

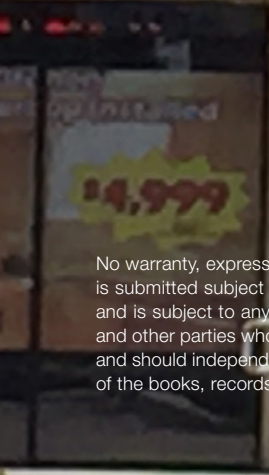


Presenting
Cypress Plaza
Cypress, CA

NEW SPA MASSAGE (714) 827-6868	NU 714-220-1000
Burritos Teriyaki KASU NODLE SCHOOL <small>ASIAN CUISINE. REAL FOOD.</small>	KITCHEN FLOORS
<i>Endless Cuts</i> <i>Hair Salons</i> 	Granite Countertops Hard Wood Floors Carpet-Tiles-Bathrooms
HOT NAILS (714) 828-8217	A-1 SMOKE <small>TOBACCO - CIGARETTES - CIGARS</small>

C.

5491


 \$4,999

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NAI Capital

Commercial Real Estate Services, Worldwide.

04 Section 01
Property & Location

11 Section 02
Leased Comparable Data



Investment Highlights

NAI Capital is proud to present a neighborhood retail strip center in desirable Cypress, CA. Situated on a hard corner, the property has convenient access to both Walker Street and Ball Road. In addition, the property enjoys great visibility on Ball Road, and is situated in one of Cypress's main retail corridors.

- Rarely Available Cypress, CA Commercial Asset
- 6 Shop Spaces totaling 7,699 Sq/Ft
- Located near the 605,405,91,22, and 5 Freeways
- Retail Synergy with surrounding Retail Center's



Investment Summary

Address: 5491 Ball Road, Cypress, CA

Offering Summary

Price:	\$2,700,000
Cap Rate:	5.3%
Net Rentable Sq/Ft:	7,699
Price per foot:	\$350.69
Year Built:	1986
Lot Size (Acres):	0.52

