

PWS LAUNDROMAT BUILDING



MULTI-TENANT,
COMMERCIAL BUILDING

\$569,000

3419 INTERNATIONAL BLVD, OAKLAND, CA 94601



offered exclusively by

SHAWN WILLIS

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INCOME PROPERTY SERVICES

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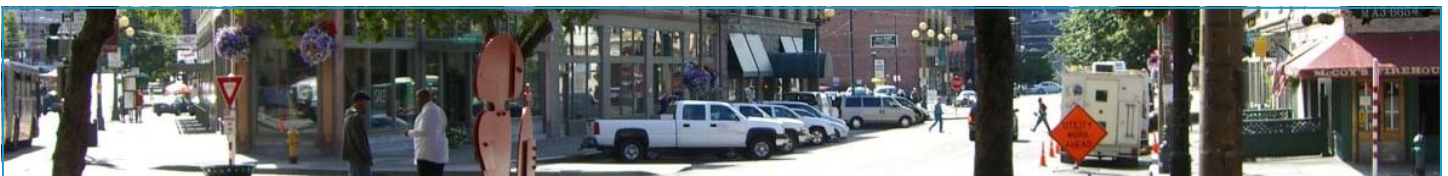
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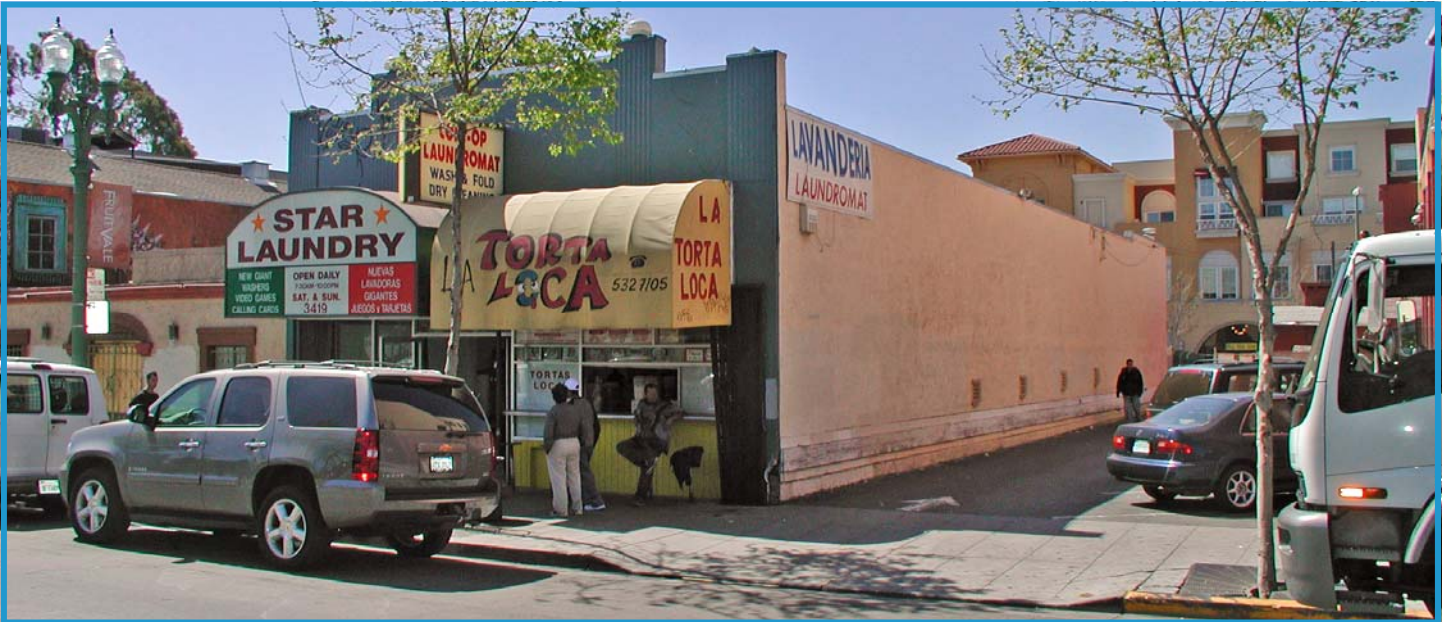
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PROPERTY HIGHLIGHTS

- ◆ Renovation in 1992-1994: plumbing, electrical, and interior, roof replaced in 2005.
- ◆ High identity. Location steps from Fruitvale BART station and Fruitvale Market Place.
- ◆ Households in 3 mile radius: 103,276
- ◆ Population in 3 mile radius: 265,214
- ◆ Flexible C-28 Commercial Shopping District Zoning with S-15 Transit oriented overlay.

