



Hollywood Video

SINGLE TENANT NNN INVESTMENT



**CORNER PAD OF WALMART/STATER BROTHERS
ANCHORED POWER CENTER**

**NWC 29 Palms Hwy & Balsa Avenue
Yucca Valley, California**

FOR SALE

\$2,184,000.00

Contact For More Information:

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HOLLYWOOD VIDEO

NWC 29 Palms HWY & Balsa Avenue, Yucca Valley, California

Price: \$2,184,000.00

Current NOI: \$141,960.00 Annual NOI

CAP Rate: 6.5% CAP as of 12/2003

Tenant: Hollywood Entertainment Corporation (2,200 + units, Nasdaq listed)

Site Square Footage: 33,976 square feet

Building Square Footage: 6,500 square feet

Initial Lease Term: Fifteen (15) years

Lease Commencement Date: December 28, 1998

Lease Expiration Date: December 27, 2013

Option Periods: Two (2) options each five (5) years

Minimum Rent: \$10,562.50 per month

Rent Schedule:	Primary Term	Monthly Rent	Annual Rent
	12/28/1998-12/27/2003	\$10,562.50	\$126,750.00
	12/28/2003-12/27/2008	\$11,830.00	\$141,960.00
	12/28/2008-12/27/2013	\$13,249.60	\$158,995.20

*Minimum rent increased every 5 years by lesser of actual C.P.I. change versus 12%. This brochure assumes a 12% increase every 5 years.

Option 1		
12/28/2013-12/27/2018	\$14,839.55	\$178,074.62
Option 2		
12/28/2018-12/27/2023	\$16,620.29	\$199,443.57

Percentage Rent: None

Security Deposit: None

Maintenance of Parcel: Responsibility of CC&R Administrator (Stater Brothers Market)-cost of monthly CC&R fee is fully reimbursable from Tenant.

Utilities, Property Taxes, And Insurance: Paid by Tenant

Maintenance of Building: Tenant is responsible for roof, HVAC, building maintenance and landscape maintenance.*

Comments: Building is freestanding and is situated on a signalized corner directly in front of a Walmart, Stater Brothers Grocery, J.C Penny's, anchored Power Center on Yucca Valley's main commercial/retail corridor. Building was constructed new in 1998 and is under warranty. Buyer to acquire its own financing for property.

*Landlord responsible for roof for first 10 years of lease term, roof under warranty for first 10 years of lease term.