Financing

All Cash or Cash to New Financing



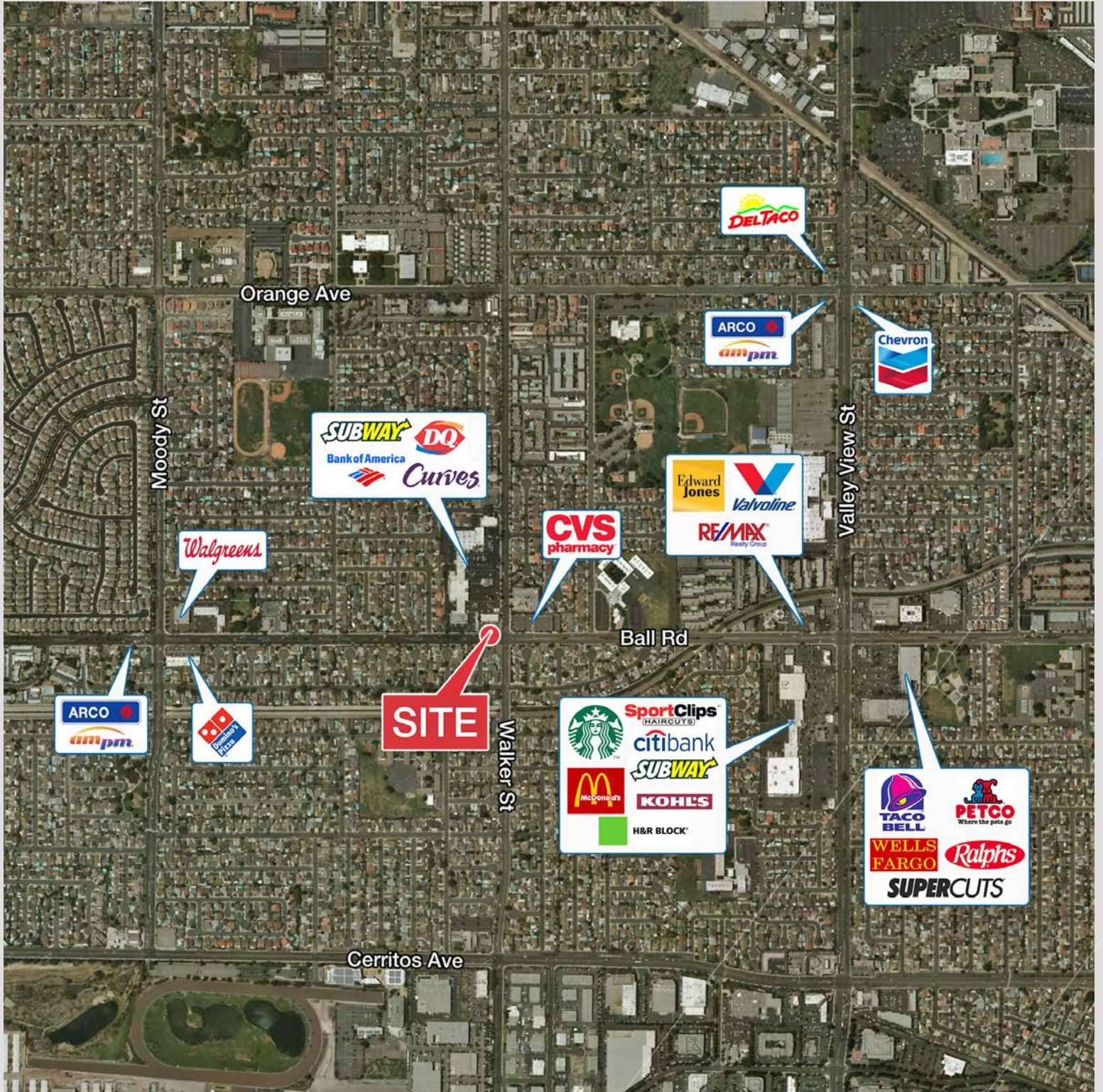


Annualized Operating Data

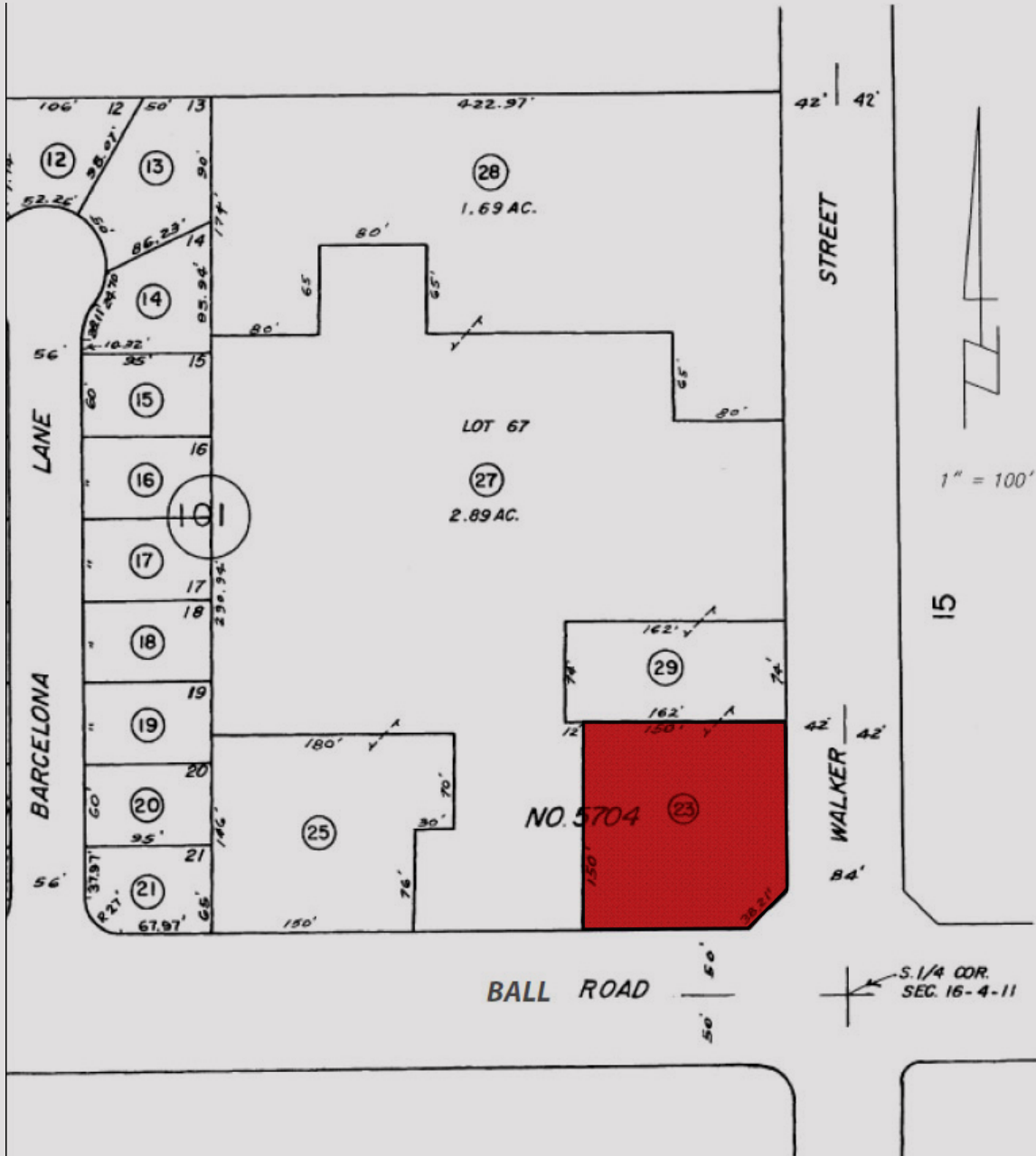
	Current	
Scheduled Gross Income:	\$180,624	
CAM- Repairs and Maintenance:	\$23,931	
Total Operating Income:	\$204,555	
Vacancy:	\$0	0% Actual
Gross Operating Income:	\$204,555	
Total Operating Expenses:	\$61,280	
Net Operating Income (NOI) :	\$143,275	5.3% CAP Rate

