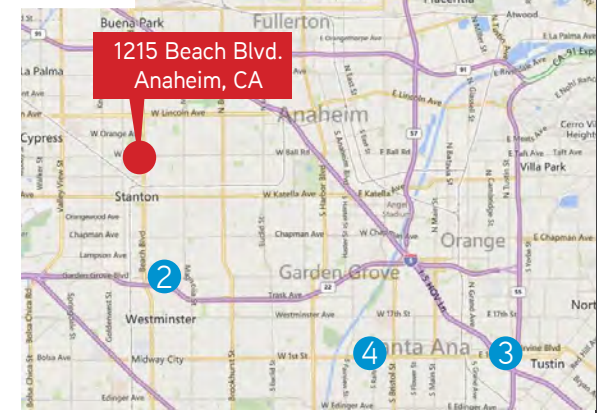
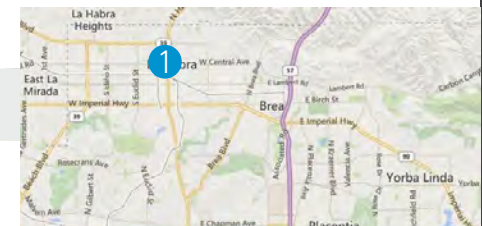
INVESTMENT COMPS

//SALES COMPARABLES							
SUBJECT	COMP 1	COMP 2	COMP 3	COMP 4	COMP 5	COMP 6	
							
ADDRESS	1215 BEACH BLVD.	38 Centerpointe Dr.	11126 Del Amo Blvd.	2 Hutton Centre Dr.	14851 Victory Blvd.	9192 Garden Grove Blvd.	2623 W Lincoln Ave.
CITY	Anaheim	La Palma	Lakewood	Santa Ana	Van Nuys	Garden Grove	Anaheim
PRICE	\$2,775,000	\$5,025,000	\$4,190,000	\$10,900,000	\$3,950,000	\$1,800,000	\$1,150,000
RBA	9,311 SF	10,010 SF	10,234 SF	13,468 SF	9,065 SF	6,203 SF	3,458 SF
PRICE/SF	\$298.03	\$502.00	\$409.42	\$809.33	\$438.65	\$290.18	\$332.56
CAP RATE	5.08%	4.50%	7.30%	5.70%	7.40%	4.45%	
LAND AREA	0.72 AC 31,250 SF	1.27 AC 55,103 SF	0.76 AC 32,940 SF	1.50 AC 65,340 SF	0.39 AC 17,001 SF	0.48 AC 20,909 SF	0.39 AC 16,988 SF
YEAR BUILT	1972	1986	2012	2001	1984	1986	1973
SALE DATE	-	3/27/2014	9/6/2013	3/14/2014	4/11/2012	05/16/2014	08/29/2013
# TENANTS	8	2	1	8	9	7	4
TENANTS		Flame Broiler Minuteman Press	7-Eleven	Rubio's Fresh Mexican Grill Salata Starbucks Togo's Wasabi Japanese Grill	Bateto House Donut King El Carrusel Bakery La Paz Bakery	N/A	N/A

ON THE MARKET COMPS

ON THE MARKET COMPARABLES

SUBJECT	COMP 1	COMP 2	COMP 3	COMP 4	
					
ADDRESS	1215 BEACH BLVD	1211 E La Habra Blvd.	8471 Garden Grove Blvd.	2031 E 1st St.	1915 W 1st St.
CITY	Anaheim	La Habra	Garden Grove	Santa Ana	Santa Ana
PRICE	\$2,775,000	\$3,290,000	\$2,495,000	\$6,999,000	\$2,550,000
Avail SF	9,311 SF	5,430 SF	4,506 SF	15,936 SF	6,500 SF
PRICE/SF	\$298.03	\$605.89	\$553.71	\$439.19	\$392.31
CAP RATE	5.08%	4.72%	6.00%	5.14%	6.00%
LAND AREA	0.72 AC 31,250 SF	0.56 AC 24,390 SF	0.42 AC 18,300 SF	1.40 AC 60,980 SF	0.60 AC 26,140 SF
# TENANTS	8	5	N/A	N/A	6
TENANTS	Little Caesar's Hookah Lounge Dasher's Insurance	Wing Stop Flame Broiler H&R Block	N/A	Johny's Burger Flame Broiler Farmer's Insurance	Meza Sports Stereo World



1215 BEACH BLVD.
ANAHEIM, CALIFORNIA

RETAIL MARKET: ORANGE COUNTY



Orange County Retail Market Positioned for Growth

The Orange County retail market continues to be a solid performer. Consumer confidence and retail sales are on the rise and the outlook is positive for the Orange County retail market. The market attracts both affordable retailers and high-end stores due to a population that demands a wide variety of stores. High median income households and strong population growth contribute to make this region attractive to retailers.

