

OFFERING MEMORANDUM

STAR PLAZA

1249 - 1265 N. Vineyard Avenue, Ontario, CA 91764

Exclusively Offered By:

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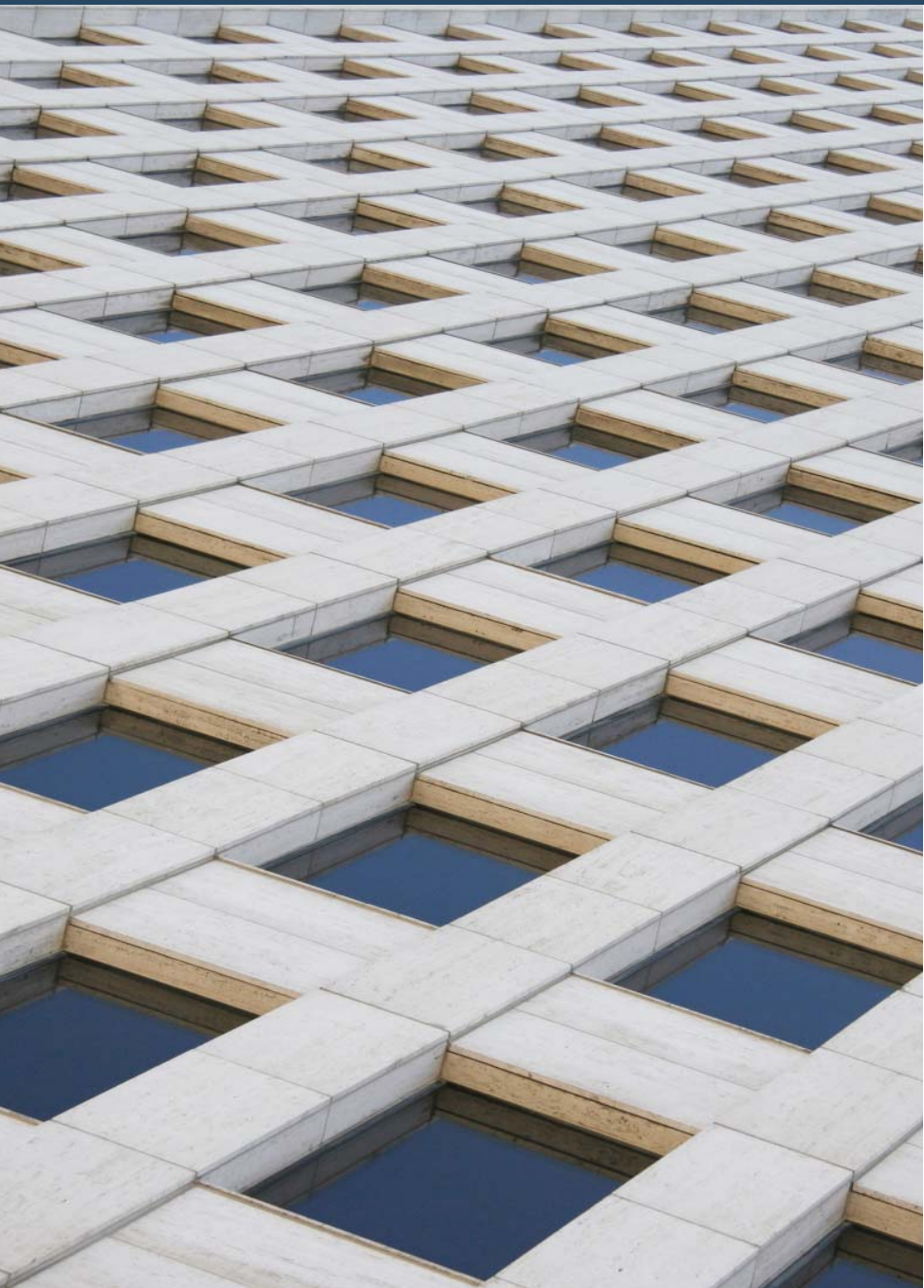