Annualized Operating Expenses	Actual	\$/ Square Foot Annual
Estimated New Taxes (1.1%)	\$29,700	\$3.86
Utilities	\$9,869	\$1.28
Insurance	\$2,742	\$0.36
Management Fee	\$12,300	\$1.60
Property Maintenance	\$4,550	\$0.59
Property Repairs	\$2,119	\$0.28
Total Expenses:	\$61,280	\$7.96 Annual Per/Ft \$0.66 Monthly Per/Ft

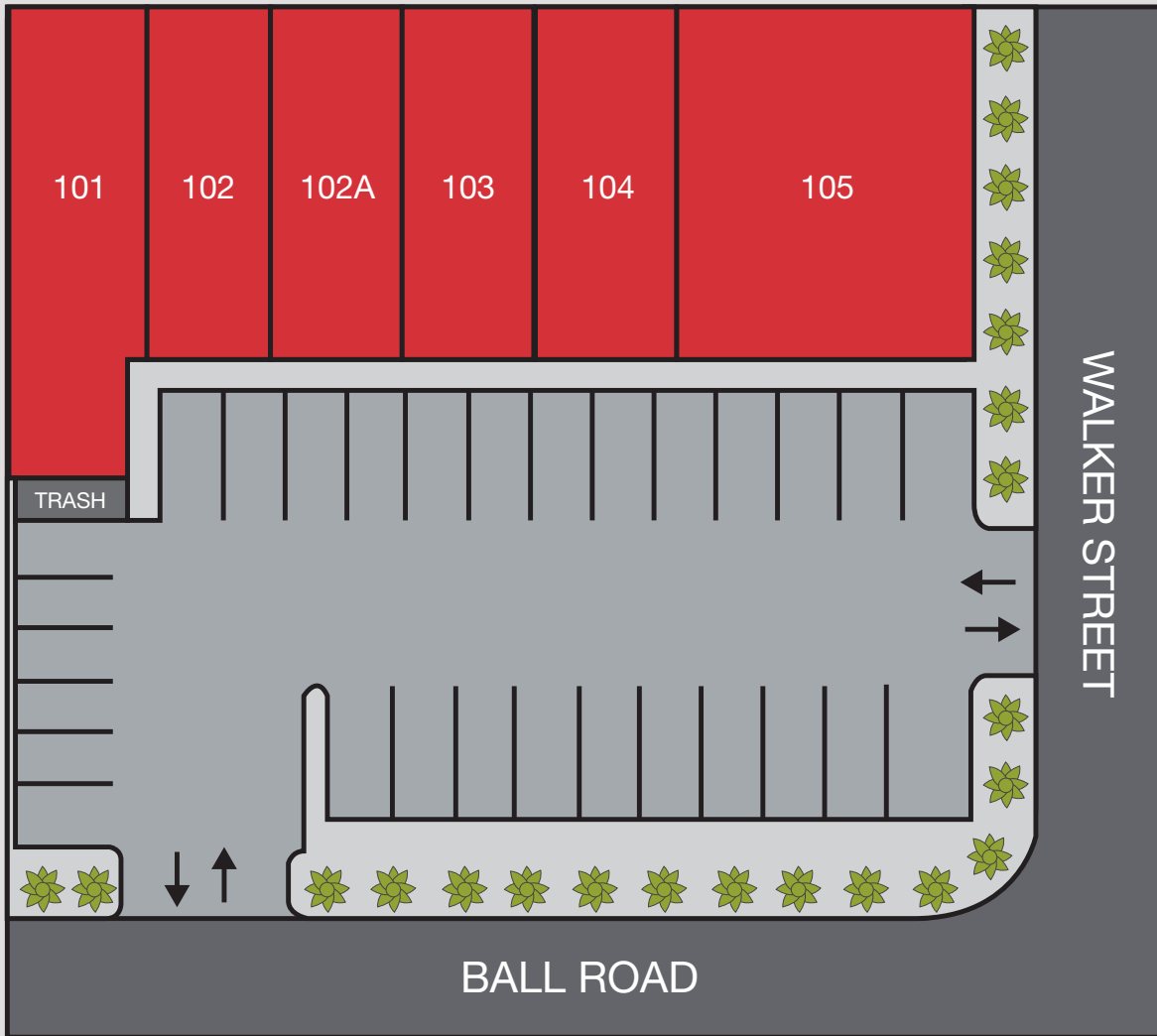
Retail Map



Plat Map



Site Plan



Suite	Tenant	Square Footage
101	New Spa Massage	1,228
102	Hot Nails	1,017
102A	A-1 Smoke Shop	1,017
103	Katsu Noodle	1,017
104	Endless Cuts	1,017
105	Nu Kitchens & Floors Inc.	2,403

Welcome to The Neighborhood



Cypress Plaza is located in the city of Cypress CA. The property has access to the 605,405,91,22, and 5 Freeways. Average daily traffic count is in excess of 40,000 cars per day on Walker Street and Ball Road. The property and its monument signage also benefits from excellent visibility and accessibility from both Walker Street and Ball Road. The average house hold income within a 1 miles radius is in excess of over \$100,000. It is also has a population of over 590,000 with a 5 miles radius.

Location Highlights

- Average Traffic Count exceeds 40,000 per day on Walker Street / Ball Road
- Average household income in Excess of \$100,000 within 1-Mile Radius
- Close Proximity to Cypress College, Los Alamitos Race Track, Knott's Berry Farm, and Disneyland
- Located close to Residential

Lease Comparables

Property Name Baycrest Plaza
 Address 5930-5950 Corporate Avenue
 Cypress, CA 90630
 United States

Government Tax Agency Orange
 Govt./Tax ID N/A

Site/Government Regulations

	Acres	Square feet
Land Area Net	1.330	57,935
Land Area Gross	N/A	N/A
Excess Land Area	N/A	N/A

Site Development Status	N/A
Shape	N/A
Topography	N/A
Utilities	N/A

Maximum Floor Area	N/A
Maximum FAR	N/A
Actual FAR	N/A

Zoning	BP
General Plan	N/A

Improvements

Rentable Area	12,320 sf	Floor Count	1
Status	Existing	Parking Type	Surface
Occupancy Type	N/A	Parking Ratio	7.47/1,000 sf
Year Built	2001	Condition	Average
Year Renovated	N/A	Exterior Finish	N/A
Total Anchor Rentable Area	N/A	Number of Buildings	1
Total In Line Rentable Area	N/A		
Anchor	N/A		
Junior Anchor	N/A		
National	N/A		

Contact

Recorded Owner	N/A	Leasing Agent	N/A
True Owner	N/A	Company	N/A

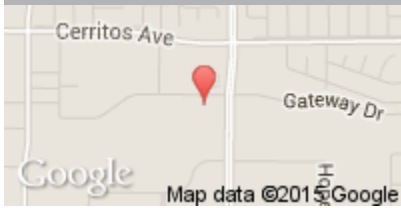
Rental Survey

Occupancy	90%	Tenant Size	1,300 sf
In Line Retail Occupancy	90%	Lease Term	60 Mo(s).
Reimbursements	NNN	Annual Base Rent	\$2.50 per sf
Rent Changes/Steps	3% Annual	Free Rent	N/A
Survey Date	04/2015	TI Allowance	N/A
Survey Notes	N/A	Reimbursement Amount	N/A
		Total Oper. & Fixed Exp.	N/A

