

FOR SALE



\$1,900,000.00

5.9 CAP EL POLLO LOCO NNN INVESTMENT

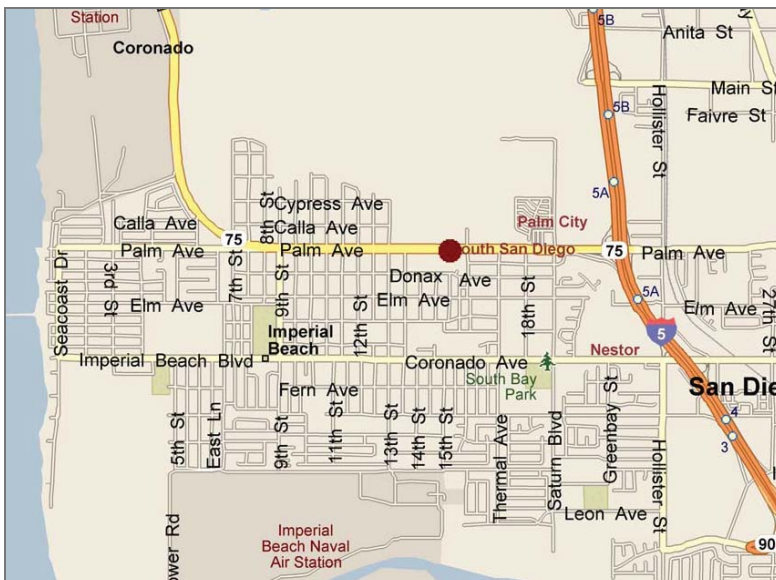
1535 PALM AVENUE
SAN DIEGO, CA

3,500 SF NNN EL POLLO LOCO BUILDING - HIGHWAY 75 FRONTAGE



Project Features

- Very visible pad retail building leased to El Pollo Loco
- 3,500 square foot drive-thru El Pollo Loco on a 19,122 s.f. Parcel
- Located in front of Bay City Plaza, a 40,000 square foot shopping center.
- Current Combined Net Operating Income is \$112,788
- Situated in the heart of the Imperial Beach/Palm Avenue (Hwy 75) Commercial/Retail throughfare.
- Co-tenants include: Rally's, Subway, Blockbuster, Super Cuts, Rent-a-Center, Wells Fargo ATM.



Demographic Summary

	1 mile	3 mile	5 mile
Population 2008	25,925	126,755	254,555
Avg. HH Income	\$55,639	\$54,246	\$60,443

Traffic Counts

- Palm Avenue (Hwy 75) 44,500 cars/perday
- 16th Street 7,500 cars/perday (SANDAG)

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INVESTMENT SUMMARY



EL POLLO LOCO



Land Area	19,222 square feet
Building Area	3,500 square feet
Lease Start Date	October 17, 1988
Lease termination Date	February 2013
Options to Extend Lease	3 - 5 year options
Annual Rent	\$112,788 NNN
Rent Increases	15% every 5 years
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Sale Price	\$1,900,000.00
Cap Rate	5.9%
Financing	Buyer to Obtain New Loan

EL POLLO LOCO

El Pollo Loco, pronounced "L Po-yo Lo-co" and Spanish for "The Crazy Chicken," is the nation's leading quick-service restaurant chain specializing in flame-grilled chicken. Founded in Guasave, Mexico in 1975, El Pollo Loco's long-term success stems from the unique preparation of its award-winning "pollo"-- fresh chicken marinated in a special recipe of herbs, spices and citrus juices passed down from the founding family. The marinated chicken is then flame-grilled, hand cut and served hot off the grill with warm tortillas and a wide assortment of side dishes.

Rounding out the menu are fresh flavorful entrées inspired by the kitchens of Mexico, including Signature Grilled Burritos, Pollo Bowls, Pollo Salads, Tacos al Carbon and Quesadillas. And of course, there is the fresh salsa bar featuring our famous House Salsa, alongside our Avocado, Chipotle and Pico de Gallo salsas. All are made fresh daily.

