



REALTY
Residential & Commercial

329
HEINLEN
STREET
LEMOORE, CALIFORNIA

2 RETAIL
STOREFRONTS
+
6 APARTMENT
UNITS



FOR SALE

329 HEINLEN ST., LEMOORE, CA 93245

PRICE

\$950,000

UNITS

8-Unit Building

LOT SIZE

3,500 ± SQ FT

APN

020-054-008-000

COST PER UNIT

\$118,750

YEAR BUILT

1920/1992

H1 Realty, Inc is pleased to present 329 Heinlen St located in Lemoore, CA. This 8-unit building has two retail storefronts, six apartments, and a coin operated laundry facility for tenants. Originally built in 1920, but the has undergone renovations and effective year built is 1992. Recent renovations include dual pane windows, paint, stucco, and mini split AC/heaters in the six apartments. Lemoore is centrally located between Los Angeles and San Francisco. Lemoore's affordability is making it a popular place for out-of-town investors seeking cash flow.

Please contact agent for more insight on this deal.

FOR MORE DETAILS PLEASE CONTACT:



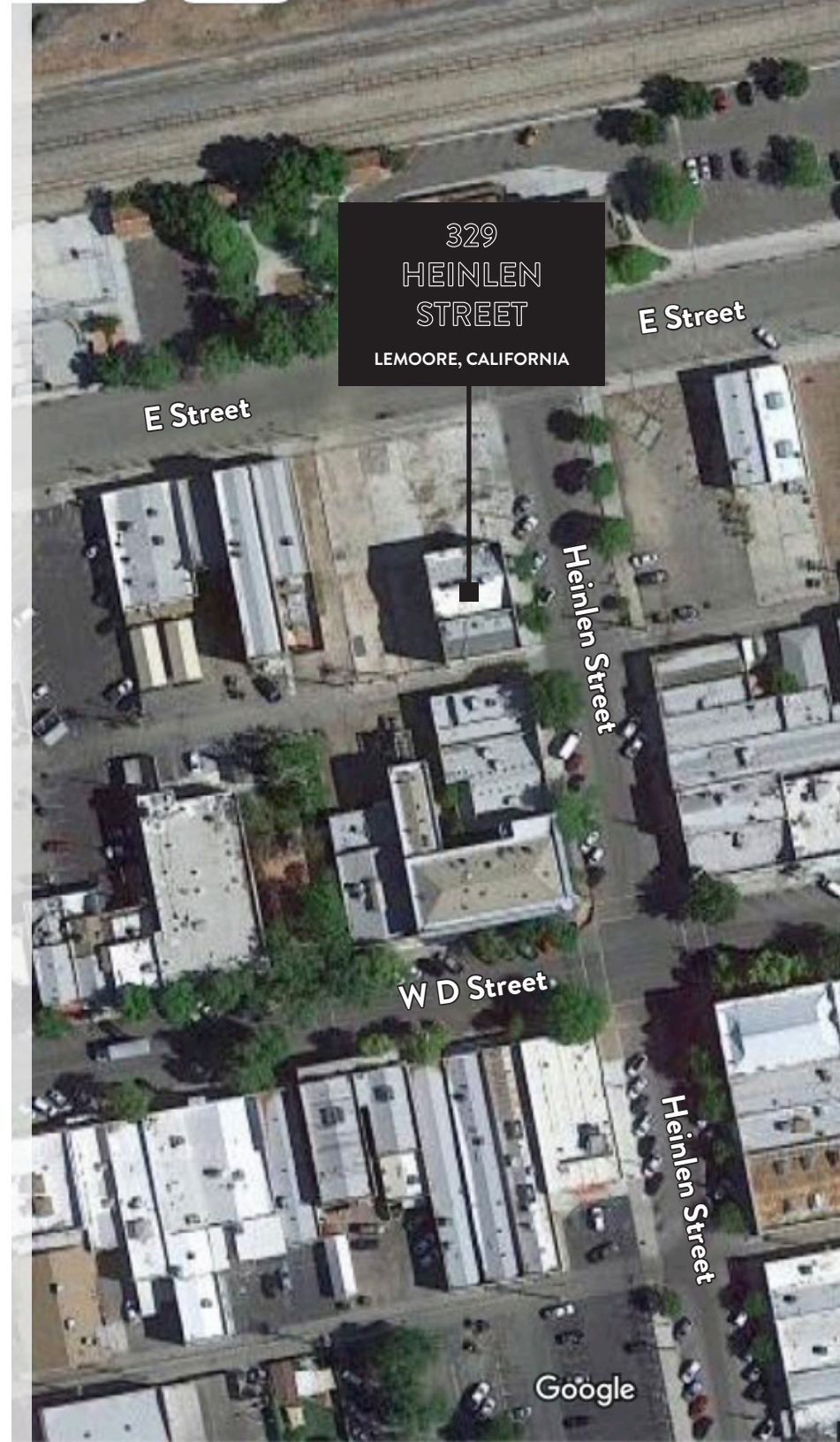
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PROPERTY HIGHLIGHTS