Actual Leases

<u>Tenant Name</u>	<u>Tenancy Use Type</u>	<u>Size (sf)</u>	<u>Term (Mo.)</u>	<u>Type of Lease</u>	<u>Start Date</u>	<u>Annual Base Rate per sf</u>	<u>Reimbs.</u>	<u>Rent Changes / Steps</u>	<u>Free Rent (Mo.)</u>	<u>TI Allowance per sf</u>
ASKING	Retail	1,300	60	N/A	4/25/2015	2.50	NNN	3% Annual	N/A	N/A

Map & Comments



This is Baycrest Plaza, a 12,320 square foot retail strip center located along the south line of Corporate Avenue, west of Valley View Street in the city of Cypress, Orange County. The improvements were constructed in 2001, are in good condition and are located on a 1.33-acre site. Tenancy includes FedEx Office, Its a Grind Coffee and Loft Hawaiian Grill. As of date of survey, the property is 89.5% leased, with one 1,300 square foot space available, The asking rate is \$2.50 per square foot per month, triple net.

Property Name Campus View Center
 Address 9111 Valley View Street
 Cypress, CA 90630
 United States

Government Tax Agency Orange
 Govt./Tax ID 244-481-17, -18

Site/Government Regulations

	Acres	Square feet
Land Area Net	2.710	118,091
Land Area Gross	N/A	N/A
Excess Land Area	N/A	N/A

Site Development Status	N/A
Shape	N/A
Topography	N/A
Utilities	N/A

Maximum Floor Area	N/A
Maximum FAR	N/A
Actual FAR	N/A

Zoning	N/A
General Plan	N/A

Improvements

Rentable Area	249,820 sf	Floor Count	N/A
Status	N/A	Parking Type	Surface
Occupancy Type	N/A	Parking Ratio	N/A
Year Built	1988	Condition	Good
Year Renovated	2000	Exterior Finish	Concrete Block
Total Anchor Rentable Area	N/A	Number of Buildings	N/A
Total In Line Rentable Area	249,820 sf		
Anchor	N/A		
Junior Anchor	N/A		
National	N/A		

Contact

Recorded Owner	N/A	Leasing Agent	Herb Andrews
True Owner	N/A	Company	The Herbert Andrews Co.

Rental Survey

Occupancy	100%	Tenant Size	1,200 sf
In Line Retail Occupancy	100%	Lease Term	60 Mo(s).
Reimbursements	NNN	Annual Base Rent	\$3.00 per sf
Rent Changes/Steps	Annual CPI	Free Rent	N/A
Survey Date	04/2015	TI Allowance	N/A
Survey Notes	N/A	Reimbursement Amount	\$0.50 per sf
		Total Oper. & Fixed Exp.	N/A



Actual Leases

Tenant Name	Tenancy Use Type	Size (sf)	Term (Mo.)	Type of Lease	Start Date	Annual Base Rate per sf	Reimbs.	Rent Changes / Steps	Free Rent (Mo.)	TI Allowance per sf
State Farm	Retail	1,200	36	New	11/15/2013	2.25	NNN	3% Annual	2	0
Capriotti's	Retail	1,536	120	New	9/15/2013	3.00	NNN	6%/ 2 Yrs	0	0

Map & Comments



Campus View Center is comprised of one "L"-shaped multi-tenant retail building in the southern portion of the site and two single-tenant pad buildings. The retail tenant mix is dominated by Campus Billiards and LA Boxing, the subject's major tenants. Additional shop tenants include Papa John's Pizza, Frostbites, Yahoo Grill, and Tutoring Club. Located on the northern portion of the site with frontage along Lincoln Avenue is an Albertaco's drive-thru restaurant. The restaurant features outdoor seating, but has no interior dining room. Situated between the restaurant and main retail building is a freestanding auto-repair/oil change building operated by MasterLube. The most recent leases range from \$2.25 to \$3.00 PSFM, on a triple net basis.