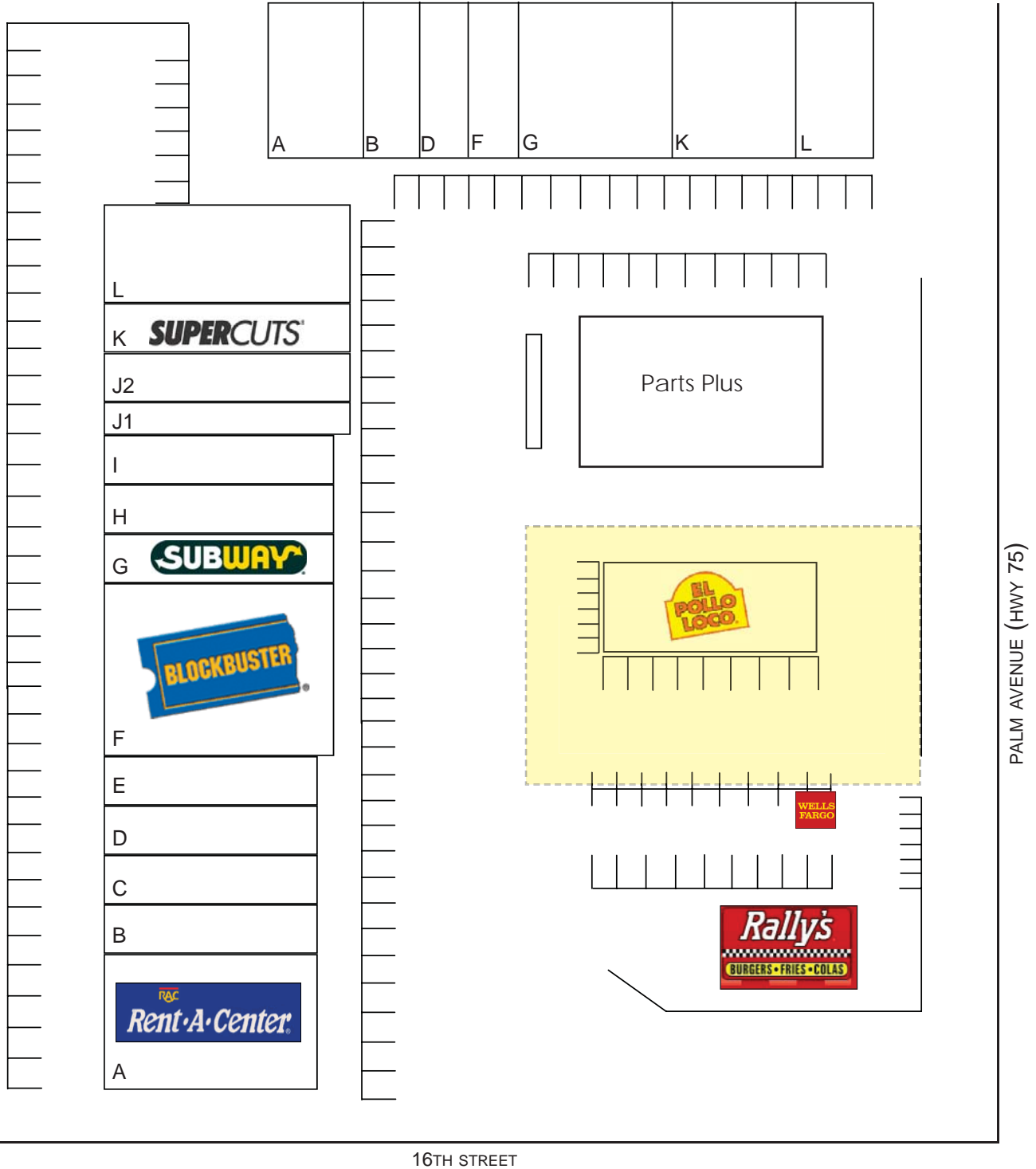
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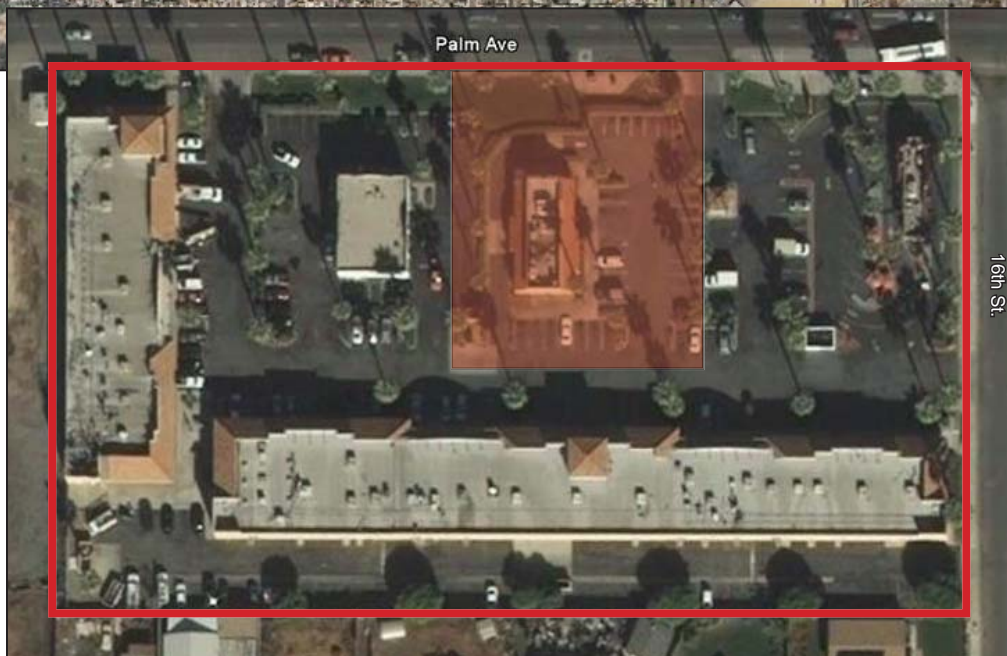