- 2 retail storefronts + 6 apartment units. (No vacancies)
- Onsite laundry with coin operated machines.
- Well maintained asset that provides exceptional cash flow to an owner.
- Owner expenses are water, trash, and common area electricity.
- Tenants pay gas and electric.
- Walking score of 87/100 (very walkable area)







PROPERTY SUMMARY

	Current	Market
Price:	\$950,000	
Number of Units:	8	
Cost Per Unit:	\$118,750.00	
Current GRM:	9.95	9.17
Current CAP:	6.80%	6.97%
Year Built/Age:	1920/1992	
Approx. Lot Size:	3,500	

ANNUALIZED OPERATING DATA

	Current Rents	Pro Forma
Gross Schedule Income:	\$95,520	\$103,620
Vacancy Rate Reserve:	3.0% / 2,866	3.0% / \$3,109
Gross Operating Income:	\$92,654	\$100,511
Expenses:	-29.35% / -\$28,035	-33.06% / -\$34,252
Net Operating Income:	\$64,619	\$66,259

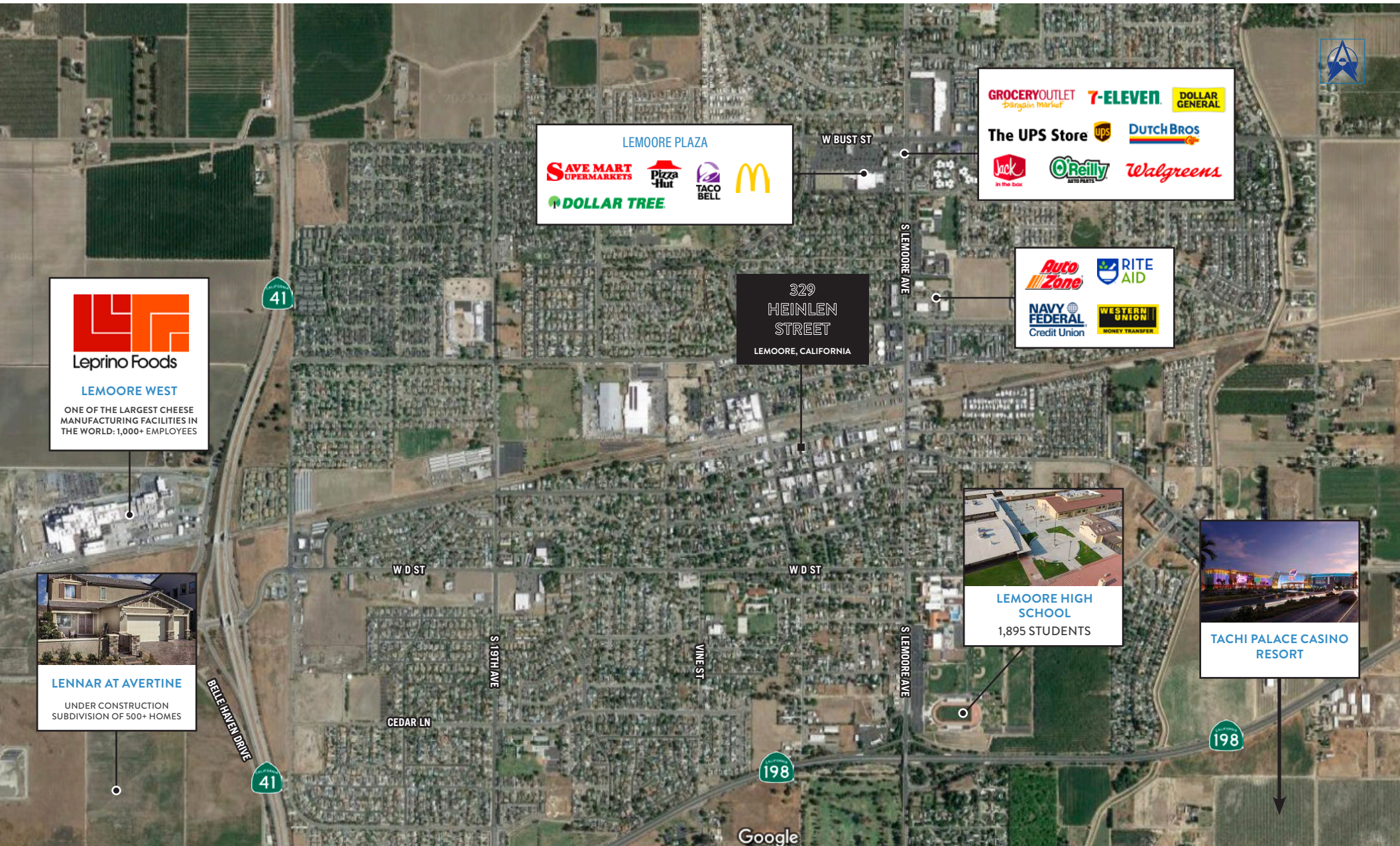
RENT ROLL

No. of Units	Bedrooms/ Baths	Type	RENTS		MARKET RENTS	
