OFFERING MEMORANDUM

SINGLE -TENANT PROFESSIONAL OFFICE BUILDING SALE LEASEBACK

5005 CANYON CREST DRIVE Riverside, CA 92507



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INVESTMENT HIGHLIGHTS

5005 Canyon Crest Drive, Riverside, CA 92507

INVESTMENT HIGHLIGHTS

FINANCIAL HIGHLIGHTS

Offering Price	\$1,900,000
Cap Rate	6.21%
Annual Rent/NOI	\$117,954
Building Size	±6,553 SF
Lot Size	±.61 acres
Lease Type	NNN

RENT SCHEDULE

Year	Annual Rent	Monthly Rent/SF	Rent/SF	Start Date	Increase
1	\$ 117,954.00	\$1.50	\$18.00	2018	N/A
2	\$ 120,313.08	\$1.53	\$18.36	2019	2%
3	\$ 122,719.34	\$1.56	\$18.73	2020	2%
4	\$ 125,173.73	\$1.59	\$19.10	2021	2%
5	\$ 127,677.20	\$1.62	\$19.48	2022	2%
6	\$ 130,230.75	\$1.66	\$19.87	2023	2%
7	\$ 132,835.36	\$1.69	\$20.27	2024	2%
8	\$ 135,492.07	\$1.72	\$20.68	2025	2%
9	\$ 138,201.91	\$1.76	\$21.09	2026	2%
10	\$ 140,965.95	\$1.79	\$21.51	2027	2%

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

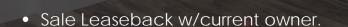
Annual (\$)	\$/SF
\$117,954	\$18.00
(\$0.00)	(\$0.00)
\$117,954	\$18.00
(\$0.00)	(\$0.00)
\$117,954	\$18.00
	\$117,954 (\$0.00) \$117,954 (\$0.00)

PROPERTY DETAILS

Address	5005 Canyon Crest Drive,
	Riverside, CA 92507
Year Constructed	1972, Renovated 2003
Number of Stories	1



5005 Canyon Crest Drive, Riverside, CA 92507



- Owner will enter into a 5 yr. NNN lease at closing.
- 2% annual increases.
- (1) 5 yr. option to extend.
- Prime Riverside location next to Canyon Crest Towncenter.
- Close to 91 / 215 Freeways.
- Walking distance to amenities.
- +/- 5/1,000 parking
- APN: 254-113-007

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).



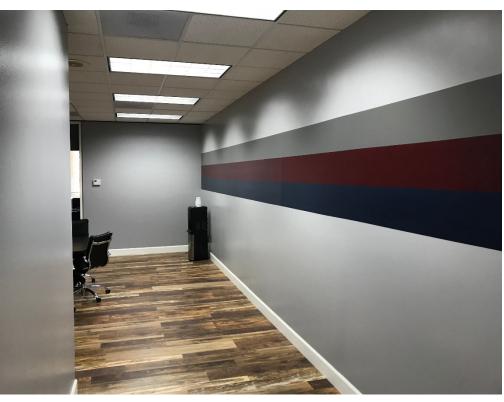
Services Provided:

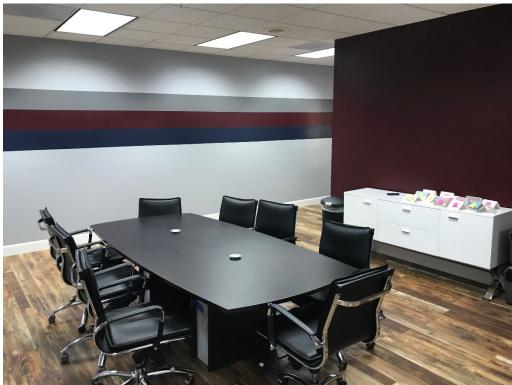
- Infant Services Unit
- Child Intervention care for children with autism and their families
- Adolescent and Early Adult Intervention
- Adult Intervention
- Behavior Assessment
- Intensive Applied Behavior Analysis Services
- Group Home
- Tutoring
- Obesity Clinic