ON SITE SURVEY

Building square feet	± 3,320
Lot size	± 4,359 square feet
Year built	1920
Year renovated	1992-1994
APN	033-2196-003-02
Thomas Brothers	670C1

PROPERTY DESCRIPTION

One two-story, three-tenant building
Wood frame construction
Modified Bitumen roof
Low maintenance structure
3 phase 400 amp electrical service
Fantastic visibility and identity
Flexible zoning allows many uses
Steps from Fruitvale BART and Fruitvale Market Place





Founded in 1968, PWS is committed to being the premier full-service provider to the commercial laundry industry in the US. They provide the highest quality equipment brands and service, technological advancements, and innovative business solutions, driven by 40 years of service.

Offering a complete set of end-to-end services, including:

- Commercial laundry equipment sales, installation, and service
- Brokerage sales of existing coin laundries
- Development of new laundries under the SUDZ, Launderland, Lucy's® Laundry-Mart® and SpinCycle® brand names
- Remodeling, design, and build-to-suit services
- Financing for both laundry and equipment purchases
- Parts Sales

PWS, Inc. is a subsidiary of PWS Investments, Inc. and is incorporated in the State of California. PWS' corporate headquarters is located in Los Angeles, with satellite offices in San Francisco, San Diego, Las Vegas, Phoenix, and Albuquerque.



365 Swift Avenue
S. San Francisco, CA



7370 Opportunity Road
San Diego, CA



6500 Flotilla Street
Los Angeles, CA 90040



405 East Watkins
Phoenix, AZ 85004

LEASE SCHEDULE

TENANT NAME	APPROX. USABLE SQ. FT.	% OF BLDG.	CURRENT RENT	PROJ. RENT	MONTHLY RENT/ USF	MOVE IN DATE	EXPIRATION	NEXT RENT INCREASE DATE	NEXT RENT INCREASE AMOUNT	OPTIONS
La Torta Loca Taqueria [1]	350	10.0%	\$1,100	\$1,100	\$3.14	10/1/95	4/30/15	5/1/11	\$1,130	None
PWS Laundromat [2]	2,500	75.0%	\$2,875	\$2,875	\$1.15	2/1/10	1/31/20	2/1/15	\$3,220	(2) 5yr @ CPI
VACANT [3]	485	15.0%	\$0	\$1,000	\$2.06	N/A	N/A	N/A	N/A	None
TOTALS [4]	3,335	100.0%	\$3,975	\$4,975	\$1.49					

[1] Tenant pays 10% of CAM, Taxes and Insurance.

[2] Tenant pays 75% of CAM, Property Taxes and Insurance.

[3] Portion of this space is believed to be "non-conforming." Buyer to fully investigate and verify.

[4] County tax record shows building size of 3,320.

Note: Landlord responsibilities per current leases are roof, outside walls, and foundation maintenance.



