

FOR SALE

MOONEY CENTRAL CENTRE

1830 S. MOONEY BLVD., VISALIA, CA 93277

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ZEEB

Commercial Real Estate

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SECTION 1

PROPERTY INFORMATION

MOONEY CENTRAL CENTRE | 1830 S. MOONEY BLVD., VISALIA, CA 93277

Executive Summary



SALE PRICE

\$1,050,000

OFFERING SUMMARY

Cap Rate:	7.86%
NOI:	\$82,557
Lot Size:	0.45 Acres
Year Built:	1962
Building Size:	10,148 SF
Zoning:	Commercial Mixed Use
Price / SF:	\$103.47

PROPERTY OVERVIEW

Highly visible multi-tenant office/retail building. Excellent Mooney Blvd. location with stable rental history. Current zoning is Commercial Mixed Use allowing for many potential tenant uses.

PROPERTY HIGHLIGHTS

- Prime Location
- High Demand for small units
- Excellent Rental History

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,643	29,854	43,368
Total Population	15,430	87,875	130,970
Average HH Income	\$73,145	\$63,828	\$68,702



MOONEY CENTRAL CENTRE | 1830 S. MOONEY BLVD., VISALIA, CA 93277

Property Description



PROPERTY DESCRIPTION

Highly visible multi-tenant office/retail building. Excellent Mooney Blvd. location with stable rental history. Current zoning is Commercial Mixed Use allowing for many potential tenant uses. 26 units, currently 100% occupied. Landlord pays all electric, gas, water, sewer and trash as units are not separately metered. Mooney Blvd. is the main retail corridor in Visalia, CA. Nearby retailers include In-N-Out Burger, Hometown Buffet, iHop, Red Lobster, Big 5 Sporting Goods, Ace Hardware and many more!

LOCATION DESCRIPTION

Visalia is situated in the agricultural San Joaquin Valley of California, about 230 miles south of San Francisco, 190 miles north of Los Angeles, 36 miles west of Sequoia National Park and 43 miles south of Fresno. Visalia is the cultural, economic and commercial hub of Tulare County and continues to grow in population, diversity and sophistication. This property is located in the heart of Mooney Blvd., just north of W. Walnut Ave.

MOONEY CENTRAL CENTRE | 1830 S. MOONEY BLVD., VISALIA, CA 93277

Complete Highlights



LOCATION INFORMATION

Building Name	Mooney Central Centre
Street Address	1830 S. Mooney Blvd.
City, State, Zip	Visalia, CA 93277
County	Tulare
Cross-Streets	S. Mooney Blvd. and W. Walnut Ave.
Signal Intersection	No

BUILDING INFORMATION

NOI	\$82,557.50
Cap Rate	7.86
Building Class	B
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	2
Year Built	1962
Free Standing	No

