

FOR SALE

**New School Facility
Approximately 23,700± Square Feet
on Approximately 5.20 Acres**



**2604 South
Martin Luther King Jr Boulevard
(SWC Jensen Avenue)
Fresno, California**

**Purchase Price
Price Reduced \$4,250,000.00**

- Site Can Accommodate Another 10,000± Square Foot Building
- Currently 14 Classrooms, 10 Administrative Offices, Multi Purpose Room, Large Courtyard And Large Playground On 5.20 Acres Of Nicely Landscaped And Improved Land
- High Identity Corner Location Near Freeways
- Great Parking - Over 85 Paved Stalls On Site Plus Additional On Street/Potential Grass Parking
- Site Could Be Sold For Other Uses *With Conditions* (ie. Church, Recreational Site, Office Or Medical Uses).
- Entire Site Is Secured, Fenced with Security Cameras.
- Assumable Financing.

Shown By Appointment Only

For Further Information, Contact:

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RE
LI **ROBERT ELLIS**
Leasing and Investment, Inc.

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.

Photography By Howard B. Ellis

2604 South Martin Luther King Jr Boulevard Fresno, California

Potential Income Scenario

<u>Approximate Size</u>	<u>Monthly NNN Rent</u>	<u>Annual Rent</u>	<u>Rate Per Sq. Ft.</u>
23,700± sf	\$28,000/mo.	\$336,000	\$1.18/sf

*Available Weekend & Weeknight Multipurpose Room Plus Classrooms,
Kitchen Facility, Outdoor Meeting and Play Areas*

9,000± sf *	\$5,000/mo.	\$60,000	\$.55/sf
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Total 23,700± sf \$32,000/mo. \$384,000

* Approximate size of Multipurpose Room (5,000 sf) plus 4 Classrooms, & Kitchen Areas.

INCOME ANALYSIS

GROSS INCOME	\$384,000.00
Vacancy (2.5%)	<u>(\$ 9,600.00)</u>
	\$374,400.00
Property Taxes	Tenant Exempt
Insurance	Tenant
Maintenance	Tenant
Gardening	Tenant
City Utilities	Tenant
Management Actual	<u>(\$ 3,600.00)</u>
PG&E	<u>Tenant</u>
	\$370,800.00

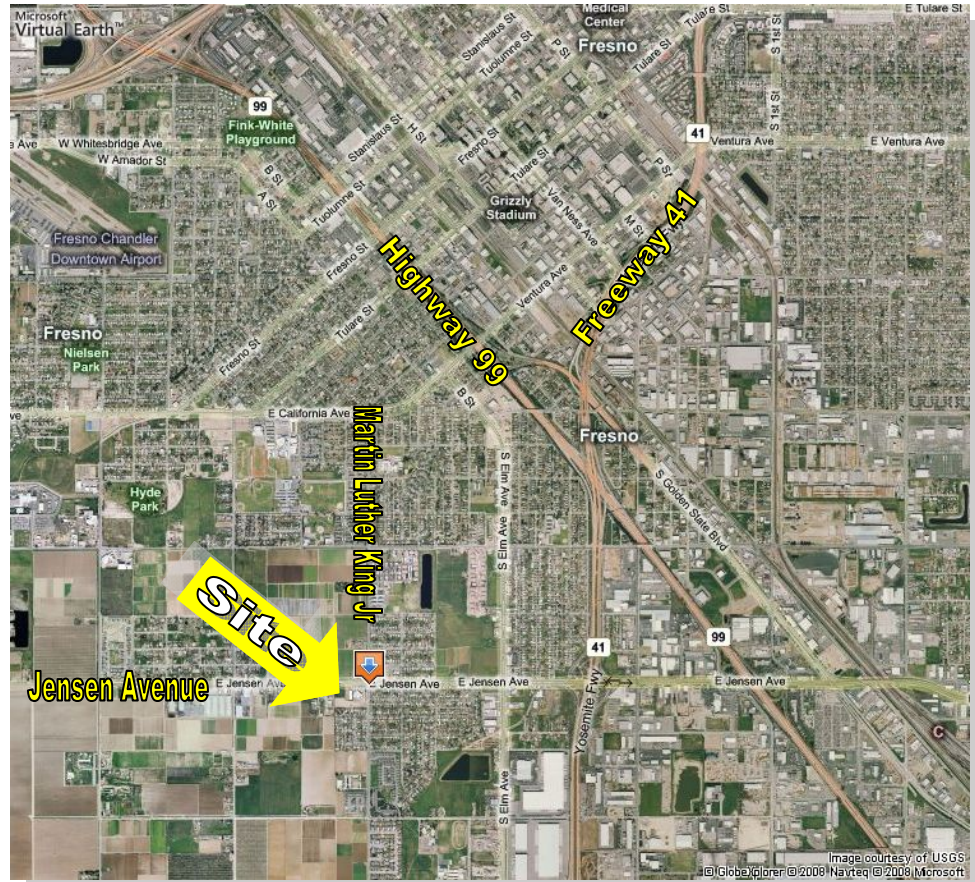
8.7% CAP \$4,250,000.00 (\$179.00/SF.)

