



**FOR  
SALE**  
**\$840,000**

***SINGLE-TENANT LEASED INVESTMENT***

**24200 Sunnymead Boulevard, Moreno Valley, CA 92553**

***Exclusively Represented by:***  
**Frank Vora, CCIM**  
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BRE #01793683

**PROGRESSIVE**  
  
**REAL ESTATE PARTNERS**  
9471 Haven Ave | Suite 110 | Rancho Cucamonga | CA 91730

# Offering Summary | 24200 Sunnymead Boulevard, Moreno Valley, CA 92553

Progressive Real Estate Partners is proud to present the opportunity to acquire a single-tenant investment opportunity featuring a new 5-year NNN corporate lease with Fast Auto Loans Inc. With more than 154 California locations, Fast Auto Loans is a leading auto title loan lender, providing customers with short term loans to cover emergency situations. Offering fee-simple ownership in both the land and improvements, this opportunity allows investors the added tax benefit of building depreciation, while the NNN lease places 100% of any repair or maintenance obligation on the tenant.

Located in the established city of Moreno Valley and on Sunnymead Boulevard, a major thoroughfare with access to the I-60 freeway thru both Heacock Avenue and Perris Boulevard on/off ramps, the property is well positioned to provide easy access and strong visibility within the trade area. A tall pylon sign provides tenant with strong tenant identity and "billboard advertising."

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<b>Price:</b>	\$840,000
<b>Net Operating Income:</b>	\$50,400
<b>CAP Rate:</b>	6.0%
<b>Occupancy:</b>	100%
<b>Total GLA:</b>	±4,154 SF
<b>Total Lot Size:</b>	±15,839 SF
<b>Ownership:</b>	Fee Simple

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# Investment Highlights | 24200 Sunnymead Boulevard, Moreno Valley, CA 92553

## STRONG INVESTMENT FUNDAMENTALS

- Corporate lease with 5-year primary term and two, 5-year options
- Fast Auto Loans, Inc. operates more than 154 locations in California
- Lease guaranteed by Fast Auto Loans, Inc. Corporate based in Atlanta
- Successful, well-established trade area in Southern California
- Fee ownership includes improvements, allowing the opportunity to enhance after-tax cash flow through depreciation
- True NNN lease places direct responsibility of all property expenses on the tenant

## HIGH IDENTITY LOCATION IN PREMIER TRADE AREA

- Located on Sunnymead Boulevard – a main retail corridor which is easily accessed on both Heacock Street and Perris Blvd on/off of the I-60 freeway
- Strong Demographics – more than 216,000 people living within a 5-mile radius with an average household income of \$70,919- ideal demographics for tenant
- Adjacent retailers include: Nationwide Insurance, Ace Hardware, BBVA Bank, Provident Bank, Wienerschnitzel, Domino's Pizza, Burger King, Jack in the Box, Superior Grocers, Office Depot, Big 5 Sporting Goods, McDonald's, Wells Fargo, Fallas, and more
- Pylon signage along Sunnymead Boulevard provides additional exposure for the tenant

