



OFFERING MEMORANDUM  
**FAST AUTO AND PAYDAY LOANS, INC.**  
9517 ROSEDALE HIGHWAY | BAKERSFIELD, CA 93312

Exclusively Marketed By:

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**MIG** MATYSEK INVESTMENT GROUP  
COMMERCIAL REAL ESTATE ADVISORS

## INVESTMENT SUMMARY

Tenant	Fast Auto and Payday Loans, Inc.	
Property Address	9517 Rosedale Hwy, Bakersfield, CA 93312	
Property Type	Single Tenant Retail	
Price	\$1,050,000	
Price/SF/Bldg	\$344.26	
Net Operating Income	\$56,016	
CAP Rate	5.33%	
Lease Type	NNN	
Roof & Structure	Tenant Responsible	
Lease Guarantor	Corporate Guarantee	
Lease Term Remaining	2.4 Years	
Occupancy	100%	
Building Size	3,050 SF	
Land Size	10,018 SF	
Year Built / Renovated	1977	
APN	368-111-22	
Zoning	C2	
TRAFFIC COUNTS		CARS PER DAY
Rosedale Highway		32,212

## INVESTMENT HIGHLIGHTS

- Highly visible from Rosedale Hwy
- Fast Auto Loans has over 850 locations in 23 states and growing
- Scheduled to open July 1<sup>st</sup>, with 4.5 years remaining on a corporately backed lease with annual increases
- In close proximity to several national credit retailers including CVS/Pharmacy, Target, Panda Express and many others
- NNN lease provides for Zero Landlord responsibilities



# RENT ROLL

Tenant	SF	% of GLA	Rent			Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF	Start			
Fast Auto and Payday Loans	3,050	100%	\$4,668	\$1.53	\$56,016	\$18.37	9/14/2014	9/14/2019	Year 4: \$4,808 per month Year 5: \$4,952 per month	NNN 2, 5 Year Options
Note - NNN Lease, Tenant responsible for roof & structure										
<b>TOTAL</b>	<b>3,050</b>	<b>100%</b>	<b>\$4,668</b>		<b>\$56,016</b>					



