



Franklin Mall

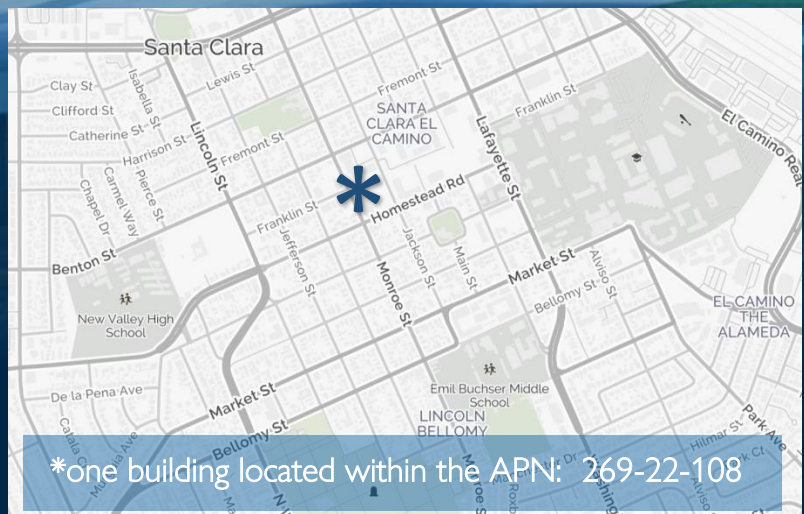
For Sale

Leased Investment



Leased Investment

- Building Size: 8,364 square feet
Lot Size: 8,505 square feet (105' x 81')
- Anchor Tenants: Mountain Mike's Pizza and Illusive Comic & Game
- City maintains all exterior Common Area including but not limited to: Landscaping, Parking, Sidewalks, etc.
- Leases Below Market Rents – Great upside Potential



*one building located within the APN: 269-22-108

LFM Properties
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CA BRE: 00789414

Exclusive Agent:
Linda Fox Mighdoll
256 E Hamilton Avenue, Suite M. Campbell, Ca 95008

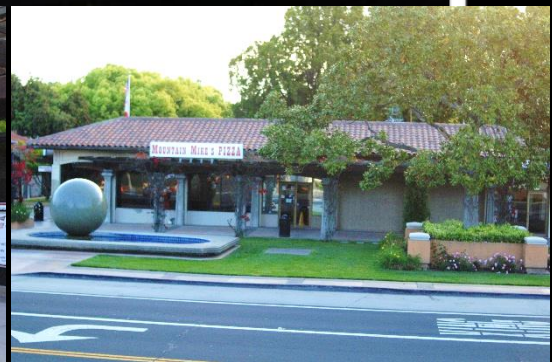
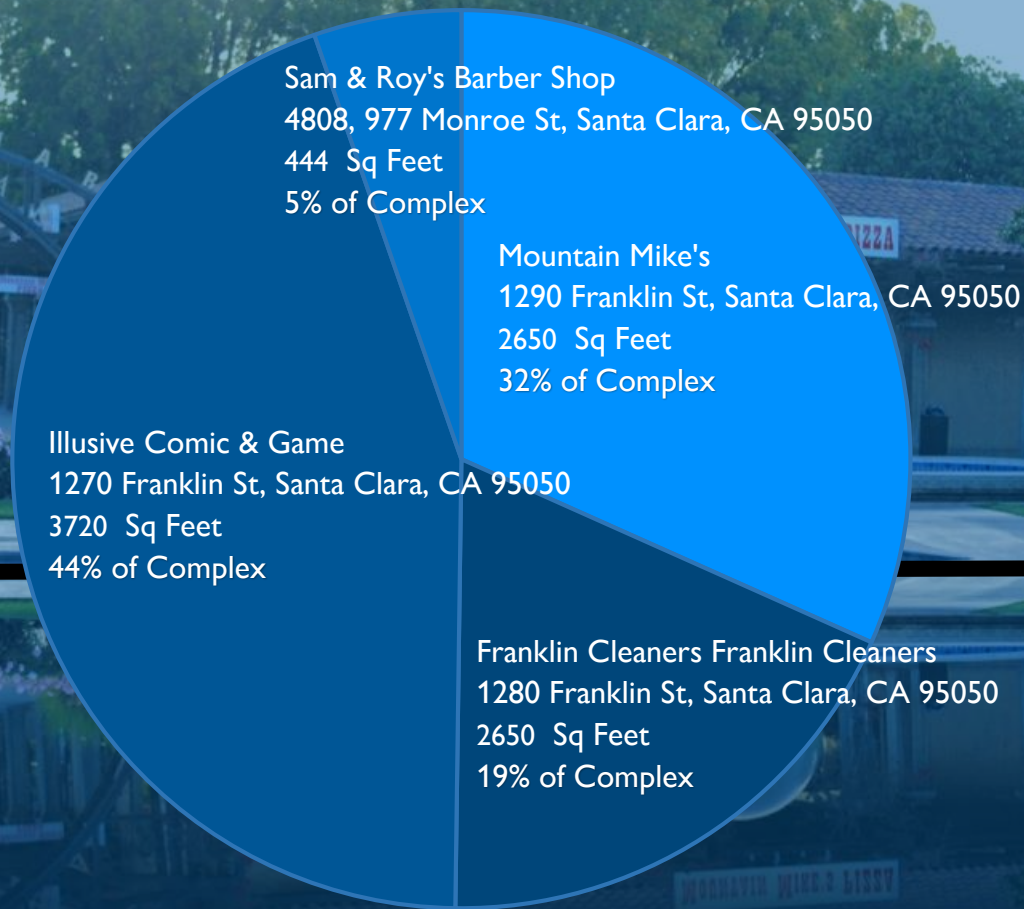
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Tenant Breakdown