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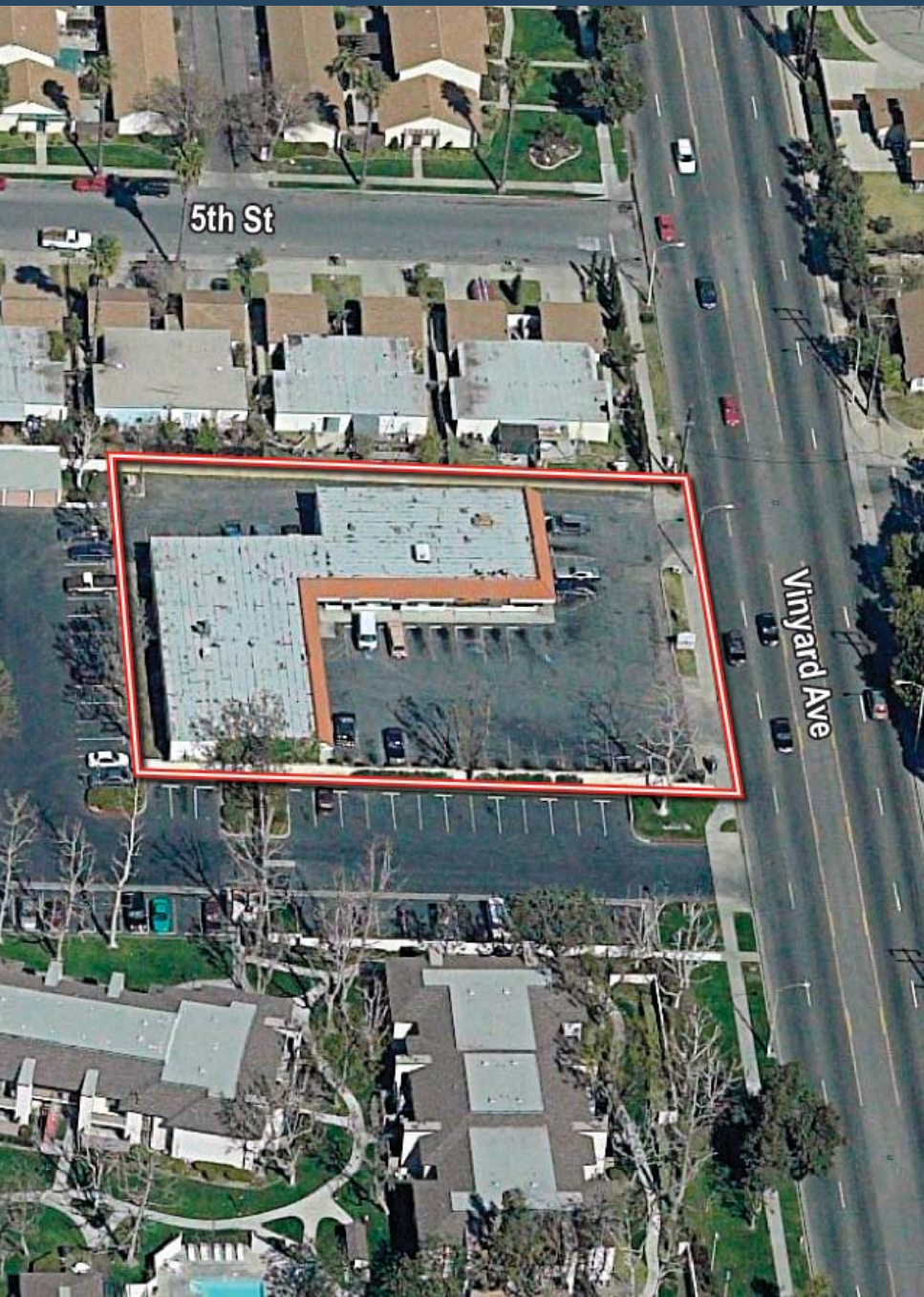
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Investment Summary

Price	\$2,525,000
Building Size:	9,198 Square Feet
First Year Cap Rate: (NOI as of date)	5.23%
Stabilized Proforma:	6.65%
Tenants:	Sami's XI Liquor Market Corner Pub La Barca Mexican Food Metro PCS Water and ICE ¹ Ana's Beauty Salon
Current Occupancy:	79%
Current Annual Net Rent: (NOI as of date)	\$147,406.56 ²

¹ Currently owned and operated by property owner. Does not contribute rent.

² Tenant's currently pay gross rent which is inclusive of NNN charges. Lease provisions provide that all real estate taxes will be paid by Tenants upon sale of property.