			Current Rents Rent/Unit (\$)	Monthly Income (\$)	Pro-forma Monthly Rent/Unit (\$)	Monthly Income (\$)
1	Storefront	Retail	\$1,975	\$1,975	\$1,975	\$1,975
1	Storefront	Retail	\$850	\$850	\$850	\$850
1	2 + 1	Apt.	\$850	\$850	\$975	\$975
1	2 + 1	Apt.	\$795	\$795	\$975	\$975
1	1 + 1	Apt.	\$830	\$830	\$950	\$950
1	1 + 1	Apt.	\$850	\$850	\$950	\$950
1	1 + 1	Apt.	\$950	\$950	\$950	\$950
1	1 + 1	Apt.	\$800	\$800	\$950	\$950
Total Schedule Rent:				\$7,900		\$8,575
Laundry – Other Income				\$60		\$60
Other Income:				\$0		\$0
Monthly Scheduled Gross Income:				\$7,960		\$8,635
Annual Scheduled Gross Income:				\$95,520		\$103,620

ANNUAL EXPENSES

Estimated	Current	Pro-forma
New Taxes	\$11,875	\$11,875
Insurance	\$2,100	\$2,100
Water/Trash	\$8,640	\$8,640
Maint.& Rep.	\$2,520	\$2,520
Electricity \$75/mo	\$900	\$900
Reserves	\$2,000	\$2,000
Total Expenses	\$28,035	\$34,252
Per Net Sq. Ft.	\$8.01	\$9.79
Per Unit:	\$3,504	\$4,282