5.3% **VACANCY RATE**

Orange County witnessed the largest vacancy decrease in the region to 5.3% from 5.6% compared to one quarter ago. The weighted average asking rate increased to \$2.52 per square foot (PSF), per month, triple net (NNN) from the previous year's rate of \$2.47 PSF NNN.

Community/neighborhood retail centers showed the greatest decrease of vacancy from 77% in the previous quarter to 7.1% this quarter. There is approximately 600,000 SF of retail space under construction in Orange County. The largest property currently being built is The Source lifestyle center in Buena Park, which includes 460,000 square feet of retail space. The project is expected to be completed by the end of 2015.

\$2.52 **ASKING RENTS**

This document has been prepared by Colliers International for advertising and general information only. Colliers International does not guarantee, warrant or represent that the information contained in this document is correct. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

MARKET AND AREA OVERVIEW



2014 REAL ESTATE MARKET OUTLOOK



405K

S.F. ABSORBED

Retail net absorption was strong in Orange County second quarter 2014, with positive 663,774 square feet absorbed in the quarter. In first quarter 2014, net absorption was positive 115,641 square feet, while in fourth quarter 2013, absorption came in at positive 367,161 square feet. In third quarter 2013, positive 376,894 square feet was absorbed in the market.

Tenants moving into large blocks of space in 2014 include: Life Time Athletic moving into 150,049 square feet at 25600 Rancho Niguel Rd; AA Marketplace moving into 80,222 square feet at 13200 Harbor Blvd; and Albertsons moving into 45,278 square feet at Olympiad Plaza in Mission Viejo.

5.0%

UNEMPLOYMENT RATE

Per the Chapman Economic Forecast, real GDP growth is expected to surpass three percent in 2015, which is the first time on an annual basis since the recovery began in 2009. In California, the number of total payroll jobs is forecast to increase by 395,000 in 2014 and 418,000 in 2015, an increase of 2.6. As the job market continues to recover and consumers are able to increase their spending, retail sales are expected to improve throughout 2014.

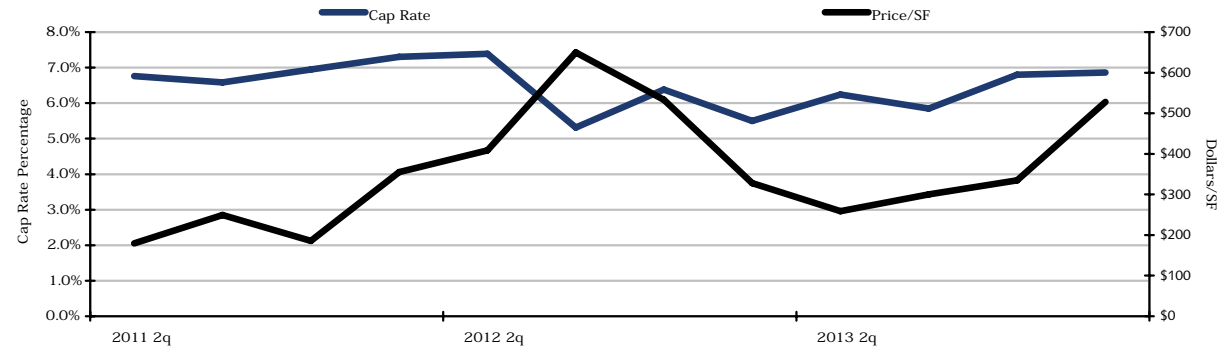
In the past year, Orange County has seen a steady improvement in the labor market. The unemployment rate for Orange County remains one of the lowest in California, falling to 5.0% as of April 2014.