Property Description

Address:	1249-1265 N. Vineyard Avenue Ontario, CA
Building Size:	9,198 Square Feet
APN #:	0110-301-01
Parking:	32 Spaces
Lot Area:	0.86 Acres
Year Built:	1985
Zoning:	Commercial
Construction Type:	Wood
Fire Sprinklers:	Yes



Lease Summary

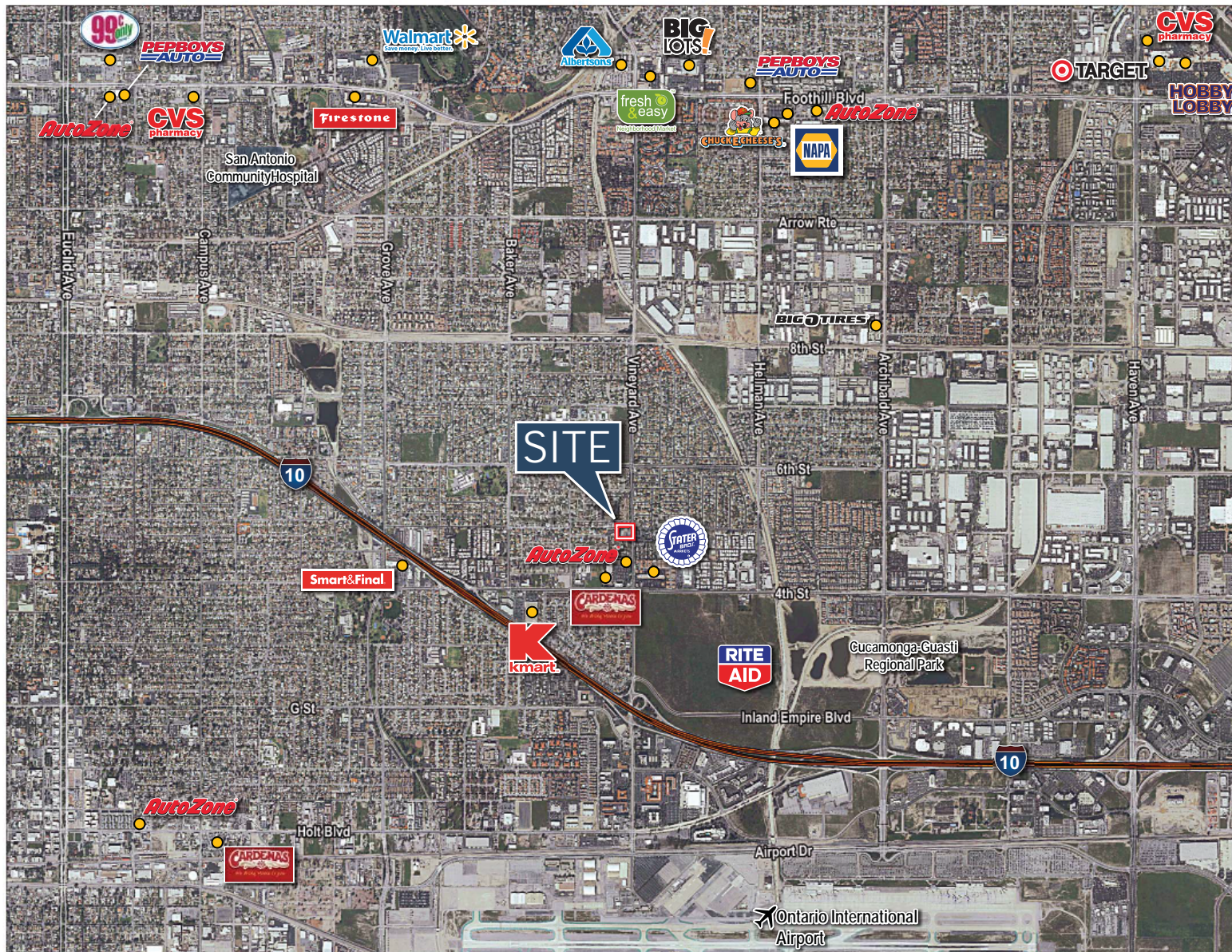
Lease Abstract in Exhibit "A"

