

OFFERING MEMORANDUM

SINGLE - TENANT PROFESSIONAL OFFICE BUILDING SALE LEASEBACK



60 E 9th STREET
UPLAND, CA 91786



CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Tobias Commercial and should not be made available to any other person or entity without the written consent of Tobias Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Tobias Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Tobias Commercial has not verified, and will not verify, any of the information contained herein, nor has Tobias Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT TOBIAS COMMERCIAL FOR MORE DETAILS.



INVESTMENT
HIGHLIGHTS

60 E 9th STREET, UPLAND, CA 91786

INVESTMENT HIGHLIGHTS

FINANCIAL HIGHLIGHTS

Offering Price	\$1,850,000
Cap Rate	6.29%
Annual Rent/NOI	\$116,280
Building Size	±6,460 SF
Lot Size	± .35 acres
Lease Type	NNN

RENT SCHEDULE

Year	Annual Rent	Monthly Rent/SF	Rent/SF	Start Date	Increase	CAP Rate
1	\$116,280.00	\$1.50	\$18.00	2018	N/A	6.29%
2	\$118,605.60	\$1.53	\$18.36	2019	2%	6.41%
3	\$120,977.71	\$1.56	\$18.73	2020	2%	6.54%
4	\$123,397.27	\$1.59	\$19.10	2021	2%	6.67%
5	\$125,865.21	\$1.62	\$19.48	2022	2%	6.80%
6	\$128,382.52	\$1.66	\$19.87	2023	2%	6.94%
7	\$130,950.17	\$1.69	\$20.27	2024	2%	7.08%
8	\$133,569.17	\$1.72	\$20.68	2025	2%	7.22%
9	\$136,240.55	\$1.76	\$21.09	2026	2%	7.36%
10	\$138,965.36	\$1.79	\$21.51	2027	2%	7.51%

 Option Period

LEASE SUMMARY

- Tenant Entity: California Psychcare, Inc.
- NNN Single Tenant Investment Opportunity
- 5-year lease, commencing at closing
- One (1), Five (5) year option to extend
- 2% annual increases

FINANCIAL SUMMARY

Pro Forma	Annual (\$)	\$/SF
Projected Income:	\$116,280	\$18.00
(Less: Vacancy Factor)	(\$0.00)	(\$0.00)
Effective Gross Income	\$116,280	\$18.00
(Less: Operating Expenses)	(\$0.00)	(\$0.00)
Net Operating Income:	\$116,280	\$18.00

PROPERTY DETAILS

Address	60 E 9 th Street, Upland, CA 91786
Year Constructed	1941
Number of Stories	1

PROPERTY HIGHLIGHTS

60 E 9th Street, Upland, CA 91786

- Sale Leaseback w/current owner.
- Owner will enter into a 5 yr. NNN lease at closing.
- 2% annual increases.
- (1) 5 yr. option to extend.
- Prime Upland Location.
- Located near the 10 Freeway.
- Walking distance to amenities.
- 5 free covered parking spaces are available.
- 10 free surface parking spaces are available.
- APN: 1046-591-07

TENANT PROFILE

California Psychcare, Inc. is considered a leading provider of behavioral services for children and adults with an autism spectrum disorder (ASD) and other developmental disabilities. Their team of professionals utilize scientifically proven and highly effective intervention tactics within the literature of applied behavior analysis (ABA).