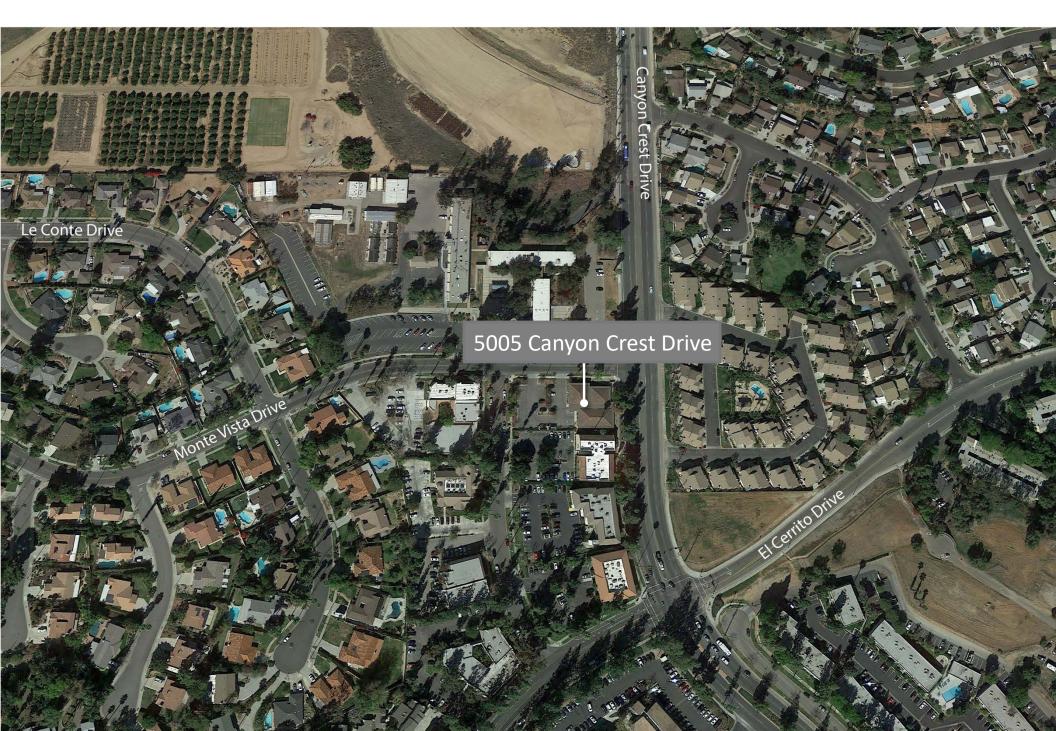








AERIAL MAP





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5005 Canyon Crest Drive, Riverside, CA 92507

DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
2023 Projection			
Total Population	10,352	95,054	258,433
2018 Estimate			
Total Population	9,733	89,916	244,505
 2010 Census 			
Total Population	8,627	83,219	227,000
 Growth 2018 - 2023 			
Total Population	6.36%	5.71%	5.70%
 Growth 2010 - 2018 			
2018 Estimate	12.82%	805%	7.17%

HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2023 Projection			
Total Households	4,416	30,623	80,608
2018 Estimate			
Total Households	4,141	28,906	76,181
 2010 Census 			
Total Households	3,633	26,515	70,169
 Growth 2018 - 2023 			
Total Households	6.64%	5.94%	5.81%
 Growth 2010 - 2018 			
2018 Estimate	13.98%	9.02%	8.57%
Owner Occupied			
	37.99%	47.08%	55.71%
 Renter Occupied 			
	61.99%	52.92%	44.29%

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
Population By Ethnicity			
2018 Population	9,733	89,916	244,505
White	66.55%	69.86%	73.56%
Black	12.75%	11.12%	11.42%
Am. Indian & Alaskan	1.05%	1.74%	1.89%
Asian	14.80%	12.90%	8.78%
Hawaiian & Pacific Island	0.34%	0.47%	0.51%
Other	4.53%	3.91%	3.84%

HOUSEHOLD S BY INCOME	1 Miles	3 Miles	5 Miles
2018 Estimate			
\$200,000 +	5.92%	5.72%	5.59%
\$150,000 - \$200,000	5.15%	6.66%	6.85%
\$125,000 - \$150,000	5.07%	6.23%	6.48%
\$100,000 - \$125,000	8.19%	7.90%	8.60%
\$75,000 - \$100,000	12.13%	11.22%	12.60%
\$50,000 - \$75,000	22.04%	17.17%	18.06%
\$25,000 - \$50,000	20.37%	19.80%	20.76%
< \$25,000	21.12%	25.30%	21.06%
Average Household Income	\$78,575	\$78,002	\$80,732
Median Household Income	\$61,538	\$56,792	\$60,868
		DAYTI	MF
EMPLOYMENT			
		TUFUL	

95.39%

(1 mile)



2,522

(1 mile)

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MAHLON TOBIAS

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