Rent Summary

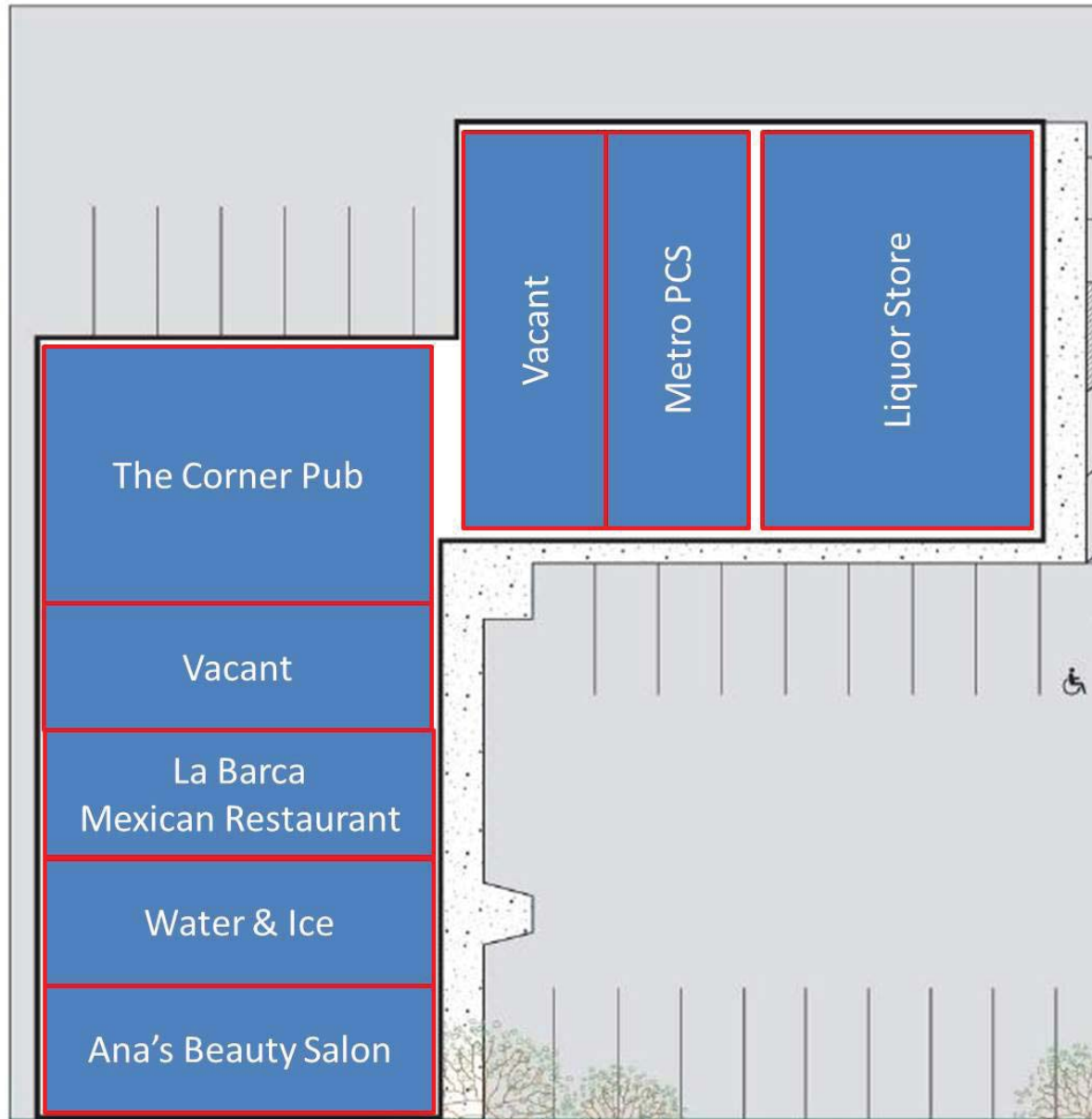
Address	Tenant Name	Occupied SF	Monthly Rent	Rent PSF	Lease Expiration
1249 N. Vineyard	Ana's Beauty Salon	1,000	\$1,530.00	\$1.53*	3/31/2020
1251 N. Vineyard	Water and ICE		Currently Operated by Owner		
1253 N. Vineyard	Maria Dualos dba La Barca Mexican Restaurant	1,200	\$1,599.00	\$1.33	M 2 M
1255 N. Vineyard	Vacant				
1257 N. Vineyard	The Corner Pub	1,600	\$3,700.88	\$2.31	1/31/2020
1259 N. Vineyard	Vacant				
1261 N. Vineyard	Bo Kyung Kim dba Metro PCS	988	\$1,225.00	\$1.24	6/30/2015
1263-1265 N. Vineyard	Anwar Jouzeph Salhab Joseph Anwar Salhab dba Quality Deli and Liquor	2,080	\$4,199.00	\$2.02	2/28/2018