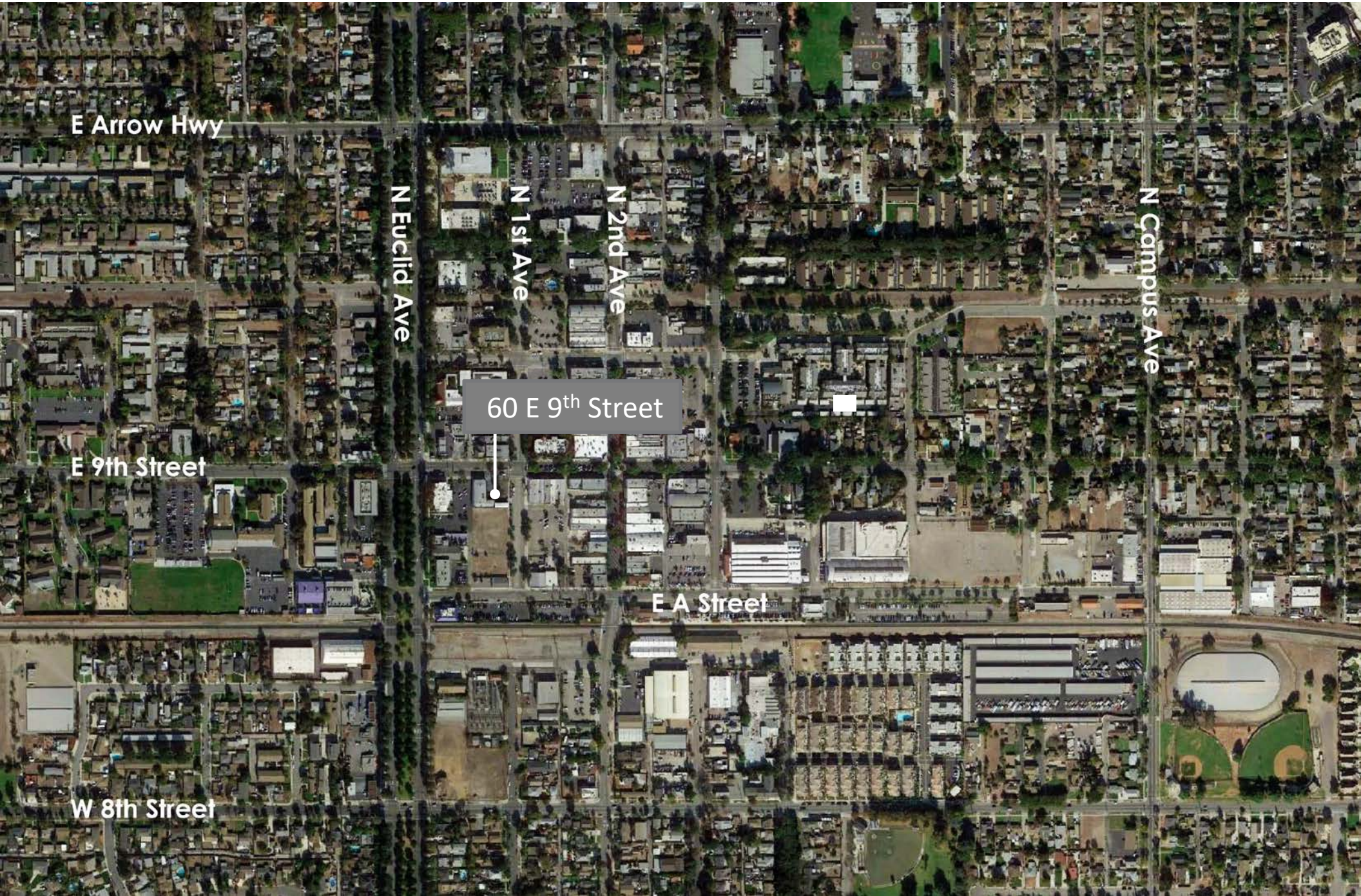
Services Provided:

- Infant Services Unit
- Child Intervention care for children with autism and their families
- Adolescent and Early Adult Intervention
- Adult Intervention
- Behavior Assessment
- Intensive Applied Behavior Analysis Services
- Group Home
- Tutoring
- Obesity Clinic





AERIAL MAP



E Arrow Hwy

N Euclid Ave

N 1st Ave

N 2nd Ave

N Campus Ave

60 E 9th Street

E 9th Street

E A Street

W 8th Street



MARKET
OVERVIEW

60 E 9th Street, Upland, CA 91786

DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Population	24,471	198,124	431,156
■ 2018 Estimate			
Total Population	23,601	190,539	415,428
■ 2010 Census			
Total Population	22,368	181,002	392,851
■ Growth 2018 - 2023			
Total Population	3.7%	3.9%	3.7%
■ Growth 2010 - 2018			
2018 Estimate	5.5%	5.2%	5.7%

HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Households	8,109	60,057	131,826
■ 2018 Estimate			
Total Households	7,839	57,867	127,236
■ 2010 Census			
Total Households	7,460	55,180	120,570
■ Growth 2018 - 2023			
Total Households	3.4%	3.8%	3.6%
■ Growth 2010 - 2018			
2018 Estimate	5.1%	4.9%	5.5%
■ Owner Occupied			
2018 Estimate	3,443	29,072	70,425
■ Renter Occupied			
2018 Estimate	4,396	28,796	56,811

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Ethnicity			
2018 Population	23,601	190,539	415,428
White	61.2%	54.8%	55.9%
Black	7.0%	6.1%	6.2%
Am. Indian & Alaskan	0.9%	0.9%	0.9%
Asian	5.2%	6.4%	7.9%
Pacific Island	0.3%	0.3%	0.3%
Other	25.3%	31.5%	28.9%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2018 Estimate			
\$200,000 +	4.6%	5.1%	6.8%
\$150,000 - \$200,000	5.8%	6.1%	7.5%
\$100,000 - \$150,000	16.5%	15.5%	16.2%
\$75,000 - \$100,000	11.9%	13.1%	13.2%
\$50,000 - \$75,000	17.2%	18.9%	18.9%
\$35,000 - \$50,000	16.1%	13.9%	12.7%
\$25,000 - \$35,000	9.9%	9.1%	8.4%
< \$25,000	18.0%	18.4%	16.3%
Average Household Income			
	\$76,996	\$79,631	\$88,179
Median Household Income			
	\$56,697	\$59,117	\$64,443



MAHLON TOBIAS
 mahlon@tobiascommercial.com
 Direct: 909.645.2427
 www.tobiascommercial.com
 CalDRE License # 01398009



60 E 9th STREET, UPLAND, CA 91786



MAHLON TOBIAS

mahlon@tobiascommercial.com

Direct: 909.645.2427

www.tobiascommercial.com

CalDRE License # 01398009