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Rent Roll



Tenant Name	Address	Square Footage	Complex Occupied	Lease term	Rental Schedule	CAMs	Rent
Mountain Mike's	1290 Franklin Mall, Santa Clara, CA	2650	32%	4/14/2015	04/15/15 to 11/15/17 \$ 4,080 11/16/17 to 11/15/18 \$ 4,162 11/16/18 to 11/15/19 \$ 4,245 2 % starting 11/15/17 10 year lease 11/16/19 to 11/15/20 \$ 4,330 11/16/21 to 11/15/21 \$ 4,416 11/16/21 to 11/15/22 \$ 4,505 11/16/22 to 11/15/23 \$ 4,595 11/16/23 to 11/15/24 \$ 4,687 11/16/24 to 11/15/25 \$ 4,780	Insurance, Taxes & Utilities	\$4,162
Franklin Cleaners	1280 Franklin Mall, Santa Clara, CA	1550	19%	12/30/2018	5 year Lease 12/01/13 to 11/30/14 \$ 2,540 12/01/15 to 11/30/17 \$ 2,690 12/01/17 to 11/30/18 \$ 2,840	Included in Rent	\$2,840
Illusive Comic & Game	1270 Franklin Mall, Santa Clara, CA	3720	44%	6/30/2021	3 % increase per year. 07/01/16 to 06/30/17 \$ 6,324 07/01/17 to 06/30/18 \$ 6,514 07/01/18 to 06/30/19 \$ 6,709 07/01/19 to 06/20/20 \$ 6,910 07/01/20 to 06/30/21 \$ 7,118	Insurance, Taxes & Utilities	\$6,514
Sam & Roy's Barber Shop	4808, 977 Monroe St, Santa Clara, CA	444	5%	12/31/2020	\$50 annual increase 1/1/2016 To 12/31/16 \$ 975 1/1/2017 To 12/31/17 \$ 1,025 1/1/2018 To 12/31/18 \$ 1,075 1/1/2019 To 12/31/19 \$ 1,125 1/1/2020 To 12/31/20 \$ 1,175	Insurance	\$1,075

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Projections



Basic Investment Analysis

Scheduled Modified NNN Rent: \$14,900/month
 \$178,8000/year

Cap Rate: 3.75%

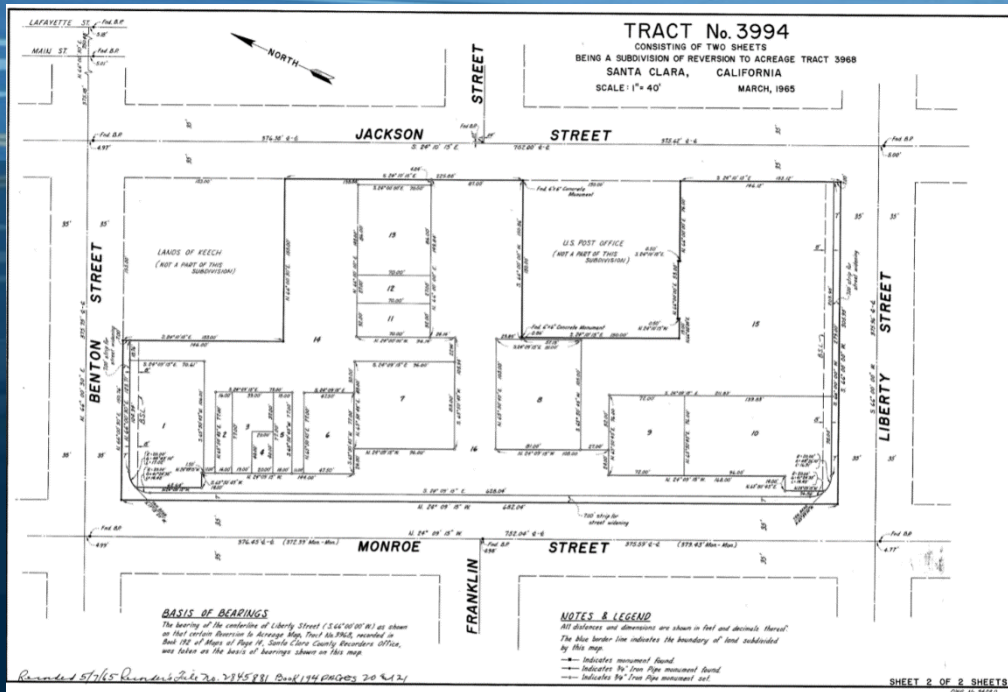
*Note: All rents are NNN except the Barber Shop doesn't pay real property taxes.

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Plot Plan



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