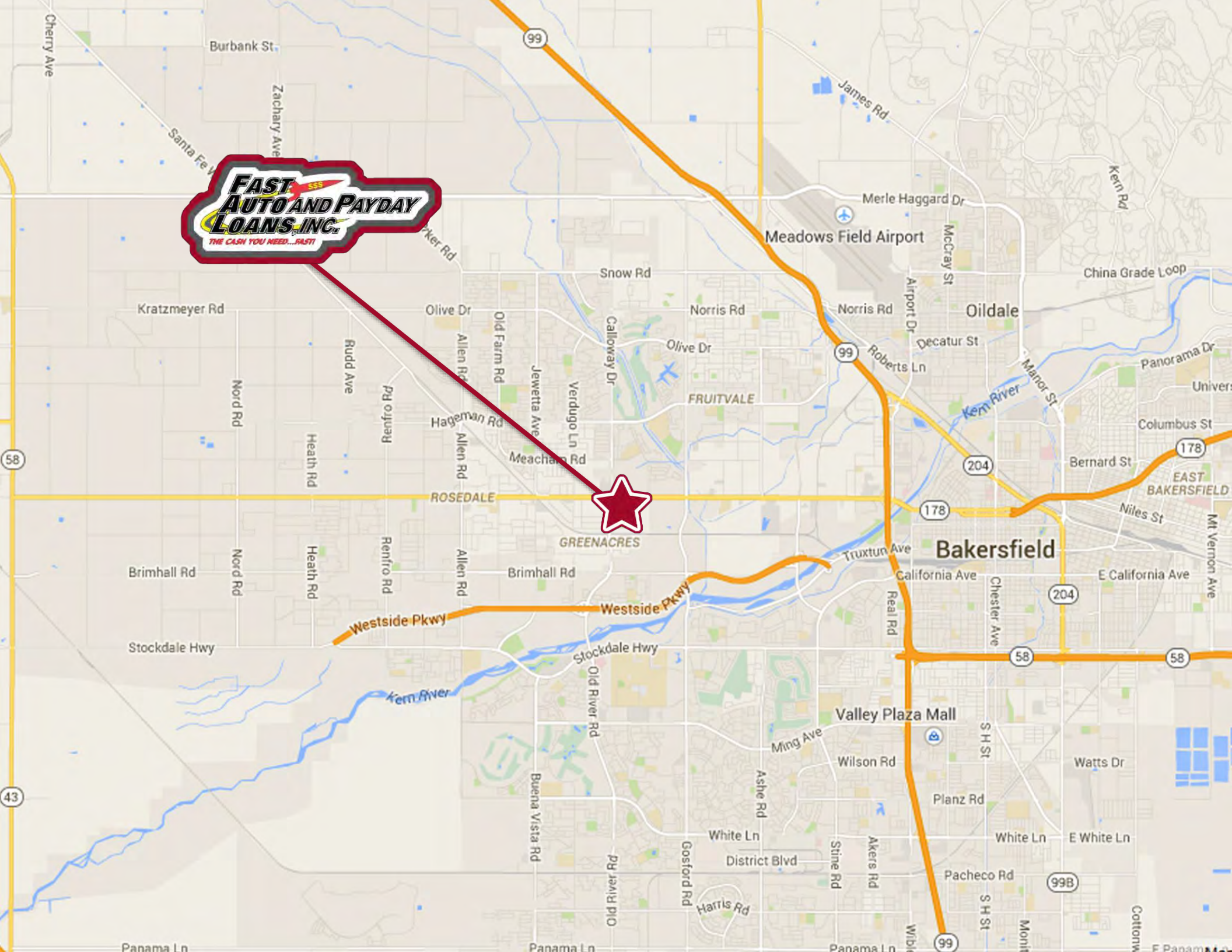
## Bakersfield, CA

Bakersfield is a city near the southern end of the San Joaquin Valley in Kern County, California. It is roughly equidistant between Fresno and Los Angeles, which are 110 mi (180 km) to the north and south, respectively. In the 2010 census, the city's population was 347,483, making it the 9th largest city in California and the 52nd largest city in the United States. The city is also the county seat for Kern County, which encompasses the entire MSA and is the third largest county in California by area. The total Bakersfield inner urban area, which includes East Bakersfield and Rosedale, has a population of about 464,000.

The Census reported that Bakersfield had a population of 347,483. The population density was 2,419.6 people per square mile. The racial makeup of Bakersfield was 197,349 (56.8%) White, 28,368 (8.2%) African American, 5,102 (1.5%) Native American, 21,432 (6.2%) Asian 2.1% Indian, 2.0% Filipino, 0.5% Chinese, 0.4% Korean, 0.2% Japanese, 478 (0.1%) Pacific Islander, 77,686 (22.4%) from other races, and 17,068 (4.9%) from two or more races. Hispanics or Latinos of any race were 158,205 persons (45.5%). Among the Hispanic population, 39.5% are Mexican, 1.3% Salvadoran, 0.5% Guatemalan, and 0.10% Colombian. Non-Hispanic Whites were 37.8% of the population in 2010, compared to 71% in 1980.

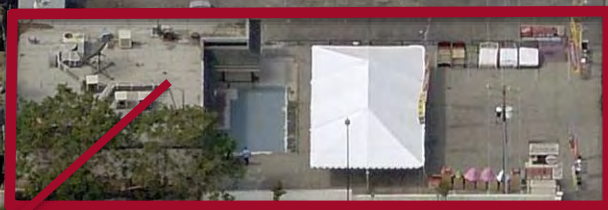
The census reported 344,088 people (99.0% of the population) lived in households, 2,094 (0.6%) lived in noninstitutionalized group quarters, and 1,301 (0.4%) were institutionalized.

Bakersfield also has a growing manufacturing and distribution sector. Several companies have moved to Bakersfield because of its inexpensive land and access to the rest of America, as well as international ports in both Los Angeles and Oakland. Other companies have opened regional offices and non-oil/agricultural businesses because of Bakersfield's and Kern County's business friendly policies, such as having no local utility or inventory taxes. Products manufactured in the city include: ice cream (world's largest ice cream plant), central vacuums, highway paint, and stock racing cars.