FINANCIAL ANALYSIS FOR COMMERCIAL REAL ESTATE

TENANTS	APPROXIMATE SQUARE FEET	CURRENT BASE RENTS	PROJECTED BASE RENTS	RENT/ SQ FT
<i>La Torta Loca Taqueria</i>	350	\$1,100	\$1,100	3.14
<i>PWS Laundromat</i>	2,500	\$2,875	\$2,875	1.15
<i>Vacant</i>	485	\$0	\$1,000	2.06
TOTALS [1]	3,335	\$3,975	\$4,975	1.49
INCOME				
MONTHLY RENT		\$3,975	\$4,975	
ANNUAL RENT		\$47,700	\$59,700	
VACANCY/BAD DEBT	5.00%	(\$2,385)	(\$2,985)	
GROSS RENT		\$45,315	\$56,715	
NNN Recapture [2]		\$10,818	\$10,818	
SUB TOTAL INCOME		\$56,133	\$67,533	
TOTAL INCOME		\$56,133	\$67,533	
EXPENSES				
INSURANCE	Estimated	\$2,980	\$2,980	
PROPERTY TAXES	1.3380%	\$7,613	\$7,613	
LEVIES AND ASSESSMENTS	Actual	\$1,534	\$1,534	
REPAIRS & MAINTENANCE	Estimated	\$600	\$600	
REPLACEMENTS	Estimated	\$1,000	\$1,000	
UTILITIES	Tenant		\$0	
TRASH	Tenant		\$0	
TOTAL EXPENSES		\$13,727	\$13,727	0.34
NET OPERATING INCOME		\$42,406	\$53,806	
DEBT SERVICE		(\$23,851)	(\$23,851)	
CASH FLOW		\$18,555	\$29,955	
PRINCIPAL PAY-DOWN		\$7,010	\$7,010	
TOTAL RETURN		\$25,565	\$36,965	
CAP RATE		7.5%	9.5%	
PRICE PER FOOT		\$170.61	\$170.61	
CASH ON CASH		8.1%	13.1%	
TOTAL RETURN		11.2%	16.1%	
OFFERING PRICE		\$569,000	\$569,000	
DOWN PAYMENT		\$229,000	\$229,000	40%
PROPOSED 1ST LOAN [3]		\$340,000	\$340,000	60%

[1] 3,320 +/- square feet according to County Tax Record

[2] Assume 85% of expenses, except \$1,000/year for roof/walls/foundation

[3] Buyer to assume 1st loan at 5% interest rate amortized over 25 years.

Said loan is due in October 2034.

RENT COMPARABLES & PHOTOS

PROPERTY:	3419 International Boulevard	3451 International Boulevard	2920 International Boulevard	4030 International Boulevard	2889 International Boulevard
COMMENTS	Laundromat, Taqueria, and Commercial Space	International at 35th, former check cashing store, significant investment in tenant improvements	Three story building with open floor plans on each floor. Elevator served.	High ceilings, great sign potential, near 42nd	High ceilings, (2) handicapped accessible baths, full kitchen, conference room
PRICE/ SQ. FT.	\$1.30/sq. ft. Gross 3,840 sq. ft. Total	\$1.38 sq. ft. 1,800 sq. ft. Total	\$1.13/ sq. ft. \$11,400 sq. ft. Total	\$1.50/ sq. ft. 9,200 sq. ft. Total	\$1.08/ sq. ft. 2,775 sq. ft. Total



3451 International Boulevard



2920 International Boulevard



4030 International Boulevard



2889 International Boulevard

RENT COMPARABLES MAP



OAKLAND/FRUITVALE COMMERCIAL SALES COMPARABLES

ADDRESS	SALE PRICE	SQ. FT.	COST/S.F.	CAP	BUILT	COE	COMMENTS
3263 International Boulevard	\$810,000	1,960	\$413.27	N/A	1930	2/8/08	Owner/user property, 2,770 square foot lot, 23% cash down to Lehman Brothers new loan
4820 International Boulevard	\$581,000	3,300	\$176.06	N/A	1911	1/31/07	Clean building with two street fronts, upgraded electrical, roof, floor, lighting, turn key condition. Sold vacant.
1419 36th Avenue	\$530,000	1,800	\$294.44	N/A	N/A	11/20/06	1,800 square foot building with a 2BR/1BA house. Property is double wide lot with parking, "as is" sale.
3751 International Boulevard	\$2,000,000	15,625	\$128.00	6.95%	1928	7/21/06	11,500 square foot retail leased for 5 years, paved parking + 8 apartments above. Sold with adjacent 17,812 square foot lot next door for development.
4021 International Boulevard	\$2,730,000	8,736	\$312.50	N/A	1898	6/6/06	Vacant restaurant, zoned R30 & C40/S4 with 4 parcels. Owner/user opportunity
3031 E. 12th Street	\$650,000	4,437	\$146.50	N/A	1921	2/1/06	Zoning for light manufacturing, tenant is auto repair on month to month lease. Side yard with plenty of storage near 30th Avenue.
AVERAGES	\$1,216,833	5,976	\$245.13	6.95%			



