



Financial Overview

Property:	1650 S. Melrose Drive Vista, CA
Purchase Price:	\$1,700,000
Price Per Square Foot:	\$349.07
Gross Leasable Area:	4,870 S.F. +/-
Land size:	37,897 S.F.
Tenant info:	10 unit franchisee, operating for over 30 years.
Lease Terms:	10 years July 2007 – June 2017 Four (5) Year Options
<u>Returns:</u>	
Current NOI:	\$106,776.25
Current CAP Rate:	6.28%
Next increase 2/1/10:	\$108,912
Investment Highlights:	<ul style="list-style-type: none">✓ Absolute NNN✓ 2% Annual increases✓ Average Household Income \$86K✓ Across from Rancho Buena Vista High School✓ High traffic location✓ Largest Indoor Playground in San Diego