Property Name Cypress Plaza
 Address 6812 - 6998 Katella Avenue
 Cypress, CA 90630
 United States

Government Tax Agency Orange
 Govt./Tax ID 224-271-21

Site/Government Regulations

	Acres	Square feet
Land Area Net	12.000	522,720
Land Area Gross	N/A	N/A
Excess Land Area	N/A	N/A

Site Development Status	N/A
Shape	N/A
Topography	N/A
Utilities	N/A

Maximum Floor Area	N/A
Maximum FAR	N/A
Actual FAR	N/A

Zoning	N/A
General Plan	N/A

Improvements

Rentable Area	129,000 sf	Floor Count	N/A
Status	N/A	Parking Type	Open Asphalt
Occupancy Type	N/A	Parking Ratio	N/A
Year Built	1986	Condition	Good
Year Renovated	N/A	Exterior Finish	Stucco
Total Anchor Rentable Area	N/A	Number of Buildings	N/A
Total In Line Rentable Area	N/A		
Anchor	N/A		
Junior Anchor	N/A		
National	N/A		

Contact

Recorded Owner	N/A	Leasing Agent	Andy Buie, CBRE
True Owner	N/A	Company	N/A

Rental Survey

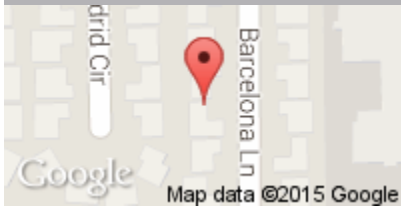
Occupancy	100%	Tenant Size	1,500 sf
In Line Retail Occupancy	100%	Lease Term	60 Mo(s).
Reimbursements	NNN	Annual Base Rent	\$3.00 per sf
Rent Changes/Steps	3% Annual	Free Rent	N/A
Survey Date	04/2015	TI Allowance	N/A
Survey Notes	N/A	Reimbursement Amount	\$0.40 per sf
		Total Oper. & Fixed Exp.	N/A



Actual Leases

Tenant Name	Tenancy Use Type	Size (sf)	Term (Mo.)	Type of Lease	Start Date	Annual Base Rate per sf	Reimbs.	Rent Changes / Steps	Free Rent (Mo.)	TI Allowance per sf
Confidential Restaurant	N/A	2,426	120	N/A	10/1/2013	3.75	N/A	10% Midterm	0	40

Map & Comments



Cypress Plaza is located on the southwest corner of Katella Avenue and Knott Avenue in the city of Cypress. The center is anchored Ross Dress for Less, Staples, and BevMo!. The property has a good physical appeal in comparison to other competing retail. The local area is developed with a mixture of retail, residential, and industrial properties. Additional tenants include Olive Garden restaurant, Comerica Bank, Tilly's, Togo's, T-Mobile, Verizon Wireless, and Payless Shoesource.

Property Name Cypress Plaza
 Address 9801 Walker Street
 Cypress, CA 90630
 United States

Government Tax Agency Orange
 Govt./Tax ID 244-101-27 et al.



Site/Government Regulations

	Acres	Square feet
Land Area Net	0.000	0
Land Area Gross	N/A	N/A
Excess Land Area	N/A	N/A

Site Development Status	N/A
Shape	N/A
Topography	N/A
Utilities	N/A

Maximum Floor Area	N/A
Maximum FAR	N/A
Actual FAR	N/A

Zoning	N/A
General Plan	N/A

Improvements

Rentable Area	108,582 sf	Floor Count	N/A
Status	N/A	Parking Type	Surface
Occupancy Type	N/A	Parking Ratio	N/A
Year Built	1970	Condition	Average
Year Renovated	N/A	Exterior Finish	Stucco
Total Anchor Rentable Area	20,244 sf	Number of Buildings	N/A
Total In Line Rentable Area	88,338 sf		
Anchor	Chuze Fitness		
Junior Anchor	N/A		
National	N/A		

Contact

Recorded Owner	N/A	Leasing Agent	Steve Palmer, Investment Concepts
True Owner	N/A	Company	N/A

Rental Survey

Occupancy	98%	Tenant Size	2,000 sf
In Line Retail Occupancy	98%	Lease Term	N/A
Reimbursements	NNN	Annual Base Rent	per sf
Rent Changes/Steps	Annual CPI	Free Rent	N/A
Survey Date	11/2014	TI Allowance	N/A
Survey Notes	N/A	Reimbursement Amount	\$0.30 per sf
		Total Oper. & Fixed Exp.	N/A