3263 International Boulevard



4820 International Blvd.



1419 36th Avenue

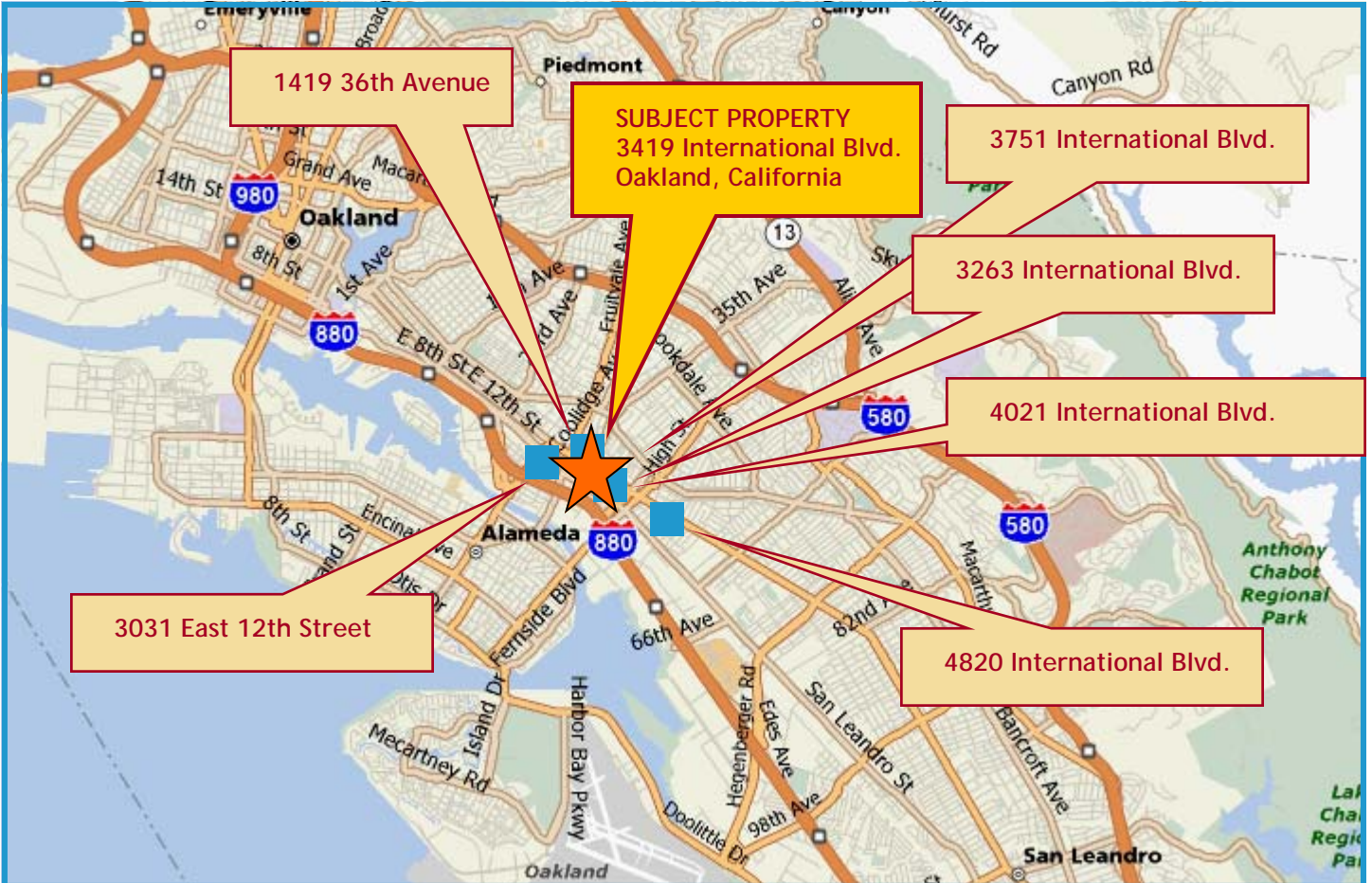


3751 International Boulevard



3031 East 12th Street

COMMERCIAL SALES MAP



FRUITVALE BUSINESSES



NEIGHBORHOOD VIEW



SUBJECT PROPERTY
3419 International Blvd.
Oakland, California