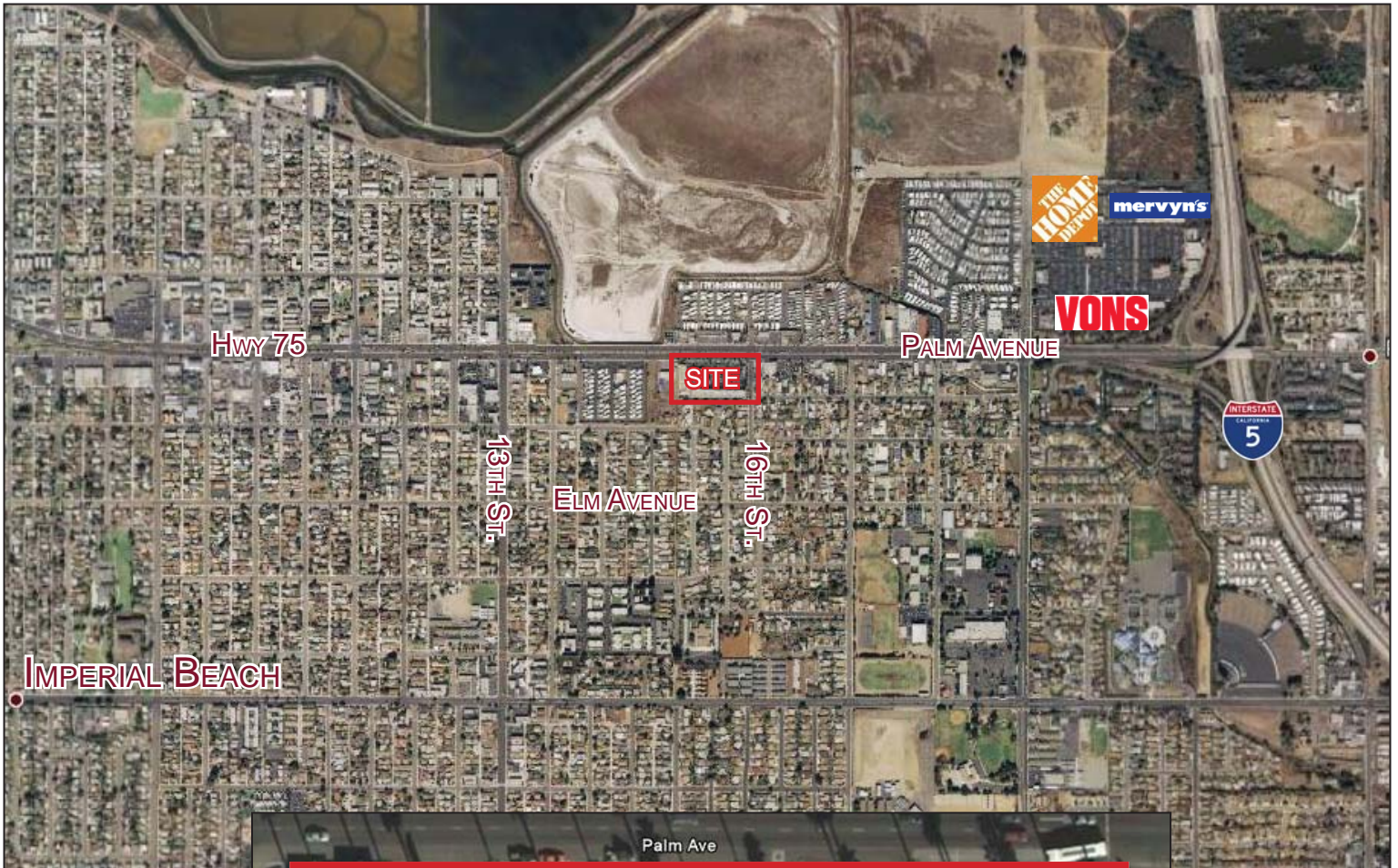
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