MOONEY CENTRAL CENTRE | 1830 S. MOONEY BLVD., VISALIA, CA 93277

Additional Photos



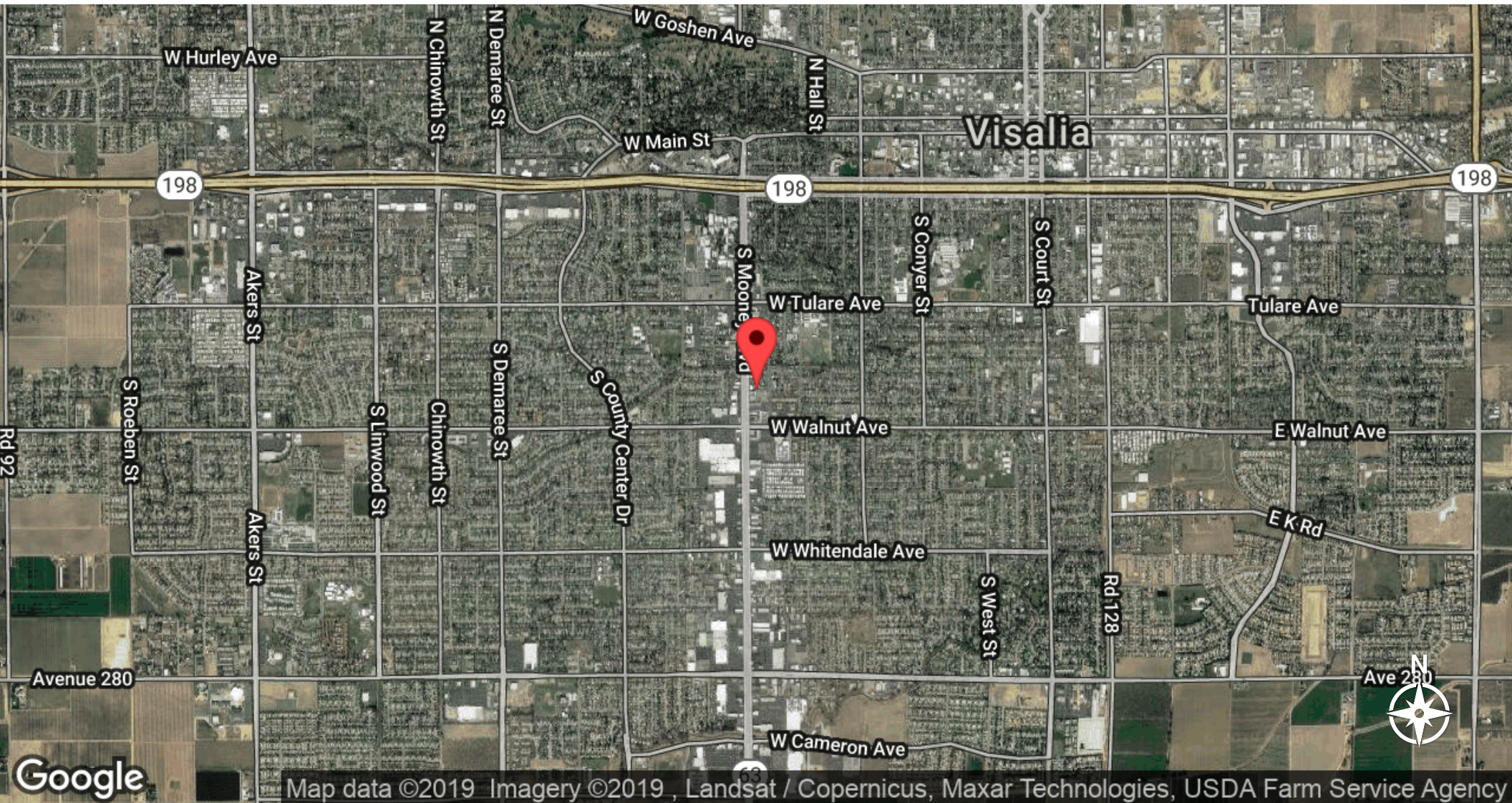


SECTION 2

LOCATION INFORMATION

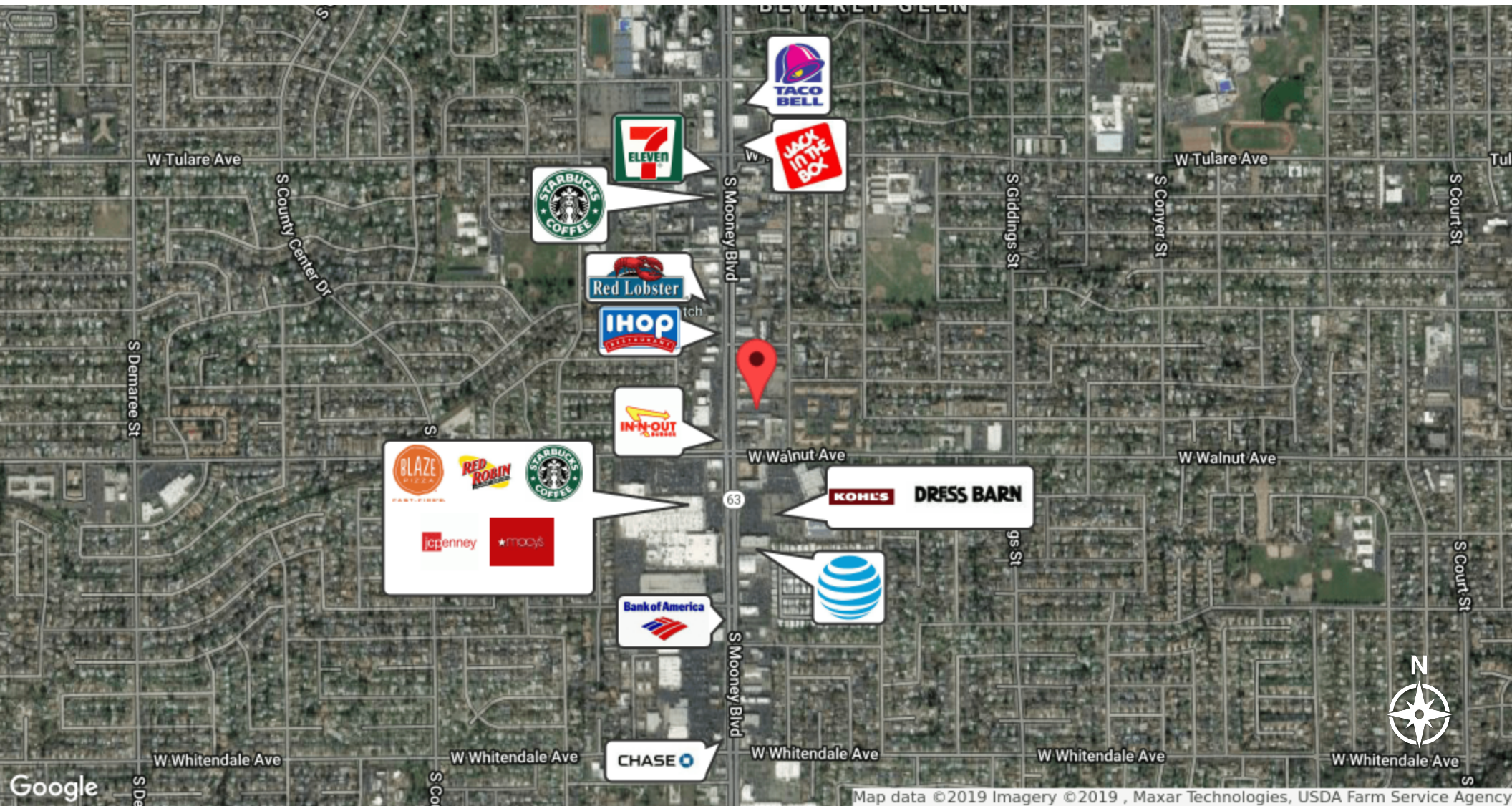
MOONEY CENTRAL CENTRE | 1830 S. MOONEY BLVD., VISALIA, CA 93277