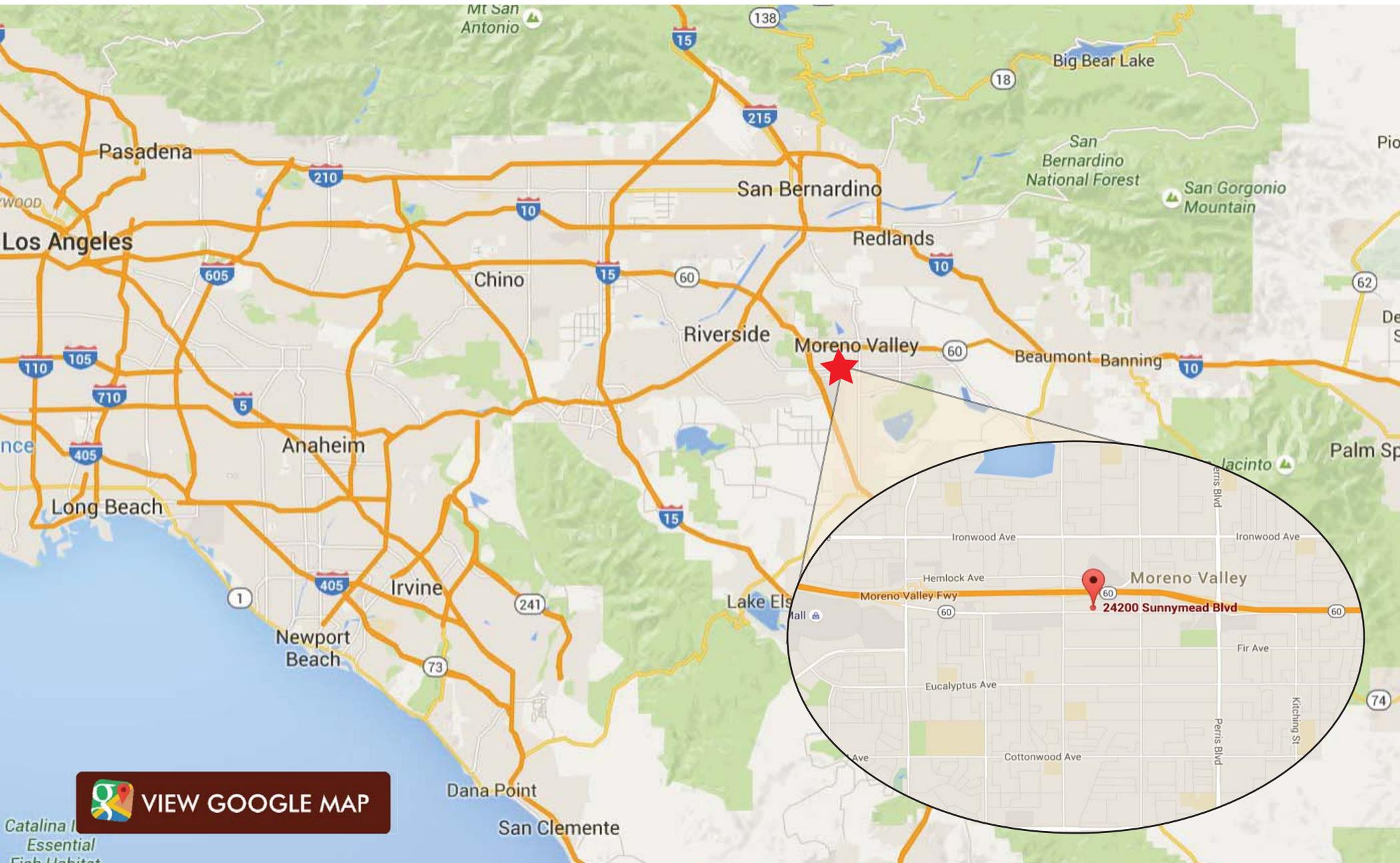
## LOW MANAGEMENT RESPONSIBILITY

- Corporate tenant on NNN lease requires minimal management responsibilities
- Single-tenant, NNN lease – No ownership obligations
- Newly renovated building with new HVAC units

## IDEAL 1031 EXCHANGE PROPERTY

- Seller can close quickly to accommodate 1031 exchange deadlines

# Locator Map | 24200 Sunnymead Boulevard, Moreno Valley, CA 92553



 **VIEW GOOGLE MAP**

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REAL ESTATE PARTNERS

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# Aerial View | 24200 Sunnymead Boulevard, Moreno Valley, CA 92553



Google earth  
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# Rent Roll | 24200 Sunnymead Boulevard, Moreno Valley, CA 92553

## TENANT DESCRIPTION



With over 154 locations across the state of California, Fast Auto Loans, Inc. helps people in need of emergency cash. A title loan from Fast Auto Loans, Inc enables its customers to meet some of the financial challenges. With experience and professionalism, Fast Auto Loans help its customers in getting a fast cash title loan secured by borrower's vehicle title as collateral usually in 30 minutes or less and can get up to \$15,000 in title loan cash.

[www.fastautoandpaydayloans.com](http://www.fastautoandpaydayloans.com)



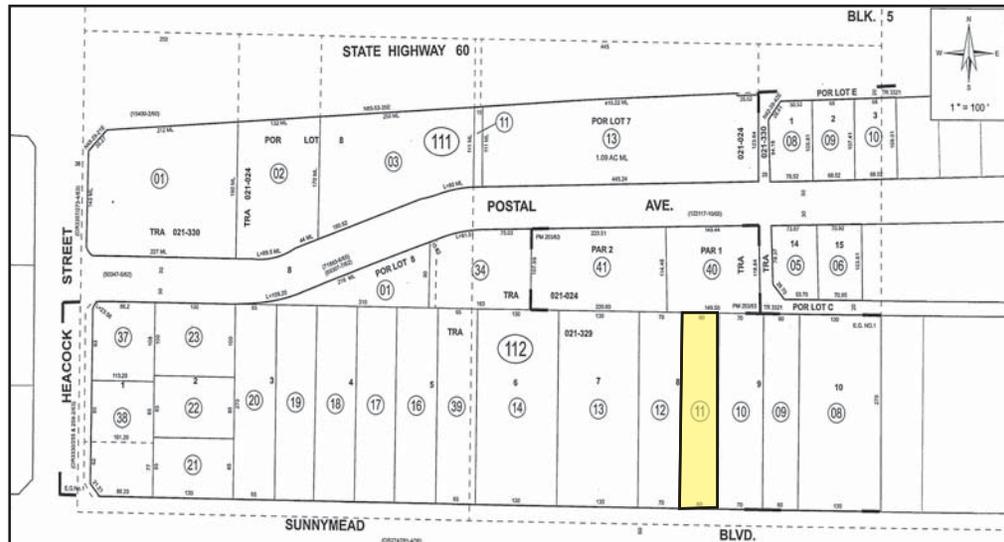
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## RENT ROLL