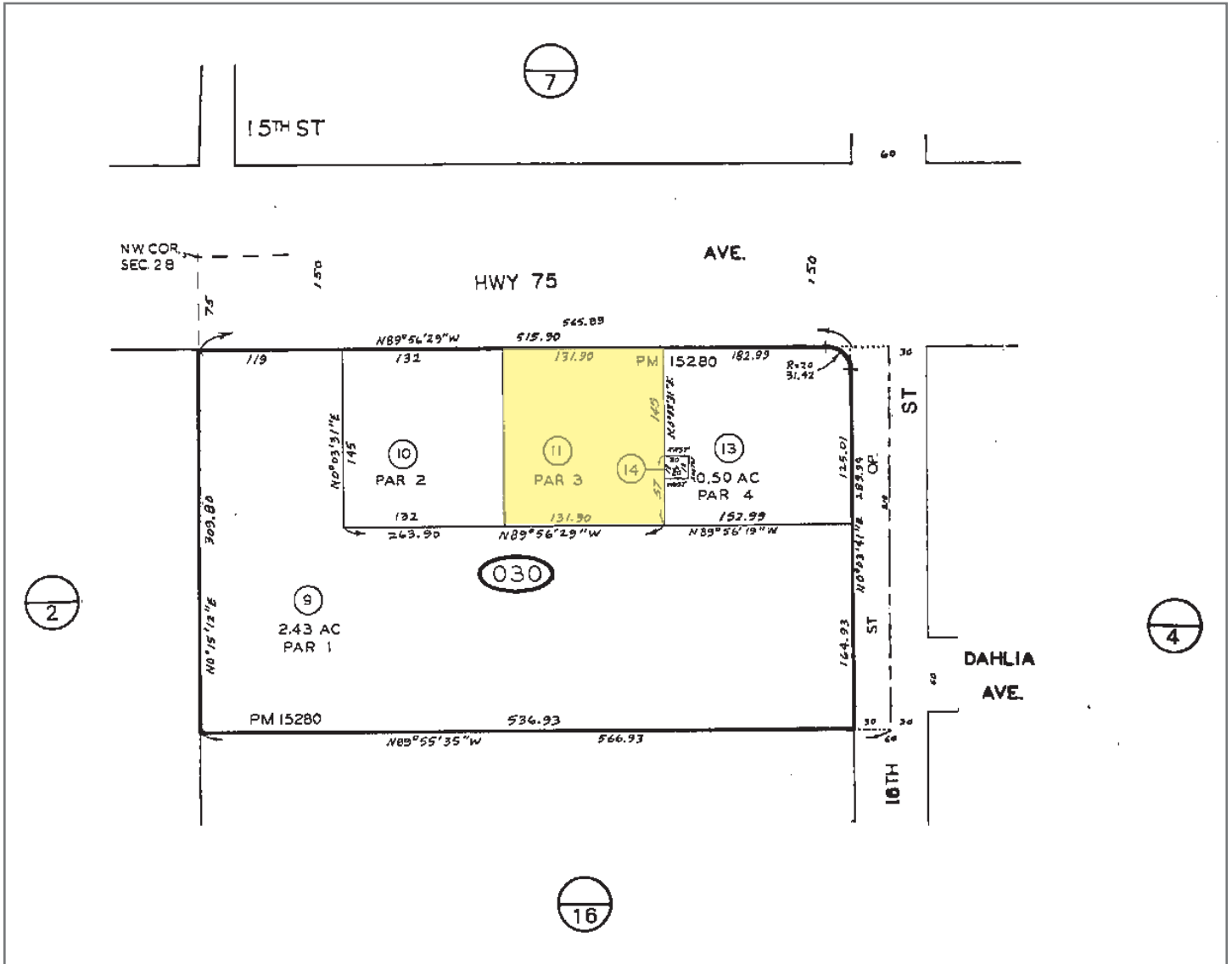
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2000 Households by Income