Regional Map



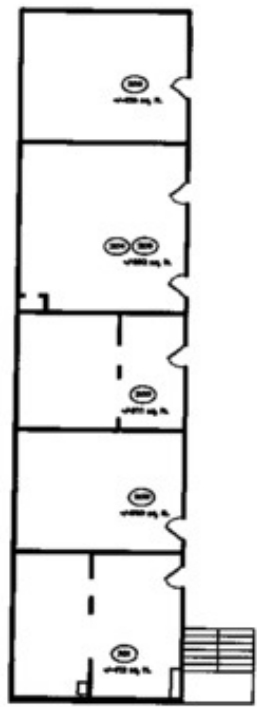
MOONEY CENTRAL CENTRE | 1830 S. MOONEY BLVD., VISALIA, CA 93277

Retailer Map

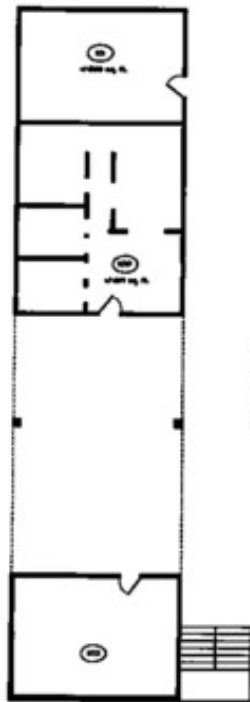


MOONEY CENTRAL CENTRE | 1830 S. MOONEY BLVD., VISALIA, CA 93277

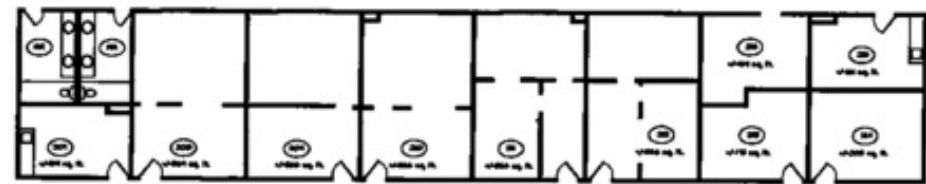
Site Plan



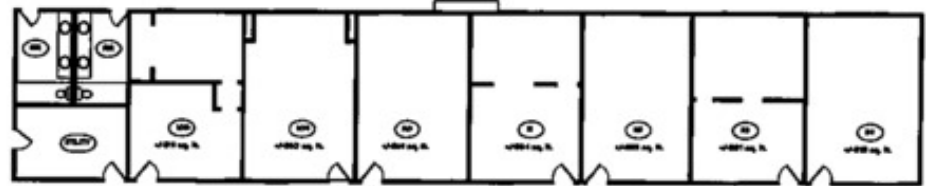
WEST BLDG. 2ND FLOOR



WEST BLDG. 1ST FLOOR



EAST BLDG. 2ND FLOOR



EAST BLDG. 1ST FLOOR





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SECTION 3

FINANCIAL ANALYSIS

MOONEY CENTRAL CENTRE | 1830 S. MOONEY BLVD., VISALIA, CA 93277

Financial Summary

INVESTMENT OVERVIEW

MOONEY CENTRAL CENTRE

Price	\$1,050,000
Price per SF	\$103.47
CAP Rate	7.9%
Cash-on-Cash Return (yr 1)	8.82 %
Total Return (yr 1)	\$46,697
Debt Coverage Ratio	1.65