TENANT	SF	LAND AREA	LEASE START	LEASE END	MONTHLY BASE RENT	PSF	ANNUAL BASE RENT	LEASE TYPE	OPTIONS
FAST AUTO LOANS, INC. <sup>(1)</sup>	4,151	15,839	11/1/14	10/31/19	\$4,200	\$1.01	\$50,400	NNN	Two 5-Yr Options at 15% increase every 5 years
<b>OPTIONS</b>									
			11/1/19	10/31/24	\$4,830	\$1.16	\$57,960		
			11/1/24	10/31/29	\$5,555	\$1.34	\$66,654		

<sup>(1)</sup>Lease guaranteed by corporate

## PARCEL MAP



**APN: PARCEL NUMBER:**  
481-112-011

**LOT SIZE:**  
15,839 SF

# Location Overview | 24200 Sunnymead Boulevard, Moreno Valley, CA 92553

**MORENO VALLEY** is a city in Riverside County, California with over 200,000 residents.

The City is an active, vibrant city with many new and exciting options. Strategically located at the junction of two major transportation corridors, SR-60 & I-215, the SR-60 boasts over 99.3 million trips per year.

Being the second largest city in Riverside County, Moreno Valley's residents average an income of over \$62,652 with over 16,000 households earning in excess of over \$75,000.

Moreno Valley is home to several Fortune 500 companies including: Amazon, Proctor & Gamble, Sketchers USA, Harbor Freight Tools, Aldi, Deckers Outdoor, Phillips Electronics, Harman Kardon and Karma Automotive.

Along with its thriving retail, including two regional shopping malls, the City prides itself on its pro-business environment and concierge business service, serving its highly educated, white-collar community.

Moreno Valley is served by over 32,000 students from the local colleges, University of California Riverside and Moreno Valley College and proudly supports over 4,500 businesses.

In addition to the City's impressive retail countenance, Moreno Valley also contains over 200+ acres of parkland, adjacent to 8,000 acre Lake Perris Recreational Area.

## POP-FACTS

2020 Population (Projected)	214,604
2015 Population	203,859
Median Age	30.3
Average HH Income	\$61,712

## TOP CITY EMPLOYERS

March Air Reserve Base  
Amazon  
Moreno Valley Unified School District  
Riverside County Regional Medical Center  
Ross Dress for Less  
Moreno Valley Mall  
Kaiser Permanente  
Proctor & Gamble  
Harbor Freight Tools  
iHerb, Inc  
City of Moreno Valley  
Val Verde Unified School District  
Walgreens Co.  
Skechers USA

