

SINGLE TENANT NET LEASED PROPERTY — FOR SALE —



GOLDEN VALLEY ROAD

26595 Golden Valley Road
Santa Clarita, CA

HIGHLAND
PARTNERS CORP



Confidentiality Agreement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Highland Partners Corp. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Highland Partners Corp, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate

discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Highland Partners Corp. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Highland Partners Corp.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Highland Partners Corp.

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Investment Summary



ASKING PRICE
\$4,233,000
(4.00% CAP)



NOI
\$169,344



TERM
15 years
remaining on
Original Term



RENTAL
INCREASE
12% every
5 years



OPTION TERM
Five, 5-year
Options



LEASE TYPE
NNN

Property Overview

Address: 26595 Golden Valley Road
Santa Clarita, CA

Total Building Area: 4,706 SF

Total Land Area: 77,312 SF

APN: 2836-016-067

Year Built: 2007



Property Highlights

- Trophy Southern California Location- Property is located in a major retail hub and is shadow anchored by a Wal-Mart and Sam's Club.
- Corporate Guarantee from Bank Of America- Long Term stability and security from second largest bank in the U.S.
- Large Lot Size- Property sits on 1.77 acres with abundant parking and Drive-thru.
- High Income Los Angeles Suburb- Santa Clarita is a high income suburb of Los Angeles boasting an average household income of over \$100,000 within 2 miles of the property.
- Great Visibility- Property sits elevated above grade providing great visibility from Golden Valley Road.

Parcel Map



Tenant Summary



Bank of America
www.bankofamerica.com
NYSE: BAC

MarketCap: \$332B
Revenue: \$89B
Employees: 208,000
Locations: 4,500 Banking Centers
16,000 ATMs
Headquarters: Charlotte, NC

Bank of America is one of the world's leading financial institutions, serving individual consumers, small and middle-market businesses and large corporations with a full range of banking, investing, asset management and other financial and risk management products and services. The company provides unmatched convenience in the United States, serving approximately 47 million consumer and small business relationships with approximately 4,500 retail financial centers, approximately 16,000 ATMs, and award-winning digital banking with approximately 35 million active users, including approximately 24 million mobile users. Bank of America is a global leader in wealth management, corporate and investment banking and trading across a broad range of asset classes, serving corporations, governments, institutions and individuals around the world. Bank of America offers industry-leading support to approximately 3 million small business owners through a suite of innovative, easy-to-use online products and services. The company serves clients through operations in all 50 states, the District of Columbia, the U.S. Virgin Islands, Puerto Rico and more than 35 countries. Bank of America Corporation stock (NYSE: BAC) is listed on the New York Stock Exchange

Rent Roll

Tenant Name: Bank of America

Square Feet: 4,706 SF

% of Property: 100%

Lease Term: Begin: 2/12/2008
End: 2/28/2033

Rental Rates: Begin: Current
Monthly: \$14,112.00
PSF: \$3.00
Annually: \$169,344.00
PSF: \$35.98