OPERATING DATA

MOONEY CENTRAL CENTRE

Gross Scheduled Income	\$141,162
Other Income	-
Total Scheduled Income	\$141,162
Vacancy Cost	\$0
Gross Income	\$141,162
Operating Expenses	\$58,605
Net Operating Income	\$82,557
Pre-Tax Cash Flow	\$32,399

FINANCING DATA

MOONEY CENTRAL CENTRE

Down Payment	\$367,500
Loan Amount	\$682,500
Interest Rate	5%
Amortization Schedule	25 Years
Debt Service	\$50,157
Debt Service Monthly	\$4,179
Principal Reduction (yr 1)	\$14,297



MOONEY CENTRAL CENTRE | 1830 S. MOONEY BLVD., VISALIA, CA 93277

Income & Expenses

INCOME SUMMARY	MOONEY CENTRAL CENTRE	PER SF
Gross Income	\$141,162	\$13.91
EXPENSE SUMMARY		
Property Taxes (based on \$1,050,000 PP)	\$11,550	\$1.14
Insurance	\$3,158	\$0.31
Legal & Other Fees	\$15	\$0.00
Repairs & Maintenance	\$7,846	\$0.77
Utilities	\$33,121	\$3.26
Materials	\$2,913	\$0.29
Gross Expenses	\$58,605	\$5.78
Net Operating Income	\$82,557	\$8.14

MOONEY CENTRAL CENTRE | 1830 S. MOONEY BLVD., VISALIA, CA 93277

Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	MONTHLY RENT
DVP, LP (Real Estate Investments)	100	619	2014	\$750
Immigration Office	101	565	6/1/19	\$575
Visalia iPhone Repair	102	434	3/1/13	\$525
Beauty Salon	108	571	11/15/13	\$400
AA Group	109	562	6/1/17	\$550
Beauty Salon	110	569	3/1/13	\$550
Beauty & Nail Salon	111	564	3/1/13	\$550
Tax Service	112	567	3/1/13	\$550
Tattoo Parlor	113	562	5/1/17	\$550
Beauty Salon	114	575	3/1/13	\$550
Photography	201	472	10/7/19	\$450
Nail Salon	202	570	5/4/19	\$475
Prettie Braids	203	577	3/1/13	\$450
Barber Shop	204	552	3/1/13	\$450
Barber Shop	205	552	3/1/13	\$450
Barber Shop	206	462	3/1/13	\$450
Notary Office	207	154	10/1/17	\$250
Beauty Salon	208	564	9/1/17	\$400
Beauty and Retail	209	566	8/15/19	\$475

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Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	MONTHLY RENT
AA Group	210	566	7/1/15	\$400
Beauty and Nail Salon	211	566	5/1/14	\$400
Tanning Salon	212	566	4/1/14	\$400
Tax Service	213	175	4/1/14	\$250
Nail Salon	214	206	5/15/19	\$275
Beauty Salon	215	161	11/1/15	\$250
Nail Salon	216	169	7/1/19	\$300
Totals/Averages		12,466		\$11,675