Leprino Foods
LEMOORE WEST
ONE OF THE LARGEST CHEESE MANUFACTURING FACILITIES IN THE WORLD: 1,000+ EMPLOYEES

LENNAR AT AVERTINE
UNDER CONSTRUCTION
SUBDIVISION OF 500+ HOMES

LEMOORE PLAZA

SAVE MART SUPERMARKETS
PIZZA HUT
TACO BELL
MCDONALD'S

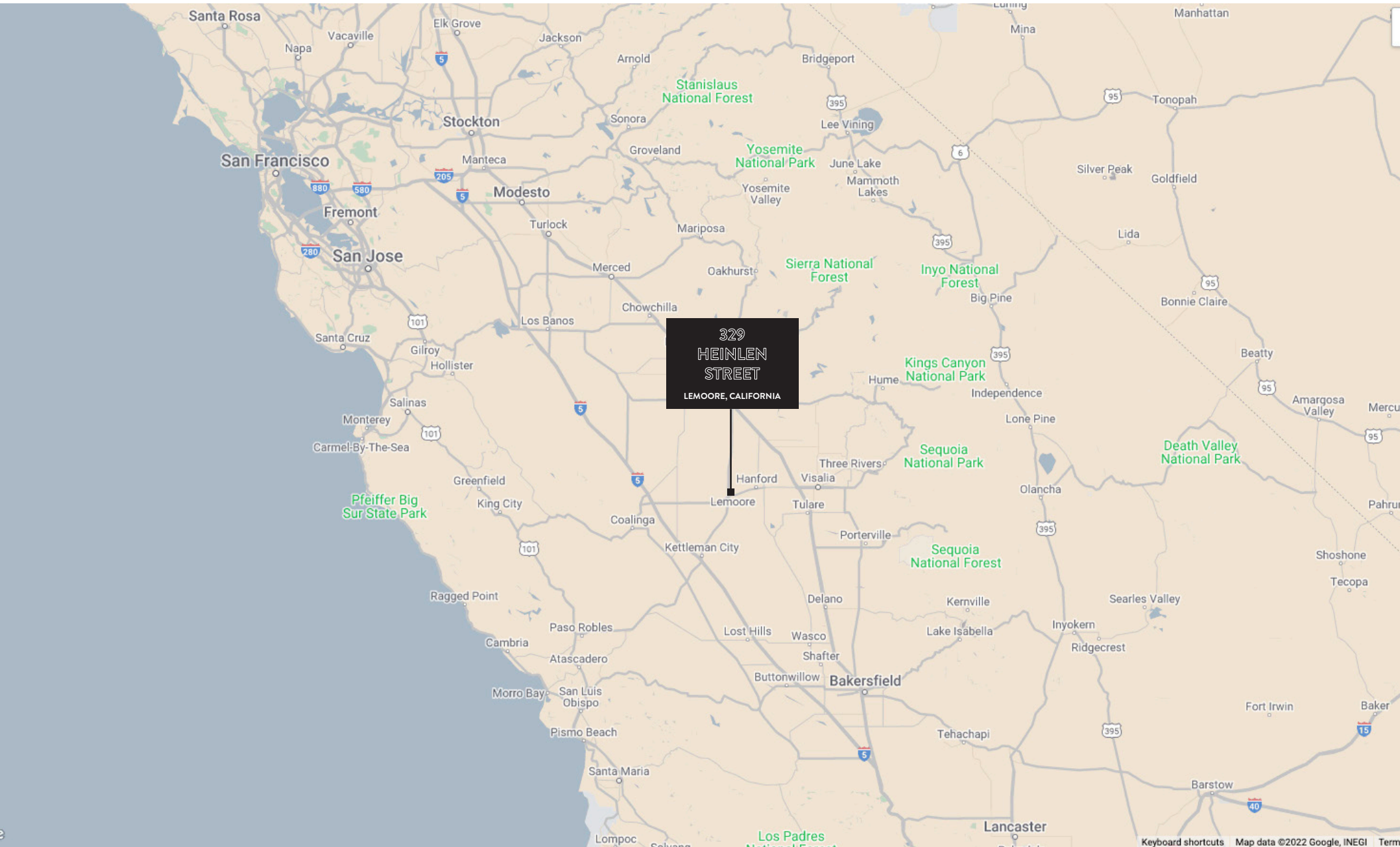
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GROCERY OUTLET
7-ELEVEN
DOLLAR GENERAL
The UPS Store
DUTCH BROS
Walgreens
O'Reilly

Auto Zone
RITE AID
NAVY FEDERAL Credit Union
WESTERN UNION

LEMOORE HIGH SCHOOL
1,895 STUDENTS

TACHI PALACE CASINO RESORT



LEMOORE

- Located in the Central Valley, equal distance from the San Francisco and Los Angeles metropolitan areas
- 27,000 total residents and an additional population of 7,200 at Naval Air Station Lemoore
- Situated in the heart of the Central Valley's agriculture community

ECONOMY

- Largest industries are public administration, health care, and manufacturing
- Major employers are Tachi Palace Hotel & Casino, Lemoore Stadium Cinemas, Naval Air Station Lemoore, PG&E, Leprino Foods, Olam Tomato Processors, West Hills College Lemoore, and Save Mart Supermarkets
- Lemoore Naval Air Station - The Navy's largest, and only, west coast master jet base and home to a growing number of military and civilian workforce; the base has more than 7,200 active-duty military and 1,300 civilian members
- West Hills Community College - Offers many degree programs and serves a full-time equivalent student base of approximately 4,500
- Fresno/Yosemite International Airport - Located just 35 miles away, services both commercial and freight air traffic

DEVELOPMENTS

Beef Plant - The Kings County Planning Commission unanimously approved a plan to build a beef harvesting plant on the outskirts of the City along Highway 41



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