Actual Leases

Tenant Name	Tenancy Use Type	Size (sf)	Term (Mo.)	Type of Lease	Start Date	Annual Base Rate per sf	Reimbs.	Rent Changes / Steps	Free Rent (Mo.)	Tl Allowance per sf
Listing	N/A	1,785	60	N/A	11/10/2014	1.75	N/A	3% Annual	0	0
Listing	N/A	1,880	60	N/A	11/10/2014	1.75	N/A	3% Annual	0	0
Confidential	N/A	1,300	60	N/A	4/1/2011	1.55	N/A	Annual	N/A	0
Confidential	N/A	1,200	60	N/A	12/1/2010	1.75	N/A	Annual	N/A	0

Map & Comments



Cypress Plaza is a neighborhood shopping center situated on the northwest corner of Ball Road and Walker Street in Cypress. Anchor tenants include 99 Cents Only Store and Tuesday Morning. The property is older and has an average physical appeal. The local area is dominated by residential properties. The leasing broker noted that there have been no recent leases completed at the property, but there are two shop spaces available. The current asking rent is \$1.75 PSFM, on a triple net basis. TIA and free rent are negotiable.

Property Name Cypress Center
 Address 6847-6931 Katella Avenue
 Cypress, CA 90630
 United States

Government Tax Agency Orange
 Govt./Tax ID 134-451-28

Site/Government Regulations

	Acres	Square feet
Land Area Net	12.000	522,720
Land Area Gross	N/A	N/A
Excess Land Area	N/A	N/A

Site Development Status	N/A
Shape	N/A
Topography	N/A
Utilities	N/A

Maximum Floor Area	N/A
Maximum FAR	N/A
Actual FAR	N/A

Zoning	N/A
General Plan	N/A

Improvements

Rentable Area	155,860 sf	Floor Count	N/A
Status	N/A	Parking Type	N/A
Occupancy Type	N/A	Parking Ratio	N/A
Year Built	1985	Condition	Average
Year Renovated	N/A	Exterior Finish	Stucco
Total Anchor Rentable Area	109,597 sf	Number of Buildings	N/A
Total In Line Rentable Area	46,263 sf		
Anchor	Target		
Junior Anchor	N/A		
National	N/A		

Contact

Recorded Owner	N/A	Leasing Agent	Peter Bethea, C&W
True Owner	N/A	Company	N/A

Rental Survey

Occupancy	92%	Tenant Size	2,400 sf
In Line Retail Occupancy	92%	Lease Term	60 Mo(s).
Reimbursements	NNN	Annual Base Rent	\$2.75 per sf
Rent Changes/Steps	Annual	Free Rent	N/A
Survey Date	04/2015	TI Allowance	N/A
Survey Notes	N/A	Reimbursement Amount	\$0.65 per sf
		Total Oper. & Fixed Exp.	N/A



Actual Leases

Tenant Name	Tenancy Use Type	Size (sf)	Term (Mo.)	Type of Lease	Start Date	Annual Base Rate per sf	Reimbs.	Rent Changes / Steps	Free Rent (Mo.)	Tl Allowance per sf
ASKING	Retail	1,600	60	N/A	4/25/2015	2.75	NNN	3% Annual	N/A	N/A
Five Guys Burgers	N/A	2,346	120	N/A	3/20/2013	3.13	N/A	Fixed Inc.	0	0
Staffmark	N/A	1,376	36	N/A	3/6/2013	2.02	N/A	3% Annual	0	0
Anytime Fitness	N/A	4,800	120	N/A	1/28/2013	1.64	N/A	Fixed Inc.	0	25

Map & Comments



Cypress Center is an average quality, Target-anchored shopping center. Other tenants including Dollar Tree, Subway, GNC, Hallmark, and a Carl's Jr. pad. This property is located on the northwest corner of Valley View Street and Katella Avenue with good exposure. The local area is dominated by commercial and industrial uses along major streets, with residential and industrial uses along secondary streets. There are current two shop spaces available with an asking rate of \$2.75 PSF/Mo., triple net, depending on the size of the space and its location within the center. TIA and free rent are negotiable.