Assumable existing financing (Wells Fargo). Current balance \$1,700,000, 6.92% fixed through 2015. Wells Fargo and/or Seller will consider financing up to 75% Loan to Value to a qualified buyer.

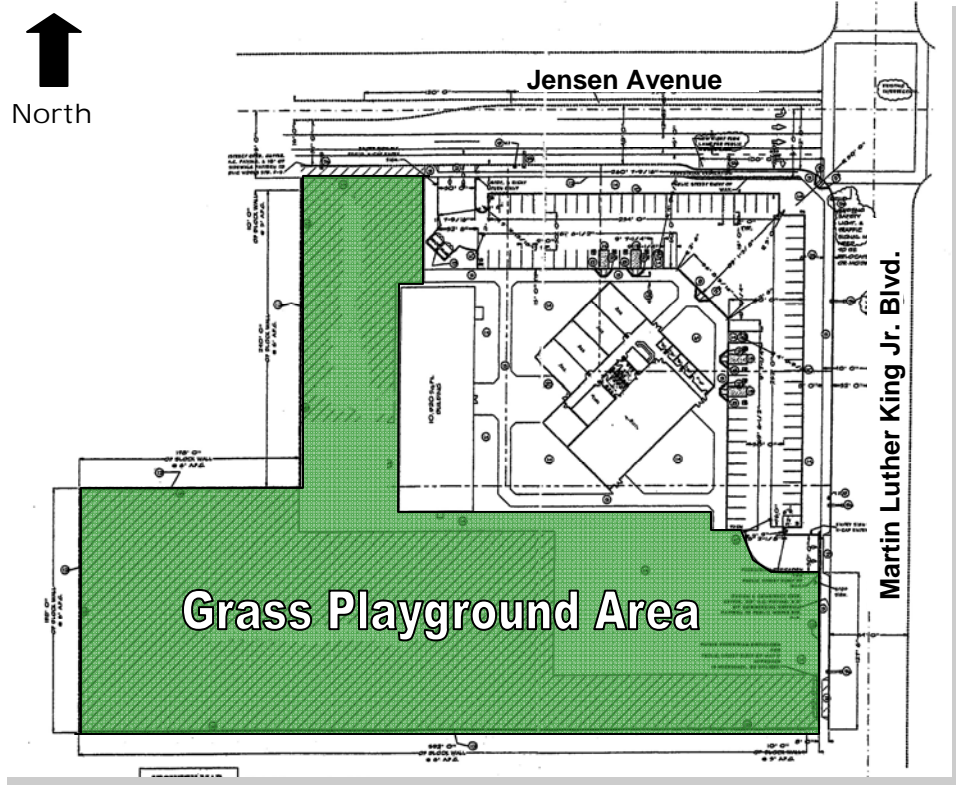
Broker Is A Principal In The Ownership Of This Sale Offering

2604 South Martin Luther King Jr Boulevard Fresno, California

AERIAL



SITE PLAN





North

Highway 99



Martin Luther King Jr. Blvd.