Wheeler Street

Rosedale Highway

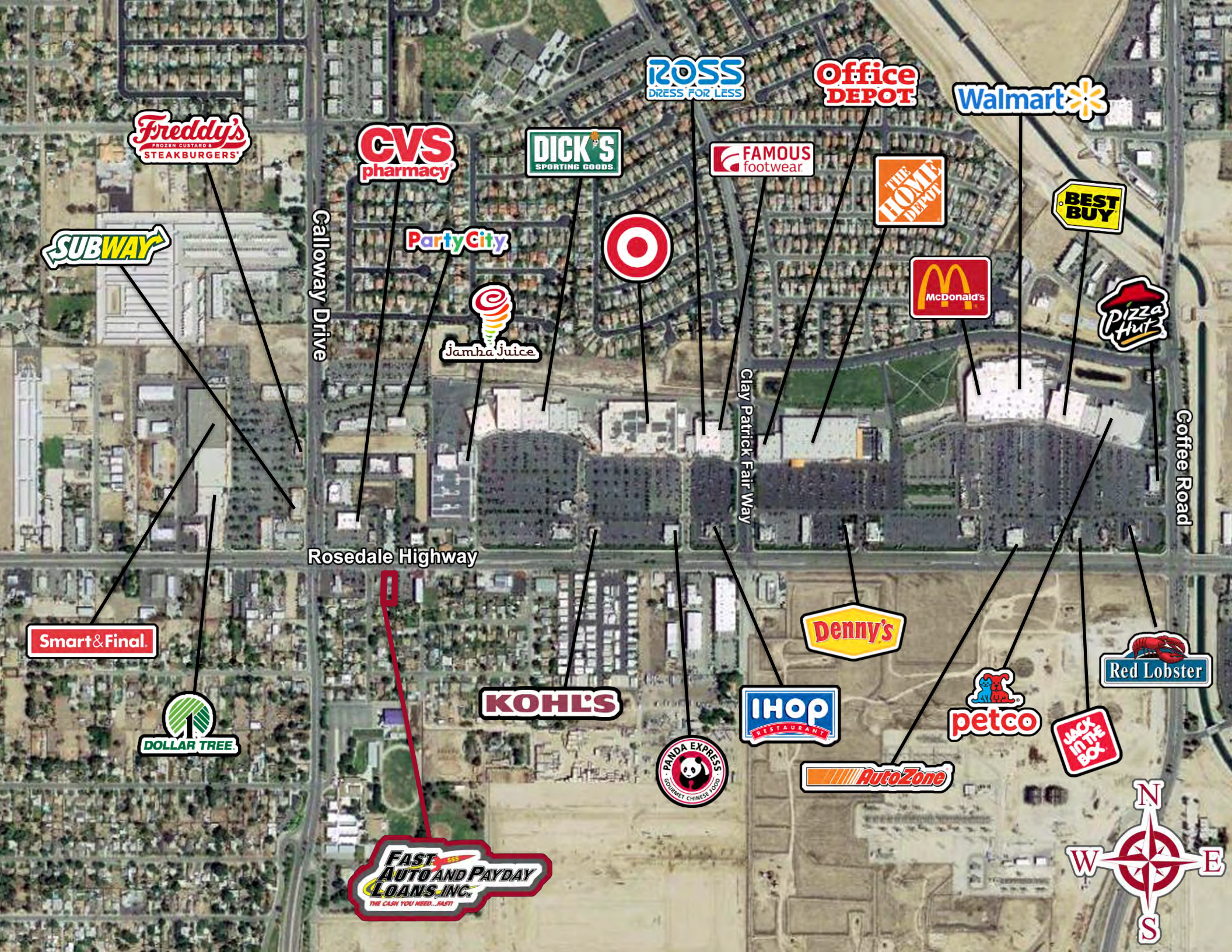




Wheeler Street

Rosedale Highway





**Freddy's**  
FROZEN CUSTARD &  
STEAKBURGERS

**CVS**  
pharmacy

**DICK'S**  
SPORTING GOODS

**ROSS**  
DRESS FOR LESS

**Office**  
**DEPOT**

**Walmart**

**SUBWAY**

Calloway Drive

**PartyCity**



**FAMOUS**  
footwear

**THE HOME**  
DEPOT

**BEST BUY**

**McDonald's**

**Pizza Hut**

**Jamba Juice**

Clay Patrick Fair Way