Recovery Type: NNN

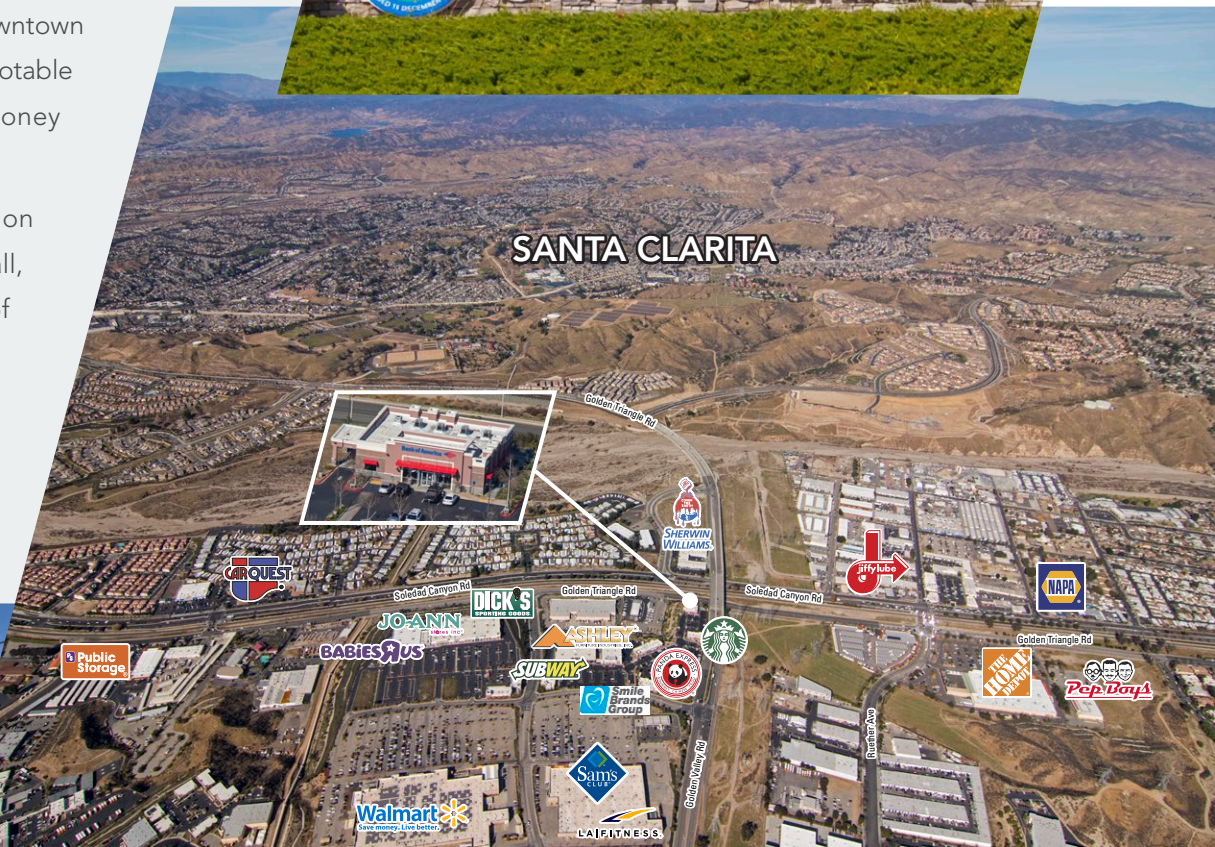
Retail Map



Santa Clarita Market Overview

The City of Santa Clarita, is the fourth largest city in Los Angeles County, California, and the 24th largest in the state of California. The city has annexed a number of unincorporated areas, contributing to the large population increase. It is located about 35 miles northwest of downtown Los Angeles, and occupies most of the Santa Clarita Valley. It is a notable example of a U.S. edge city. Santa Clarita was ranked by Money magazine in 2006 as 18th of the top 100 places to live.

Santa Clarita was incorporated in December 1987 as the union of four unincorporated communities, Canyon Country, Newhall, Saugus, and Valencia, most of which are situated on the land of the former Rancho San Francisco. The four communities retain separate identities. Santa Clarita is bounded on the west by the Golden State Freeway (I-5). The Antelope Valley Freeway (SR-14) runs northeast-southwest through an irregular east border, and the Newhall Pass is the city's southernmost point.



DEMOGRAPHICS



2017 Demographics

| | 1-Mile | 2-Mile | 3-Mile |
|--------------------------------------|------------|-------------|-------------|
| Population | | | |
| Estimated Population (2017) | 8,063 | 36,111 | 111,007 |
| Projected Population (2022) | 8,185 | 69,696 | 112,544 |
| Census Population (2010) | 7,055 | 33,146 | 104,569 |
| Census Population (2000) | 6,293 | 29,172 | 90,406 |
| Projected Annual Growth (2017-2022) | 122 0.3% | 585 0.3% | 1,537 0.3% |
| Historical Annual Growth (2010-2017) | 1,008 2.0% | 2,965 1.3% | 6,438 0.9% |
| Historical Annual Growth (2000-2010) | 762 1.2% | 3,974 1.4% | 14,163 1.6% |
| Estimated Population Density (2017) | 2,568 psm | 2,875 psm | 3,928 psm |
| Trade Area Size | 3.14 sq mi | 12.56 sq mi | 28.26 sq mi |

Households

| | | | |
|---|-------------|-------------|--------------|
| Estimated Households (2017) | 2,866 | 12,528 | 37,158 |
| Projected Households (2022) | 2,983 | 13,057 | 38,641 |
| Census Households (2010) | 2,409 | 11,278 | 34,455 |
| Census Households (2000) | 2,165 | 10,030 | 30,287 |
| Estimated Households with Children (2017) | 1,177 41.1% | 4,867 38.8% | 15,190 40.9% |
| Estimated Average Household Size (2017) | 2.81 | 2.88 | 2.96 |