Household Income Base	8,117	38,318	75,539
< \$15,000	14.2%	16.4%	16.3%
\$15,000 - \$24,999	17.7%	16.1%	14.7%
\$25,000 - \$34,999	17.2%	17.0%	15.9%
\$35,000 - \$49,999	20.4%	19.2%	18.5%
\$50,000 - \$74,999	18.5%	18.1%	18.8%
\$75,000 - \$99,999	6.8%	7.6%	8.9%
\$100,000 - \$149,999	3.5%	4.0%	5.1%
\$150,000 - \$199,999	0.3%	0.8%	1.0%
\$200,000+	1.3%	0.8%	0.9%
Average Household Income	\$46,986	\$44,367	\$47,057

2008 Households by Income

Household Income Base	8,301	38,910	79,143
< \$15,000	10.8%	12.0%	11.8%
\$15,000 - \$24,999	11.5%	11.6%	10.6%
\$25,000 - \$34,999	16.6%	14.5%	12.7%
\$35,000 - \$49,999	18.1%	19.1%	17.4%
\$50,000 - \$74,999	23.4%	21.8%	20.9%
\$75,000 - \$99,999	11.1%	11.8%	13.3%
\$100,000 - \$149,999	6.5%	6.9%	9.6%
\$150,000 - \$199,999	0.6%	1.2%	2.0%
\$200,000+	1.4%	1.2%	1.8%
Average Household Income	\$55,639	\$54,246	\$60,443