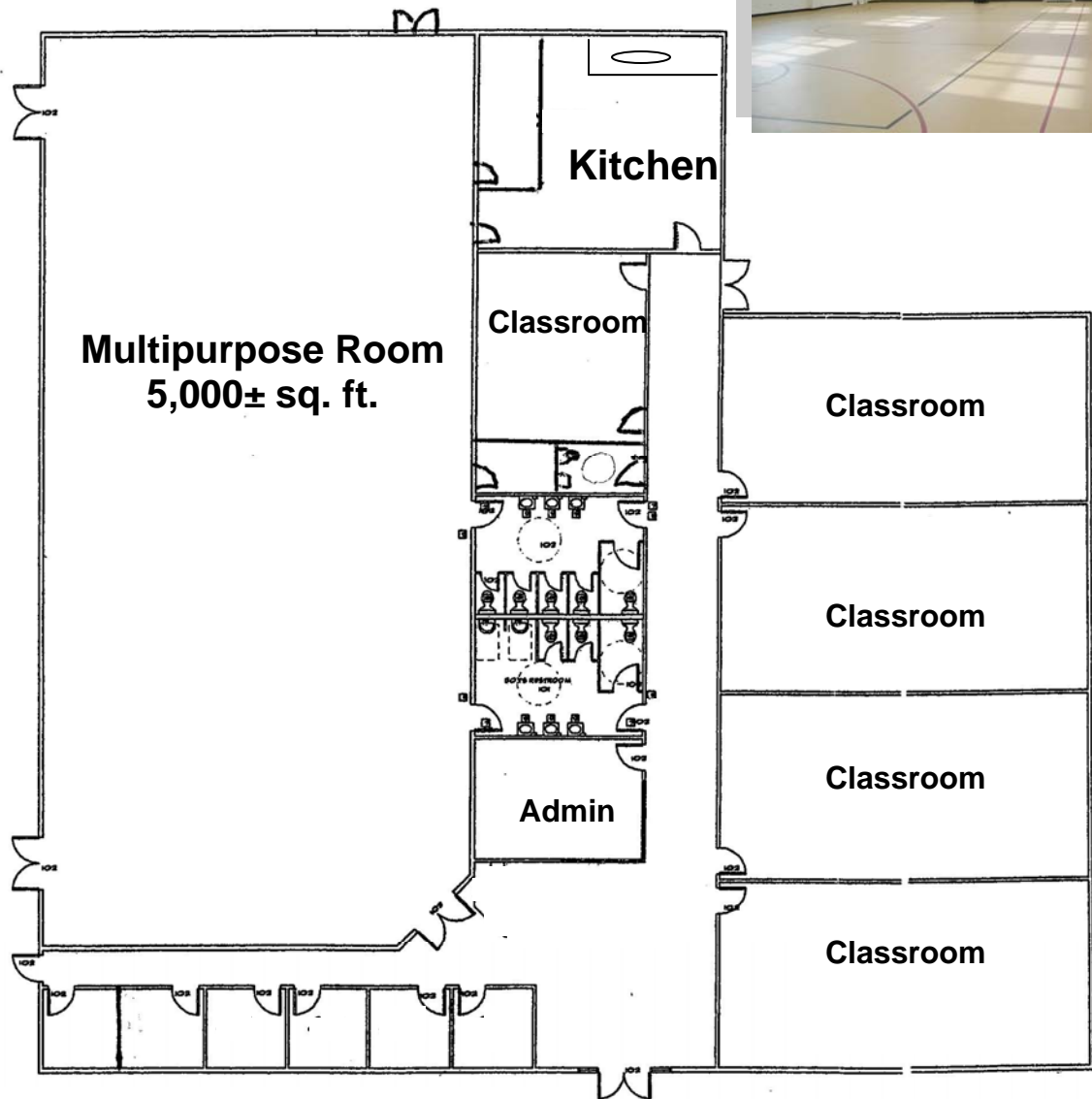
Site



Jensen



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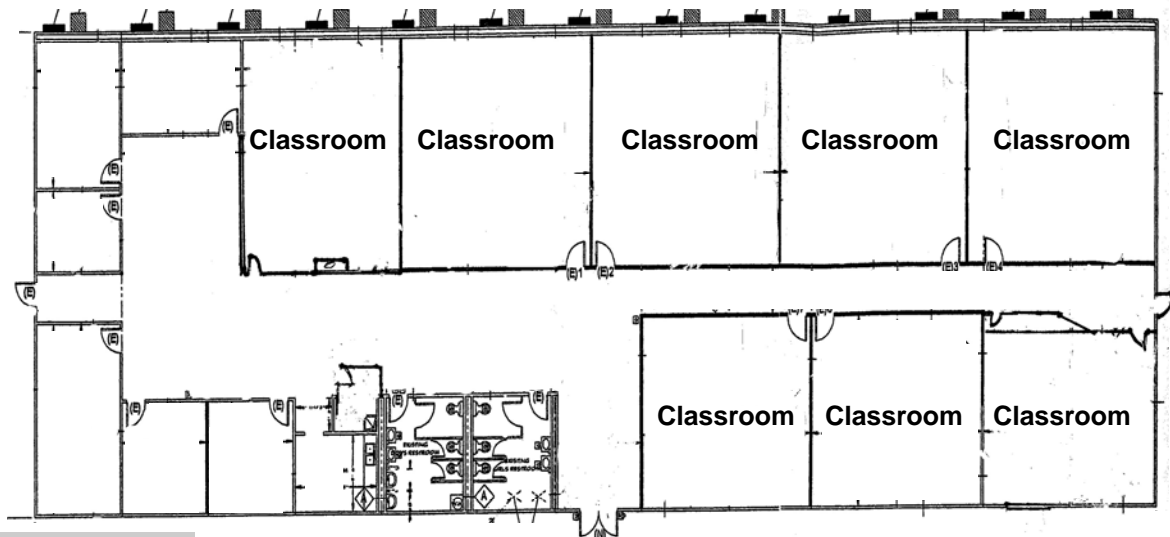
Total Square Feet Approximately 12,764±

FLOOR PLAN

2604 South Martin Luther King Jr Boulevard Fresno, California



Approximately 11,000± sq. ft.



FLOOR PLAN

2604 South Martin Luther King Jr Boulevard Fresno, California

SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections
Calculated using Proportional Block Groups

Lat/Lon: 36.706749/-119.790477

March 2011

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DEMOGRAPHICS

Elm Avenue & Jensen Avenue Fresno, California		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2007 Estimated Population	10,691	76,890	205,738
	2012 Projected Population	11,833	81,446	216,890
	2000 Census Population	9,023	69,793	188,144
	1990 Census Population	7,768	64,871	176,456
	Historical Annual Growth 1990 to 2007	2.2%	1.1%	1.0%
	Projected Annual Growth 2007 to 2012	2.1%	1.2%	1.1%
HOUSEHOLDS	2007 Median Age	24.9	25.0	26.7
	2007 Estimated Households	2,717	18,766	56,653
	2012 Projected Households	2,992	19,730	59,131
	2000 Census Households	2,315	17,259	52,681
	1990 Census Households	2,199	17,388	54,028
