



SINGLE TENANT LEASED INVESTMENT

680 & 700 Jones Street
and 655 & 665 Cooper Avenue
Yuba City, California



INVESTMENT SALE MEMORANDUM

**Newmark
Cornish & Carey**

Brian Barnes Senior Managing Director 916.569.2360 bbarnes@ngkf.com CA Re License #01167321

980 9th Street, Suite 2500, Sacramento, CA 95814 T 916.920.4400

www.ngkf.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

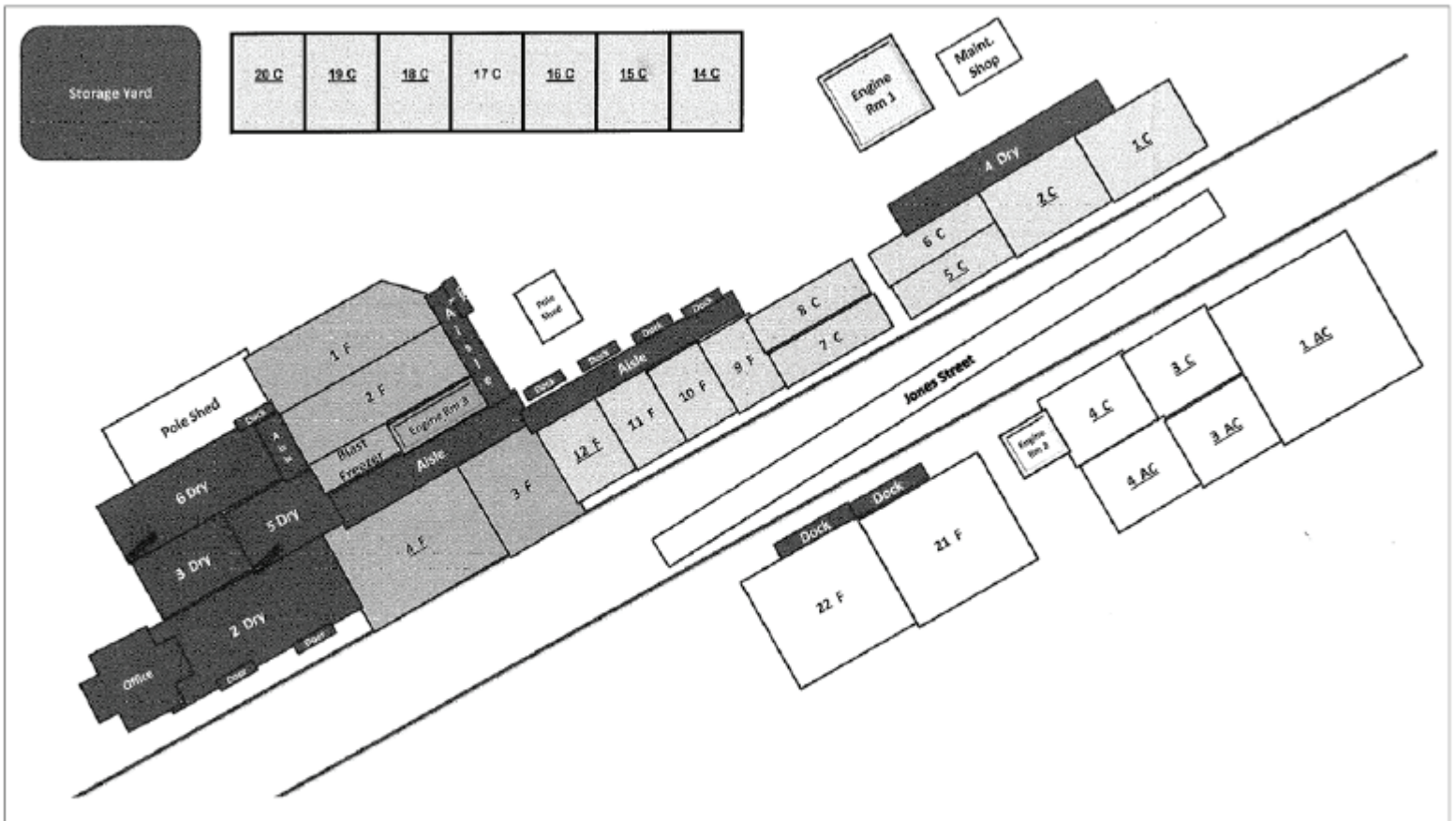


Property Summary

Price:	\$8,400,000 (\$37.50 PSF)
Net Operating Income:	\$504,579
Capitalization Rate:	6.0%
Gross Rentable Square Feet:	±224,000 with approximately ±187,000 square feet of cold storage
Land Area:	±8.77 acres
Tenants:	Tony's Fine Foods & United Natural Foods Co. NASDAQ: UNFI
Price Per Square Foot:	\$37.50
APN:	52-270-028, 029, 030, 031, 032 & 033
Zoning:	M-2 (Heavy Industrial), City of Yuba City
Property Description:	The property consists of four (4) buildings on six (6) parcels and are block and metal cold storage buildings.
Comments:	The owner and tenant have spent approximately \$6,000,000 upgrading the buildings and refrigeration systems. Current rent is under market at \$0.19 PSF per month.



