

~ The Garlic Farm ~

42,570 Sqft Multi-Tenant Industrial/
Automotive/Retail

MAJOR PRICE REDUCTION

~~\$6,250,000~~

NOW \$5,600,000 | 6.97% Return

Seller Motivated | Make An Offer



Renz & Renz
Investment & Commercial Brokerage



5870 Monterey Rd. Gilroy, CA 95020

George L. Renz , CCIM

408-846-1031 (Ext. 1)

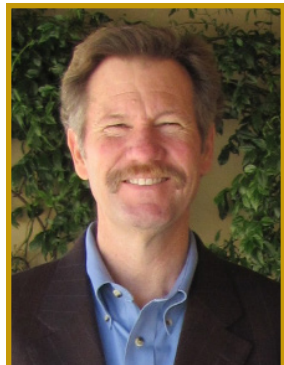
408-846-1042 (Fax)

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7500 Arroyo Circle, Suite 170

Gilroy, California 95020

www.renzrenz.com



Your Investment Real Estate Source

Location	The property is located on The Monterey Rd. exit off of Highway 101 in Gilroy. One minute from Hwy 101 and three minutes from Hwy 152.
Space	This premiere trucking center is comprised of 42,570 Sqft with 17 double drive through full service bays, storefront retail and some office. 8.20 Acres or 357,627 Sqft lot. Many opportunities to increase income utilizing the remainder of the paved land. Motivated Seller (Just under 6 acres not producing income.) offering plenty of parking for both cars and full size trucks.
Amenities	17 full service truck bays Automotive Repair Bays Quality Retail Store Fronts.
Age of Property Building	built between 2001 & 2002. Expanded Bays in 2007.
Price	\$5,600,000 6.97% Return
Traffic Count	Hwy 101 165,000 cars passing daily.
Area Tenants	Also located within the travel center is a Cat Scale, truck fueling station, motel, RV Park, several National Credit Restaurants and Gas stations including Chevron, Shell, Carl's Jr., Jack in the Box, KFC, and A&W etc.
Financing	Financing is available to 65% loan to value amortized for 25years, due in 10 years at 4.5% fixed. (See following page for more detail).



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Sales Price	\$5,600,000
Down Payment	\$1,960,000
New 1st Loan	\$3,640,000
Net Annual Income	\$390,497
New 1st Loan Payment	\$241,880
Annual Cash Flow	\$148,617 (7.6%)
Down Payment	\$1,960,000 (35%)
Cash Flow	\$148,617 (7.6% cash on cash return)

* Financing used above is based on a 65% loan to value amortized for 25 years, due in 10 years at 4.5% fixed



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The Garlic Farms Truck and Auto Service Center is 42,570 square foot facility with a 17 bay (pull through) full service Truck and Auto service center and retail store.

Built in 2002 and further expanded in 2007, it is the Anchor parcel in the Garlic Farms Truck Stop and Travel Park.