	Historical Annual Growth 1990 to 2007	1.4%	0.5%	0.3%
Projected Annual Growth 2007 to 2012	2.0%	1.0%	0.9%	
POPULATION BY RACE	2007 Estimated White	25.5%	37.8%	45.7%
	2007 Estimated Black or African American	38.6%	16.2%	9.8%
	2007 Estimated Asian & Pacific Islander	14.8%	13.8%	14.8%
	2007 Estimated American Indian & Native Alaskan	0.6%	1.0%	1.0%
	2007 Estimated Other Races	20.5%	31.2%	28.7%
	2007 Estimated Hispanic	43.4%	63.7%	59.2%
INCOME	2007 Estimated Average Household Income	\$ 33,560	\$ 35,940	\$ 40,448
	2007 Estimated Median Household Income	\$ 22,457	\$ 23,056	\$ 29,083
	2007 Estimated Per Capita Income	\$ 8,812	\$ 9,824	\$ 11,855
EDUCATION (AGE 25+)	2007 Elementary	30.0%	32.5%	26.5%
	2007 Some High School	21.5%	17.8%	15.4%
	2007 High School Graduate	20.9%	20.8%	22.9%
	2007 Some College	15.2%	15.2%	17.6%
	2007 Associates Degree Only	5.6%	5.8%	6.6%
	2007 Bachelors Degree Only	5.1%	5.3%	7.5%
	2007 Graduate Degree	1.7%	2.4%	3.5%
BUSINESS	Number of Businesses	281	3,150	6,756
	Total Number of Employees	3,823	58,367	91,125
	Employee Population per Business	13.6	18.5	13.5
	Residential Population per Business	38.0	24.4	30.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.