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SECTION 4

DEMOGRAPHICS

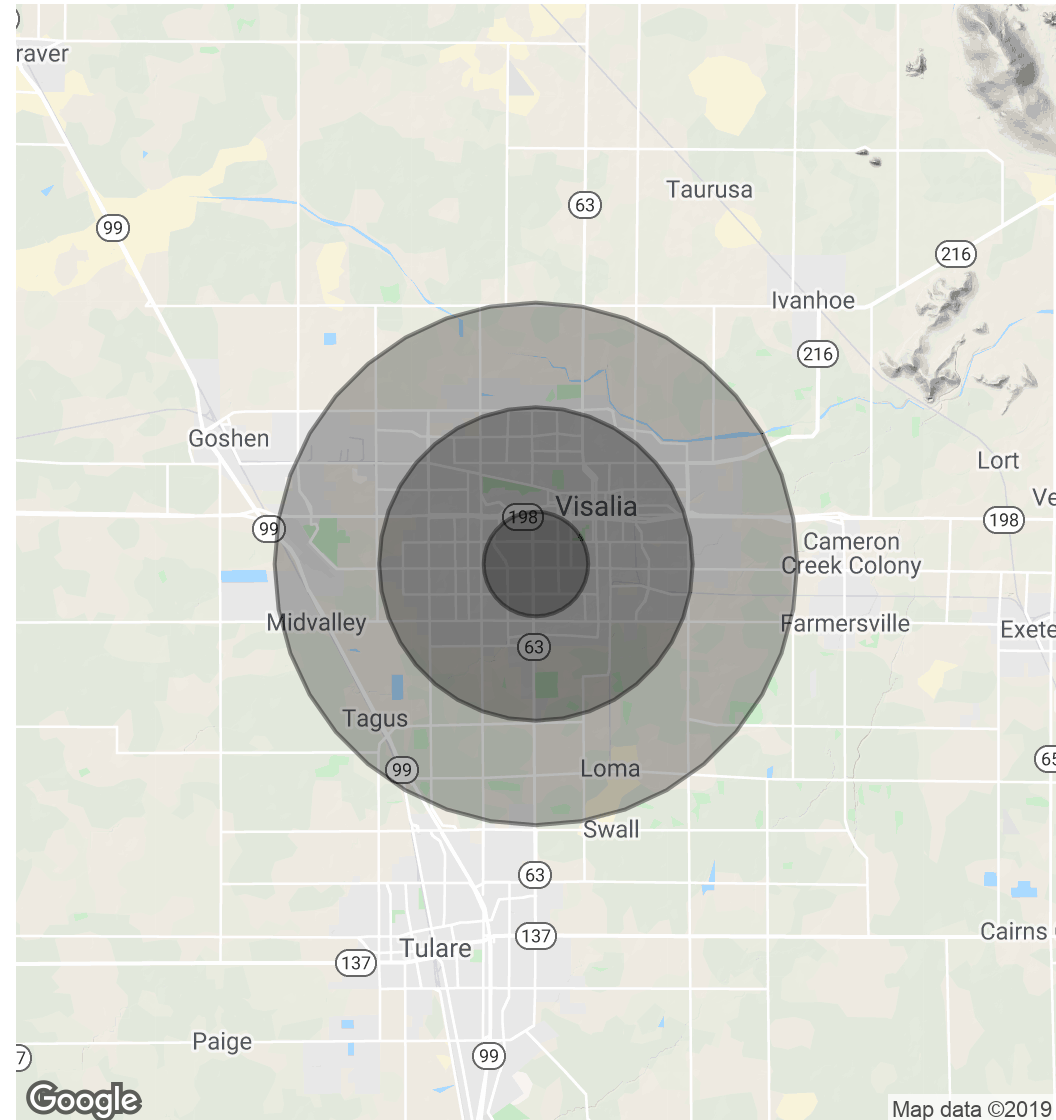
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,430	87,875	130,970
Median age	37.2	32.7	32.0
Median age (Male)	37.3	31.8	31.2
Median age (Female)	38.1	34.3	33.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,643	29,854	43,368
# of persons per HH	2.7	2.9	3.0
Average HH income	\$73,145	\$63,828	\$68,702
Average house value	\$275,853	\$274,506	\$279,324

* Demographic data derived from 2010 US Census



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SECTION 5

ADVISOR BIOS

Advisor Bio 1



MARC GRIFFITHS

Broker Associate

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Direct: 559.625.2128 x12 | **Cell:** 559.679.6191

CalDRE #01434697

PROFESSIONAL BACKGROUND

Marc Griffiths epitomizes the integrity, professionalism, and hard-working Commercial Real Estate Broker you want to assist you in all your commercial real estate needs. Born and raised in Visalia, Marc has over 13 years of experience with Zeeb Commercial Real Estate. From large corporate franchises to small independently owned businesses, Marc knows his hometown and surrounding areas well and works hard for his clients. Whether it's retail, office, industrial, multi-family or land, Marc represents both buyers and sellers, as well as landlords and tenants, in commercial real estate transactions.

Marc is a family man with a devotion to God, his beautiful wife Danielle and three young children. From his days playing local soccer and baseball to playing soccer on scholarship at Dominican University, Marc is a competitor by nature and enjoys the fast pace of the growing commercial real estate market in the San Joaquin Valley. Marc earned his B.A. in International Business with an emphasis in Global Marketing from Dominican University in Marin County, California. In 2004, Marc joined the Zeeb Commercial Real Estate focusing on his clients' goals and exceeding their expectations, Marc brings his expertise to broker commercial industrial, office, and retail properties all over Central California. Call Marc today!

ZEEB COMMERCIAL REAL ESTATE

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Visalia, CA 93291-5121
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