## why moreno valley?



**2nd**  
largest city in  
Riverside County



**21st**  
largest city in  
CALIFORNIA



**51.3** square  
**MILES**

**203,859**  
Moreno Valley  
Population 2015



20-mile  
radius population  
**2,274,939**



**5.27%**  
annual growth  
**RATE**



Inland Empire  
ONE OF THE FASTEST-GROWING REGIONS  
**IN THE US**



Home to numerous  
**Fortune 500**  
AND INTERNATIONAL COMPANIES



**4500**  
businesses  
**STRONG**



Median  
**AGE:**  
**30.3**



SERVED BY  
 



Served by  
**metrolink**



PRIVATE AIR FLIGHTS FROM MARCH INLAND PORT IN  
**MORENO VALLEY**  
AND INTERNATIONAL FLIGHTS FROM  
Ontario Airport

# Demographics | 24200 Sunnymead Boulevard, Moreno Valley, CA 92553

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	20,616	115,743	156,755
2010 Population	22,747	138,465	209,609
2015 Population	23,233	143,007	216,325
2020 Population	24,054	148,826	225,435
2000-2010 Annual Rate	0.99%	1.81%	2.95%
2010-2015 Annual Rate	0.40%	0.62%	0.60%
2015-2020 Annual Rate	0.70%	0.80%	0.83%
2015 Male Population	48.6%	48.9%	48.9%
2015 Female Population	51.4%	51.1%	51.1%
2015 Median Age	27.8	29.4	29.8
<p>In the identified area, the current year population is 216,325. In 2010, the Census count in the area was 209,609. The rate of change since 2010 was 0.60% annually. The five-year projection for the population in the area is 225,435 representing a change of 0.83% annually from 2015 to 2020. Currently, the population is 48.9% male and 51.1% female.</p>			
<b>Median Age</b>			
<p>The median age in this area is 27.8, compared to U.S. median age of 37.9.</p>			
<b>Race and Ethnicity</b>			
2015 White Alone	38.7%	41.6%	42.3%
2015 Black Alone	17.3%	16.4%	16.9%
2015 American Indian/Alaska Native Alone	1.1%	1.0%	0.9%
2015 Asian Alone	3.4%	5.4%	6.7%
2015 Pacific Islander Alone	0.6%	0.6%	0.6%
2015 Other Race	33.1%	29.3%	26.7%
2015 Two or More Races	5.8%	5.8%	6.0%
2015 Hispanic Origin (Any Race)	63.3%	59.2%	54.5%
<p>Persons of Hispanic origin represent 54.5% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 89.3 in the identified area, compared to 63.0 for the U.S. as a whole.</p>			
<b>Households</b>			
2000 Households	6,108	32,053	44,175
2010 Households	6,415	36,917	57,664
2015 Total Households	6,538	37,955	59,240
2020 Total Households	6,755	39,306	61,452
2000-2010 Annual Rate	0.49%	1.42%	2.70%
2010-2015 Annual Rate	0.36%	0.53%	0.51%
2015-2020 Annual Rate	0.66%	0.70%	0.74%
2015 Average Household Size	3.54	3.76	3.64

# Demographics | 24200 Sunnymead Boulevard, Moreno Valley, CA 92553

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2015 Median Household Income	\$38,970	\$52,194	\$56,671
2020 Median Household Income	\$44,180	\$59,036	\$65,065
2015-2020 Annual Rate	2.54%	2.49%	2.80%
<b>Average Household Income</b>			
2015 Average Household Income	\$49,818	\$65,991	\$70,919
2020 Average Household Income	\$56,255	\$74,787	\$80,260
2015-2020 Annual Rate	2.46%	2.53%	2.51%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$13,696	\$17,737	\$19,486
2020 Per Capita Income	\$15,399	\$19,992	\$21,941
2015-2020 Annual Rate	2.37%	2.42%	2.40%
<b>Households by Income</b>			
Current median household income is \$56,671 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$65,065 in five years, compared to \$60,683 for all U.S. households			
Current average household income is \$70,919 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$80,260 in five years, compared to \$84,910 for all U.S. households			
Current per capita income is \$19,486 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$21,941 in five years, compared to \$32,501 for all U.S. households			
<b>Housing</b>			
2000 Total Housing Units	6,510	33,761	46,730
2000 Owner Occupied Housing Units	2,928	21,593	31,137
2000 Renter Occupied Housing Units	3,180	10,460	13,038
2000 Vacant Housing Units	402	1,708	2,555
2010 Total Housing Units	7,062	39,649	61,975
2010 Owner Occupied Housing Units	2,886	22,286	36,636
2010 Renter Occupied Housing Units	3,529	14,631	21,028
2010 Vacant Housing Units	647	2,732	4,311
2015 Total Housing Units	7,333	41,234	64,187
2015 Owner Occupied Housing Units	2,790	21,957	36,130
2015 Renter Occupied Housing Units	3,748	15,998	23,110
2015 Vacant Housing Units	795	3,279	4,947
2020 Total Housing Units	7,634	42,879	66,829
2020 Owner Occupied Housing Units	2,853	22,539	37,125
2020 Renter Occupied Housing Units	3,901	16,767	24,328
2020 Vacant Housing Units	879	3,573	5,377

## Confidentiality & Disclaimer Notice

This investment property offering has been prepared to provide summary, unverified information to prospective purchasers. The information contained herein is not a substitute for a thorough due diligence investigation. Progressive Real Estate Partners makes no representation or warranty with respect to the suitability of the investment for the investor, the income or expenses for the subject property, the future projected financial performance of the property, the size of the land and/or improvements, the presence or absence of hazardous materials, mold, termites, asbestos, compliance with local, state and federal regulations, the ability to finance the property, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant within the property, the condition of title. The information in this investment property offering has been obtained from sources that we believe to be reliable; however, Progressive Real Estate Partners has not verified any of the information contained herein, nor has Progressive Real Estate Partners conducted any investigation regarding these matters and makes no representations or warranties regarding such matters. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.



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