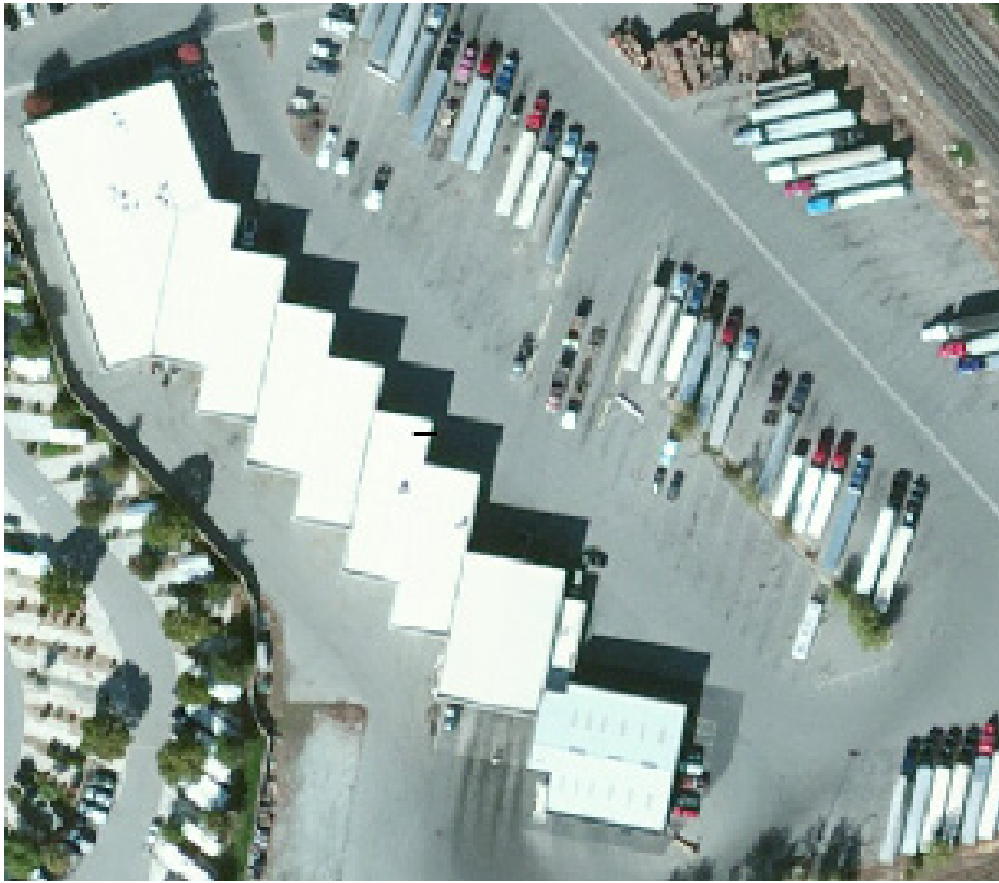
The industrial buildings are metal on slab; the larger tenant units have office front office and reception areas that make up approximately 5-10% of the space; the remainder is open shop area. Included in the tenant units are restrooms, and internal lighting is supplemented by some external glazed windows. The exterior metal walls and ceiling are insulated. Some units have storage areas built above the office; internal construction is painted sheet rock over wood.



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Gross Annual Income.....	\$430,140
Taxes (Portion Not Reimbursable).....	\$33,315
Insurance (PNR).....	\$2,500
Utilities(PNR).....	\$200
Water (PNR).....	\$162
Maintenance (PNR).....	\$2,100
Alarm (PNR).....	\$366
Miscellaneous Repairs (PNR).....	\$1,000
Total Annual Expenses.....	\$39,643
Net Annual Income.....	\$390,497

Many opportunities to increase income utilizing the remainder of the paved land. Motivated Seller (Just under 6 acres not producing income.)

Approx 4 acres of parking lot in the flood zone. No permanent buildings may be constructed in that area.

Expenses appear low as most are reimbursed by tenants through Net leases.

Rent Roll to be delivered upon request. There are multiple tenants, space variety and a variety of lease lengths.



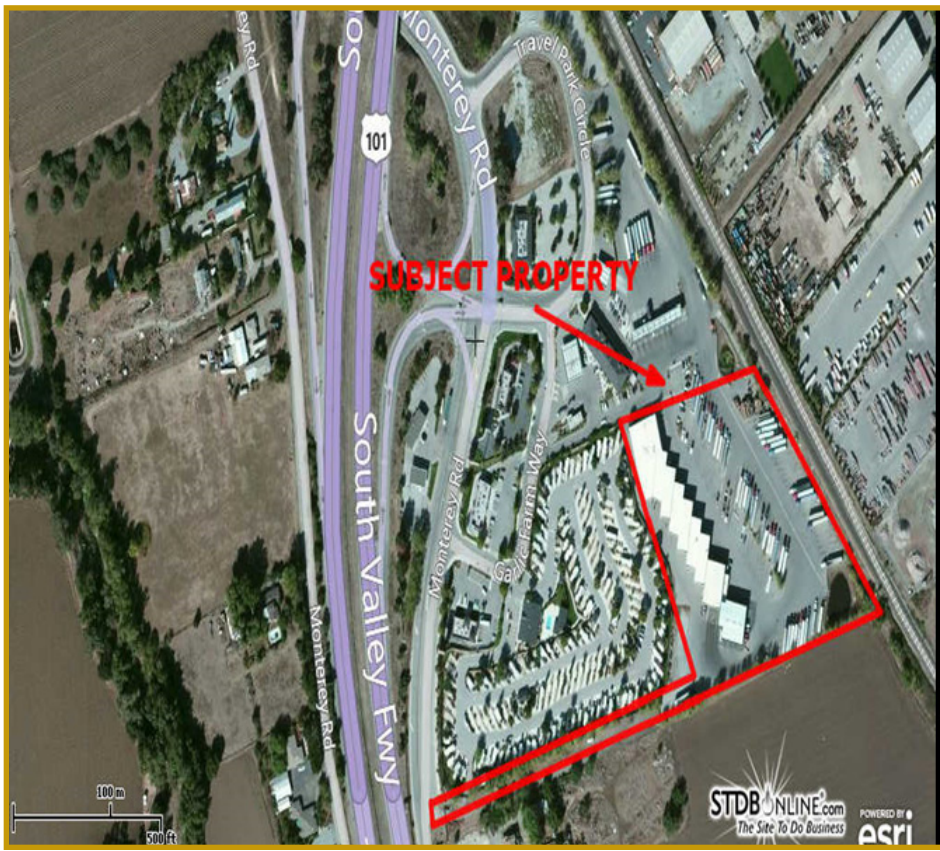
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The property is accessible by three Entrances | Exits along Monterey Road, Garlic Farm Drive & Travel Park Circle.