*Starting April 1, 2015

Retail Aerial



Site Plan



Parcel Map

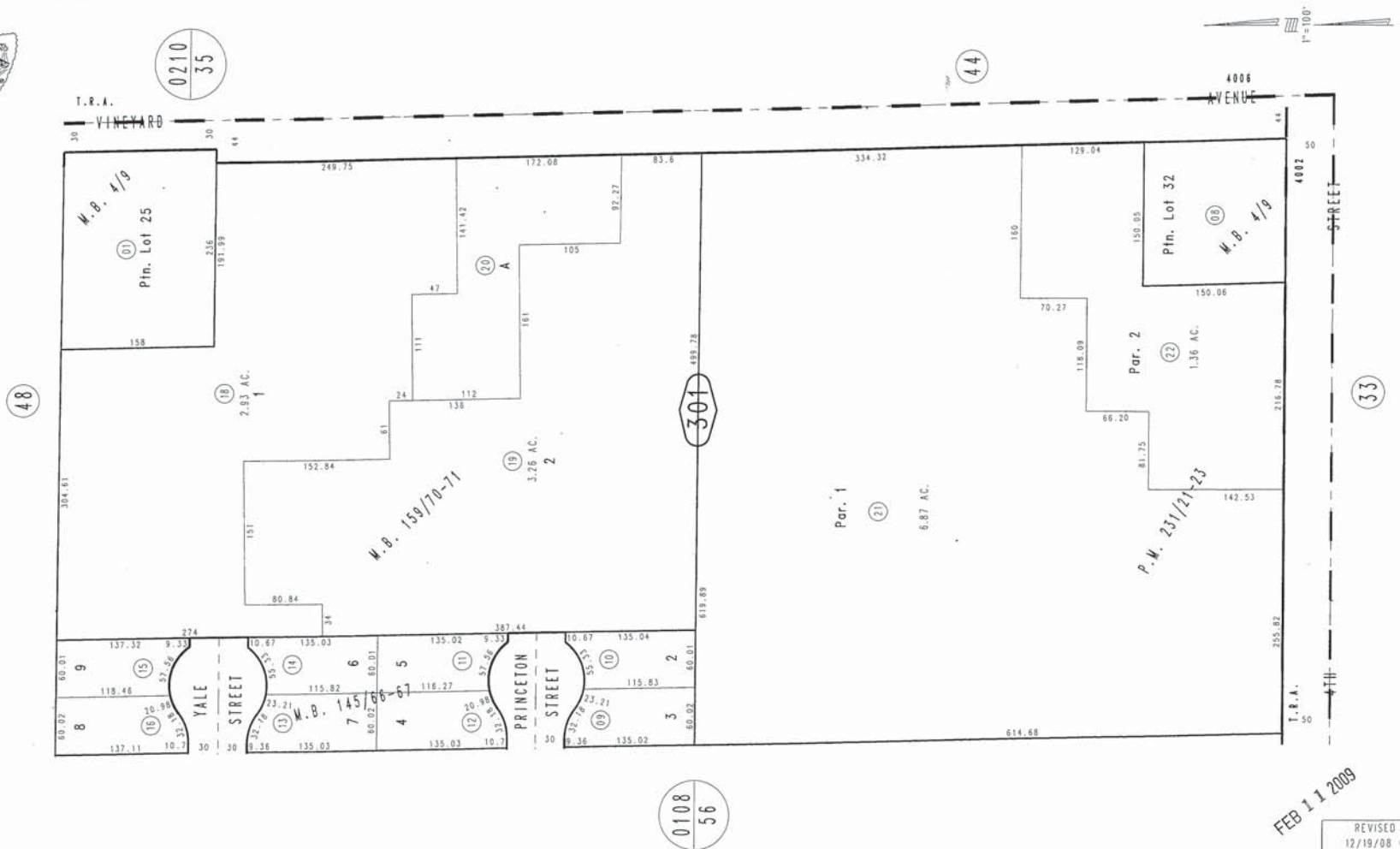
THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.

Ptn. Cucamonga Fruit Lands, M.B. 4/9

City of Ontario
Tax Rate Area
4010, 4002

0110 - 30

BILL POSTMUS, Assessor



Parcel Map No. 18631, P.M. 231/21-23
Tract No. 11538, M.B. 159/70-71
Ptn. Tract No. 10479, M.B. 145/66-67

Ptn. S.E. 1/4, Sec. 16
T.1S., R.7W.

Assessor's Map
Book 0110 Page 30
San Bernardino County

FEB 11 2009

REVISED
12/19/08 GW

October 2004

OFFERING MEMORANDUM

1249 - 1265 N. VINEYARD AVENUE
Ontario, CA 91764

Star Plaza is situated in the City of Ontario, the jewel of the Inland Empire. It is well located with frontage on Vineyard Avenue which is one of the major arterial streets of Ontario. Minutes from Ontario Mills Outlets and the Ontario Airport, Star Plaza has a bright future within the landscape of positive change. This investment offers a unique opportunity to enjoy the ownership experience of this neighborhood.



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