



[SILICON VALLEY NNN GROUND LEASE] INVESTMENT SALE

1304 SOUTH WINCHESTER BOULEVARD
SAN JOSE, CALIFORNIA

Voit
REAL ESTATE SERVICES

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Voit Real Estate Services is pleased to offer a NNN Ground Lease Investment in the city of San Jose, CA. The property is located at the signalized corner of South Winchester Boulevard and Payne Avenue and improved with a 100% leased $\pm 5,244$ square foot multi-tenant retail building* which is occupied with National Credit Tenants.

*Property is being sold as a NNN ground lease, for land value only.

INVESTMENT HIGHLIGHTS

- Highly desirable NNN ground lease investment
- No landlord responsibilities
- One (1) ten year option to renew at fair market value
- Above market 5.5% return
- High traffic intersection with $\pm 28,000$ cars per day



PROPERTY DESCRIPTION

PROPERTY ADDRESS	1304 S. WINCHESTER BLVD, SAN JOSE, CA
LAND SIZE	21,780 Square Feet
BUILDING SIZE*	5,244 Square Feet
APN #	279-25-020
ZONING	Commercial
USE	Multi-Tenant Retail

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FINANCIAL

OFFERING PRICE	\$1,900,000
ANNUAL NET OPERATING INCOME	\$104,536
CAP RATE	5.5%
PERCENTAGE LEASED	100%
LEASE TERM	Thirteen (13) years and ten (10) months
EXPIRATION DATE	June 11, 2033
OPTION	One (1) Ten year option at fair market value
INCREASES	Annual CPI, minimum 3%, maximum 5%, adjusted every five (5) years. Next increase 2023