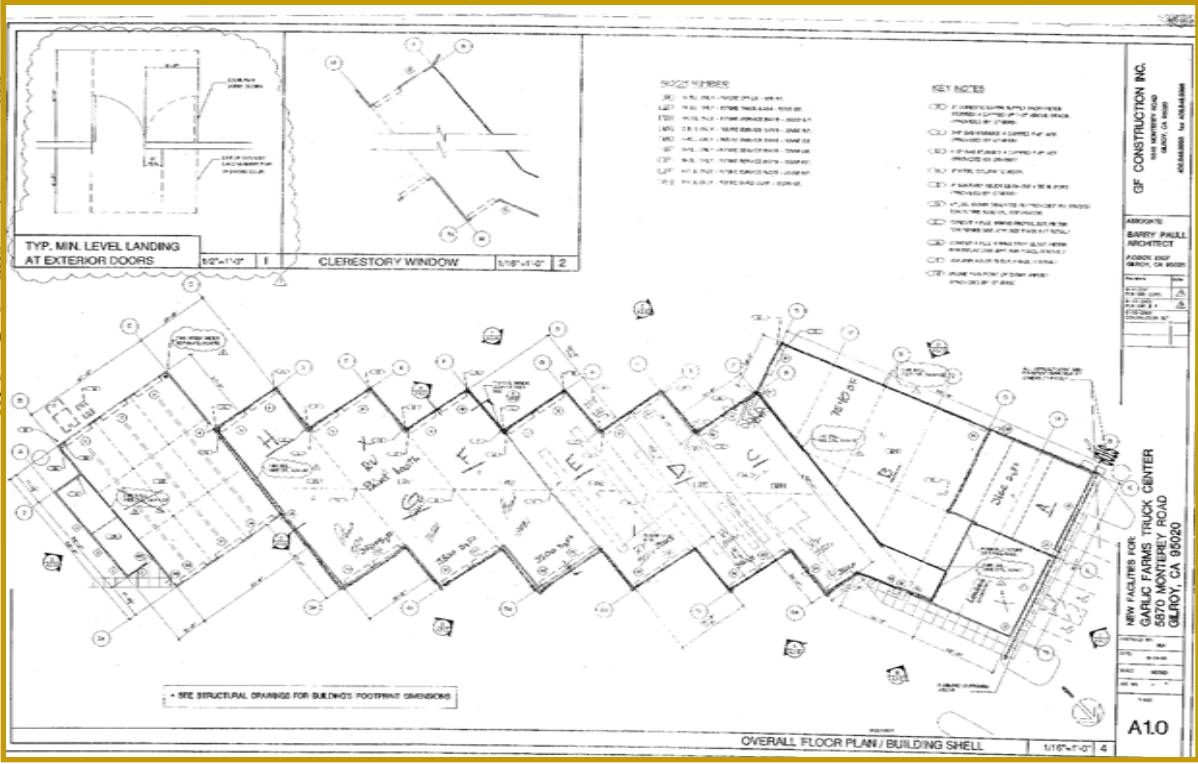
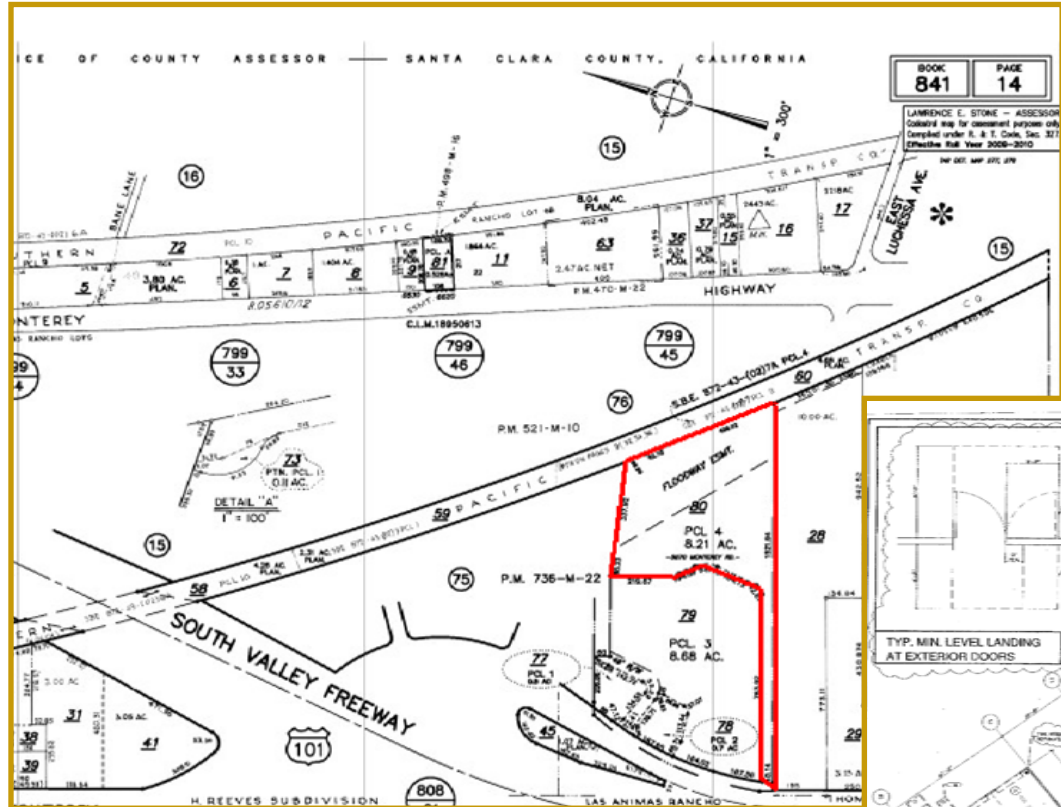
- Shell Gas Station
- Togo's Sandwiches
- Baskin Robins Ice Cream
- Chevron Gas Station
- Jack in the Box
- Carl's Jr.
- Garlic Farm INN
- Plaza Gas & Diesel
- KFC