RETAIL MARKET: ORANGE COUNTY

The Optimist Sales Index

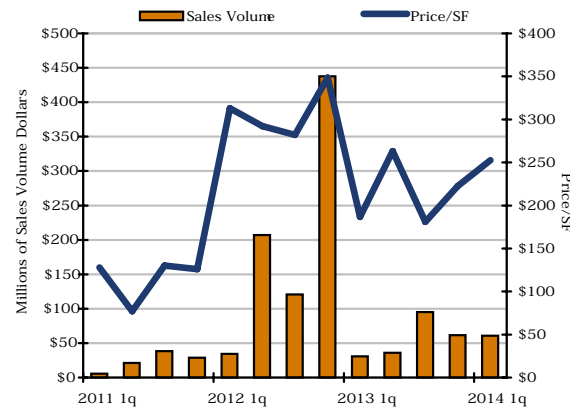
Average of Two Highest Price/SFs and Two Lowest Cap Rates



Source: CoStar COMPS®

Sales Volume & Price

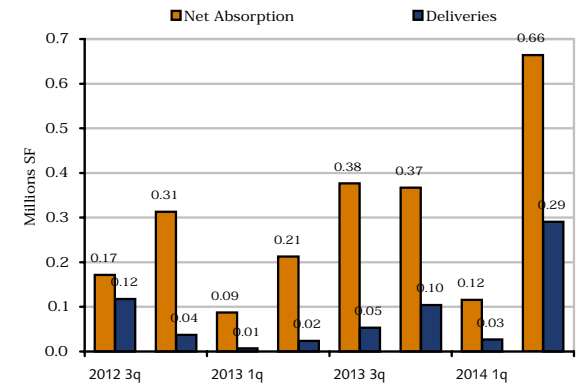
Based on Retail Building of 15,000 SF and Larger



Source: CoStar COMPS®

Absorption & Deliveries

Past 8 Quarters



Source: CoStar Property®

Sales Analysis by Building Size

Based on Retail Building Sales From April 2013-March 2014

Bldg Size	#	RBA	\$ Volume	Price/SF	Cap Rate
< 25,000 SF	188	1,101,544	\$387,375,193	\$ 351.67	5.97%



LOCAL AREA OVERVIEW

ANAHEIM

Anaheim is a city located in Orange County, part of the Los Angeles metropolitan area, with a population of 336,265, making it the most populated city in Orange County, the 10th most-populated city in California.

Anaheim developed into an industrial center, producing electronics, aircraft parts and canned fruit. It is the site of the Disneyland Resort, a world-famous grouping of theme parks and hotels which opened in 1955, Angel Stadium of Anaheim, Honda Center and Anaheim Convention Center, the largest convention center on the West Coast.

Anaheim’s city limits stretch from Cypress in the west to the Riverside County line in the east and encompass a diverse collection of neighborhoods and communities. Anaheim Hills is a master-planned community located in the city’s eastern stretches that is home to many sports stars and executives. Downtown Anaheim has three mixed-use historic districts, the largest of which is the Anaheim Colony. The Anaheim Resort, a commercial district, includes Disneyland, Disney California Adventure, and numerous hotels and retail complexes. The Platinum Triangle, a neo-urban redevelopment district surrounding Angel Stadium, is planned to be populated with mixed-use streets and high-rises. Finally, The Canyon is an industrial district north of SR 91 and east of SR 57.

RETAIL

Larger retail centers include the power centers Anaheim Plaza in western Anaheim (347,000 SF) and Anaheim Town Square in East Anaheim (374,000 SF) as well as the Anaheim GardenWalk lifestyle center (440,000 SF) of retail, dining and entertainment located in the Anaheim Resort).

ECONOMY

Anaheim is based on a tourism economy, meaning that tourism is its main source of income. In addition to The Walt Disney Company being the city’s largest employer, the Disneyland Resort itself contributes about \$4.7 billion annually to Southern California’s economy. It also

TOP 10 EMPLOYERS	# OF EMPLOYEES
Disneyland Resort	22,200
Kaiser Permanente	5,400
Kaiser Permanente Anaheim Medical Center	3,700
Northgate Gonzalez Markets	1,900
Anaheim Regional Medical Center	1,200
At&T	1,000
Hilton Anaheim	967
L-3 Communications	950
Time Warner Cable	800
West Anaheim Medical Center	796

1215 BEACH BLVD.
ANAHEIM, CALIFORNIA



INVESTMENT SALES TEAM:

PATRICK BARNES

Vice President

Lic. 01333182

+1 213 532 3290

patrick.barnes@colliers.com

PETER SPRAGG

Vice President

Lic. 01485613

+1 213 532 3219

peter.spragg@colliers.com

COLLIERS INTERNATIONAL

865 S Figueroa Street, Suite 3500

Los Angeles, CA 90017

www.colliers.com