Property Name Cypress East Shopping Center
 Address 10191 Valley View Street
 Cypress, CA 90630
 United States

Government Tax Agency Orange
 Govt./Tax ID 241-011-21 et al.

Site/Government Regulations

	Acres	Square feet
Land Area Net	14.590	635,540
Land Area Gross	N/A	N/A
Excess Land Area	N/A	N/A

Site Development Status	N/A
Shape	N/A
Topography	N/A
Utilities	N/A

Maximum Floor Area	N/A
Maximum FAR	N/A
Actual FAR	N/A

Zoning	N/A
General Plan	N/A

Improvements

Rentable Area	167,814 sf	Floor Count	N/A
Status	N/A	Parking Type	Open Asphalt
Occupancy Type	N/A	Parking Ratio	N/A
Year Built	1975	Condition	Excellent
Year Renovated	2001	Exterior Finish	Stucco
Total Anchor Rentable Area	106,468 sf	Number of Buildings	N/A
Total In Line Rentable Area	61,346 sf		
Anchor	Kohl's, Stater Bros		
Junior Anchor	N/A		
National	N/A		

Contact

Recorded Owner	N/A	Leasing Agent	Daniel Firtel
True Owner	N/A	Company	Argent Retail Advisors

Rental Survey

Occupancy	99%	Tenant Size	1,500 sf
In Line Retail Occupancy	99%	Lease Term	N/A
Reimbursements	NNN	Annual Base Rent	per sf
Rent Changes/Steps	3% annual	Free Rent	N/A
Survey Date	04/2015	TI Allowance	N/A
Survey Notes	Expense Pass Thru: NNN	Reimbursement Amount	N/A
		Total Oper. & Fixed Exp.	N/A



Actual Leases

Tenant Name	Tenancy Use Type	Size (sf)	Term (Mo.)	Type of Lease	Start Date	Annual Base Rate per sf	Reimbs.	Rent Changes / Steps	Free Rent (Mo.)	Tl Allowance per sf
ASKING	Retail	1,440	N/A	Speculative	4/25/2015	3.25	NNN	N/A	N/A	N/A
Retail Tenant	Retail	1,624	60	N/A	10/1/2014	3.50	NNN	3% Annual	N/A	N/A
Mathnasium	Retail	900	60	New	3/28/2014	2.00	NNN	3% Annual	1	0
Los Alamitos	Retail	5,800	84	New	9/1/2013	2.00	NNN	3% Annual	4	20
Foot Massage	Retail	1,200	60	New	6/1/2013	2.00	NNN	3% Annual	4	0



Cypress East Shopping Center is an older, but renovated community shopping center situated on the southwest corner of Valley View Street and Ball Road in Cypress. The property is anchored by Kohl's and Stater Bros. supermarket. There are numerous in line shop suites and several outparcel buildings. The local area is primarily residential in nature. The Tranquility Quilts and Keepers Antiques suites have relatively low rental rates since they are large suites with below average front-to-depth ratios. The current asking rate for shop space is \$3.25 PSFM, on a triple net basis. TIA and free rent are negotiable.



Commerce

500 Citadel Dr., Ste. 100
Los Angeles, CA 90040

San Fernando Valley - HQ

16001 Ventura Blvd., Ste. 200
Encino, CA 91436

Inland Empire

800 N. Haven Dr., Ste. 400
Ontario, CA 91764

Orange County

1920 Main St., Ste. 100
Irvine, CA 92614

Palm Desert

75-410 Gerald Ford Dr., Ste. 200
Palm Desert, CA 92211

Pasadena

225 S. Lake Ave., Ste. 1170
Pasadena, CA 91101

San Gabriel Valley East

21660 E. Copley Dr., Ste. 320
Diamond Bar, CA 91765

LA North

27451 Tournay Road, Ste. 200
Valencia, CA 91355

Simi Valley

2655 First Street, #250
Simi Valley, CA 93065

South Bay

970 W. 190th St. Dr., Ste. 100
Torrance, CA 90502

Temecula Valley

38605 Calistoga Dr., Ste. 150
Murrieta, CA 92563

Ventura County

300 Esplanade Dr., Ste. 1660
Los Angeles, CA 90040

Victorville

13911 Park Ave, Ste. 206
Victorville, CA 92392

West Los Angeles

11835 W Olympic Blvd., Suite 700E
Los Angeles, CA 90064

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