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Population

2013 Population 58,584
2018 Projected Population 62,517
2013-2018 Annual Rate 1.31%
2013 Male Population 49.8% 2013 Female Population 50.2%
2013 Median Age in this area is 33.4
2013 Average Household Size 3.37
2013 The number of families is 13,651

Housing

2013 Total Housing Units 17,925: Owner Occupied 10,226 or 57.0%;
Renter Occupied 6,898 or 38.5%; Vacant 801 or 4.5%.
2018 Total Housing Projected Units 18,960: Owner Occupied 11,150;
Renter Occupied 7,155; Vacant 655.
2013 Median Home Value in the area is \$545,700.
2018 Projected Median Value is to increase by 3.98% annually to \$663,295.

Median Income

2013 Median Household Income \$68,103 (2018 Projected \$84,082).
2013-2018 Annual Rate 4.31%

Average Income

2013 Average Household Income \$95,940 (2018 Projected \$113,597).
2013-2018 Annual Rate 3.44%

U.S. National Averages

2013 U.S. Median Age of 37.3

2013 U.S. Median Household Income \$51,314 (2018 Projected \$59,580).

2013 U.S. Average Household Income is \$71,842 (2018 Projected \$83,667).

2013 U.S. Per Capita Income of \$27,567 (2018 Projected \$32,073).

2013 U.S. Housing Occupancy: 56.4% Owner Occupied; 32.3% Renter Occupied; 11.3% Vacant.

2013 U.S. Median Home value \$177,257.



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