2013 Households by Income

Household Income Base	8,401	39,309	80,155
< \$15,000	9.1%	10.1%	10.0%
\$15,000 - \$24,999	9.3%	9.9%	9.0%
\$25,000 - \$34,999	12.9%	11.4%	10.0%
\$35,000 - \$49,999	16.3%	16.4%	14.7%
\$50,000 - \$74,999	26.0%	24.6%	22.9%
\$75,000 - \$99,999	13.0%	13.6%	13.9%
\$100,000 - \$149,999	10.6%	10.8%	13.9%
\$150,000 - \$199,999	1.2%	1.5%	2.9%
\$200,000+	1.6%	1.6%	2.7%
Average Household Income	\$64,245	\$62,682	\$71,406

2000 Owner Occupied HUs by Value

Total	2,677	16,698	36,311
<\$50,000	23.0%	19.0%	12.5%
\$50,000 - 99,999	4.3%	7.8%	7.1%
\$100,000 - 149,999	21.1%	22.0%	20.7%
\$150,000 - 199,999	40.7%	39.7%	41.2%
\$200,000 - \$299,999	10.2%	8.5%	13.9%
\$300,000 - 499,999	0.6%	1.9%	2.5%
\$500,000 - 999,999	0.1%	0.9%	1.6%
\$1,000,000+	0.0%	0.2%	0.5%
Average Home Value	\$132,154	\$143,105	\$166,423

2000 Specified Renter Occupied HUs by Contract Rent

Total	5,461	21,594	39,212
With Cash Rent	98.2%	98.4%	98.4%
No Cash Rent	1.8%	1.6%	1.6%
Median Rent	\$634	\$650	\$641
Average Rent	\$633	\$630	\$643

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2000 Total Population	25,506	124,156	240,498
2000 Group Quarters	52	914	3,167
2008 Total Population	25,925	126,755	254,555
2013 Total Population	26,292	128,429	258,592
2008 - 2013 Annual Rate	0.28%	0.26%	0.32%
2000 Households	8,167	38,359	75,655
2000 Average Household Size	3.12	3.21	3.14
2008 Households	8,299	38,911	79,147
2008 Average Household Size	3.12	3.23	3.14
2013 Households	8,401	39,309	80,158
2013 Average Household Size	3.12	3.24	3.15
2008 - 2013 Annual Rate	0.24%	0.2%	0.25%
2000 Families	6,180	29,519	57,596
2000 Average Family Size	3.49	3.63	3.58
2008 Families	6,258	29,853	60,477
2008 Average Family Size	3.54	3.69	3.6
2013 Families	6,313	30,064	61,085
2013 Average Family Size	3.57	3.72	3.63
2008 - 2013 Annual Rate	0.18%	0.14%	0.2%
2000 Housing Units	8,447	39,592	78,119
Owner Occupied Housing Units	32.3%	42.1%	46.5%
Renter Occupied Housing Units	64.3%	54.7%	50.3%
Vacant Housing Units	3.4%	3.2%	3.2%
2008 Housing Units	8,628	40,438	82,434
Owner Occupied Housing Units	33.3%	42.1%	47.8%
Renter Occupied Housing Units	62.9%	54.1%	48.2%
Vacant Housing Units	3.8%	3.8%	4.0%
2013 Housing Units	8,783	41,077	83,971
Owner Occupied Housing Units	32.1%	40.7%	46.4%
Renter Occupied Housing Units	63.5%	54.9%	49.1%
Vacant Housing Units	4.3%	4.3%	4.5%
Median Household Income			
2000	\$35,554	\$35,271	\$37,159
2008	\$43,723	\$43,707	\$47,479
2013	\$51,955	\$51,847	\$56,353
Median Home Value			
2000	\$151,755	\$151,294	\$160,630
2008	\$297,889	\$293,132	\$319,078
2013	\$307,577	\$303,146	\$330,352
Per Capita Income			
2000	\$14,916	\$13,814	\$14,915
2008	\$17,714	\$16,764	\$18,694
2013	\$20,414	\$19,312	\$21,864
Median Age			
2000	28.3	29.6	31.1
2008	28.8	29.8	31.3
2013	29.2	30.4	31.8