Site Plan





Property Description

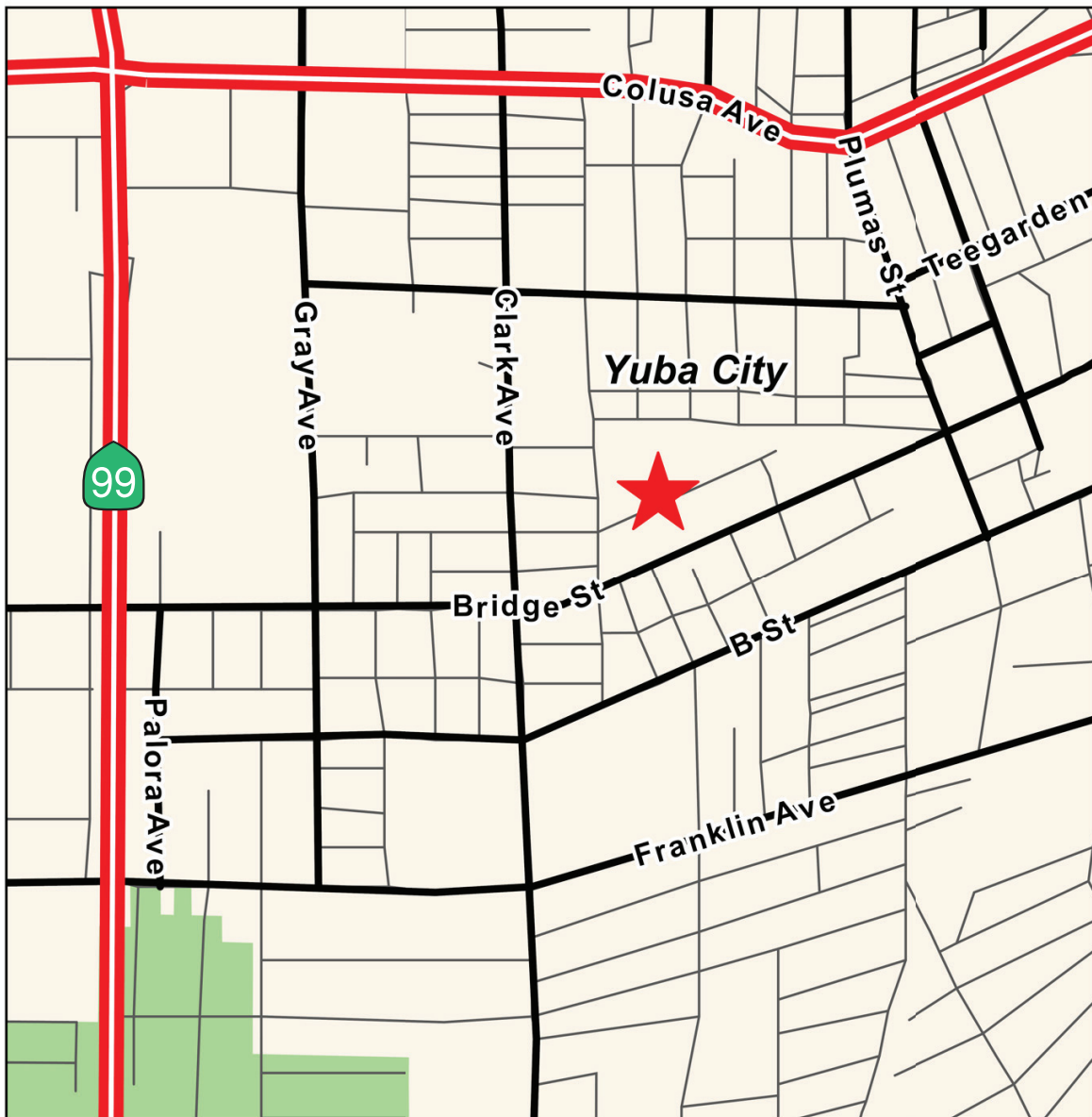
Rentable Warehouse Square Footage							
	Space	SF	Type		Space	SF	Type
Bldg. 1	21F	17,770	F	Bldg. 4	2D	11,250	D
Total		17,770			3D	1,875	D
					4D	1,875	D
Bldg. 2	1AC	15,738	C		5D	4,050	D
	3C	4,725	C		6D	4,000	D
	3AC	4,828	C		Blast	1,000	F
	4C	4,728	C		7C/F	3,475	C/F
	4AC	4,758	C		8C/F	3,475	C/F
Total		34,773			9F	3,589	F
					10F	3,589	F
Bldg. 3	14C	4,905	C		11F	3,589	F
	15C	4,905	C		12F	4,788	F
	16C	4,905	C		1C	8,580	C
	17C	4,905	C		2C	7,054	C
	18C	4,905	C		5C/F	3,475	C/F
	19C	4,905	C		6C/F	3,475	C/F
	20C	4,905	C		1F	6,021	F
Total		34,335			2F	7,283	F
					3F	5,500	F
					4F	12,310	F
				Total		100,173	

F=freezer, C=cooler, D=dry storage,
C/F=cooler/freezer

Summation Table	
Freezer Space	79,259
Cooler Space	70,842
Dry Storage	23,050
Cooler/Freezer Space	13,900
Total Rentable Warehouse	187,051
Office - Stand Alone	1,080
Office - Internal	1,800
Total Rentable Office Area	2,880
Total Rentable Area	189,931



Property Location Map



**Newmark
Cornish & Carey**

980 9th Street, 25th Floor, Sacramento, CA 95814 T 916.920.4400

www.newmarkccarey.com



680 & 700 Jones Street
and 655 & 665 Cooper Avenue
Yuba City, California

**Newmark
Cornish & Carey**

Brian Barnes Senior Managing Director 916.569.2360 bbarnes@ngkf.com CA Re License #01167321

980 9th Street, Suite 2500, Sacramento, CA 95814 T 916.920.4400

www.ngkf.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.