Average Household Income

| | | | |
|---|----------|-----------|-----------|
| Estimated Average Household Income (2017) | \$80,088 | \$103,627 | \$111,333 |
| Projected Average Household Income (2022) | \$96,404 | \$125,366 | \$134,949 |
| Census Average Household Income (2010) | \$91,579 | \$119,461 | \$123,623 |

DEMOGRAPHICS



| | 1-Mile | 2-Mile | 3-Mile |
|--|----------|-----------|-----------|
| Median Household Income | | | |
| Estimated Median Household Income (2017) | \$76,491 | \$87,625 | \$95,073 |
| Projected Median Household Income (2022) | \$89,217 | \$102,251 | \$110,965 |
| Census Median Household Income (2010) | \$87,755 | \$100,213 | \$106,623 |

Daytime Demographics (2017)

| | | | |
|-------------------------------------|-------|--------|----------|
| Total Businesses | 6,981 | 1,502 | 3,523 |
| Total Employees | 5,413 | 11,960 | 29,335 |
| Company Headquarter Businesses | - - | - - | 5 0.2% |
| Company Headquarter Employees | - - | - - | 250 0.9% |
| Employee Population per Business | 7.8 | 8.0 | 8.3 |
| Residential Population per Business | 11.5 | 24.0 | 31.5 |

Age

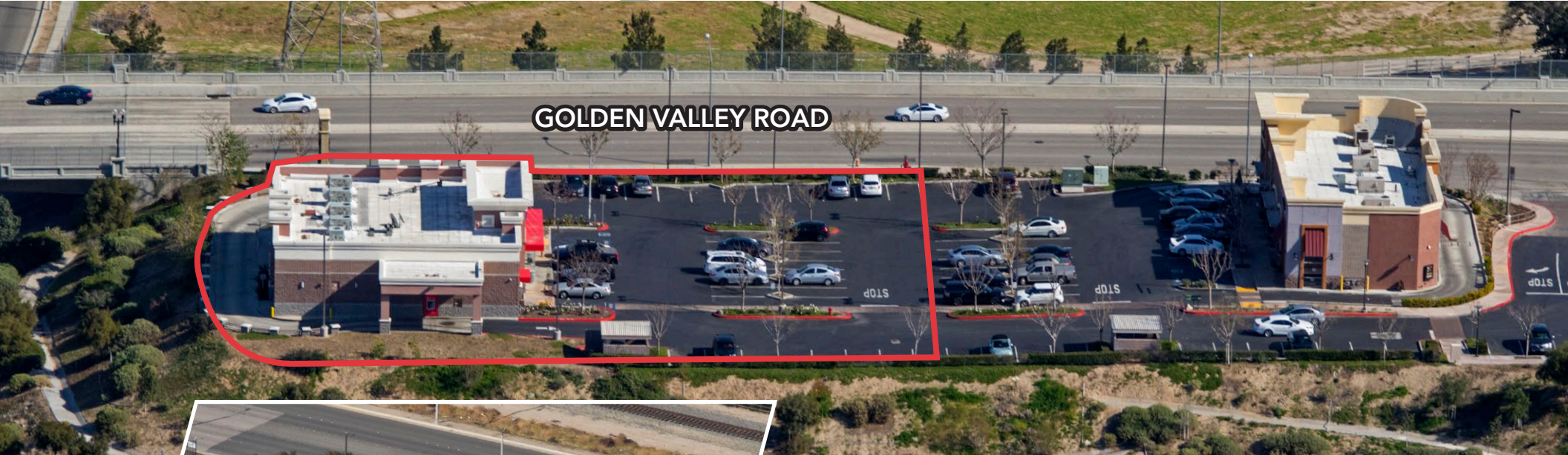
| | | | |
|------------|------|------|------|
| Median Age | 36.4 | 37.6 | 36.3 |
|------------|------|------|------|

Labor Force (2017)

| | | | |
|---|-------------|--------------|--------------|
| Estimated Labor Population Age 16 Years or Over | 6,368 | 28,621 | 87,248 |
| Estimated Civilian Employed | 4,262 66.9% | 18,957 66.2% | 58,307 66.8% |
| Estimated Civilian Unemployed | 146 2.3% | 688 2.4% | 2,094 2.4% |
| Estimated in Armed Forces | - - | 10 - | 80 0.1% |
| Estimated Not in Labor Force | 1,960 30.8% | 8,966 31.3% | 26,767 30.7% |
| Unemployment Rate | 2.3% | 2.4% | 2.4%- |

Demographic Source: Applied Geographic Solutions 10/2017, TIGER Geography

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EXCLUSIVELY MARKETED BY:

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