Coffee Road

Rosedale Highway

**Smart & Final**

**DOLLAR TREE**

**KOHL'S**

**Denny's**

**Red Lobster**

**PANDA EXPRESS**  
GOURMET CHINESE FOODS

**IHOP**  
RESTAURANT

**petco**

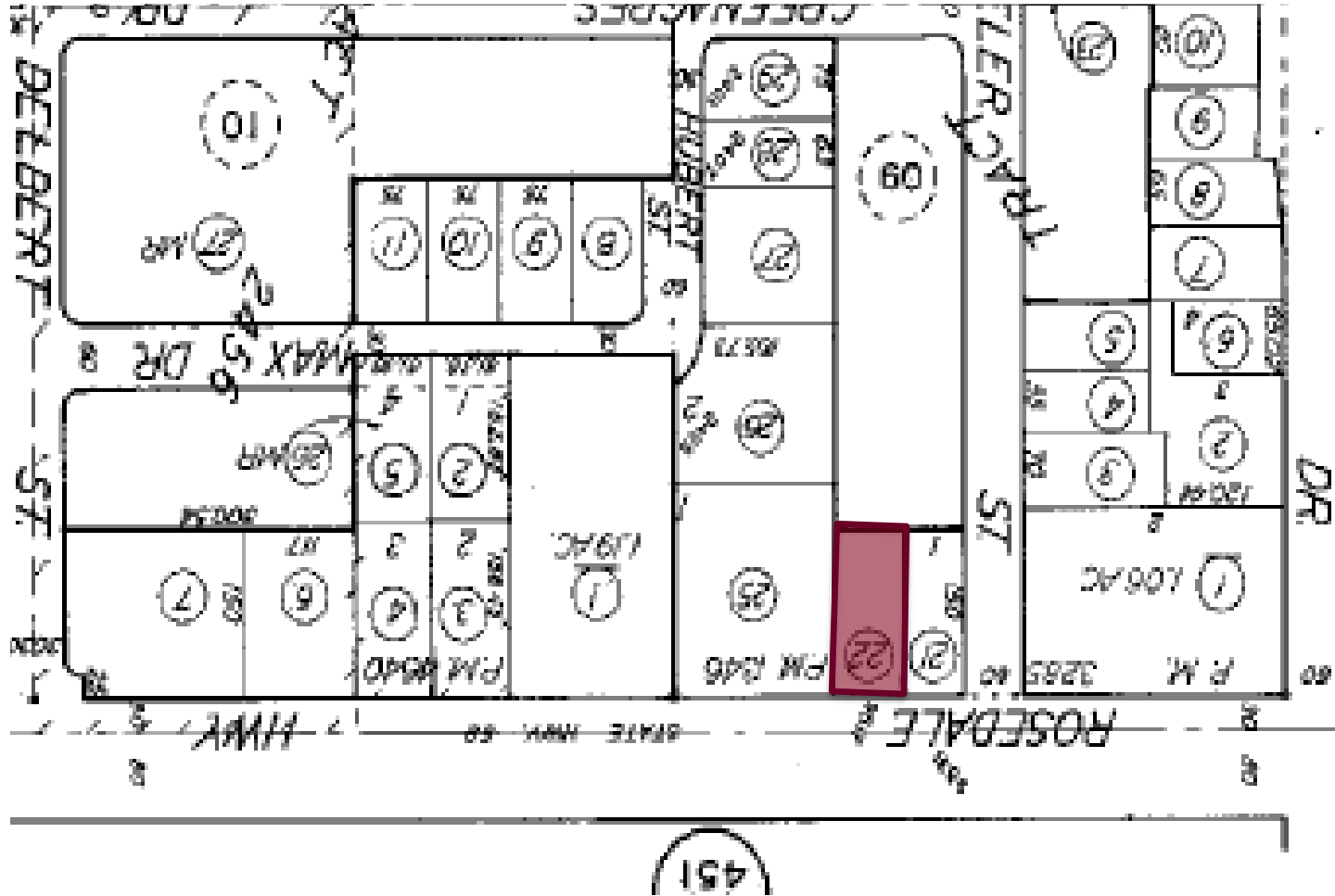
**JACK IN THE BOX**

**FAST**  
**AUTO AND PAYDAY**  
**LOANS, INC.**  
THE CASH YOU NEED...FAST!

**AutoZone**







	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	7,803	51,183	147,582
2010 Population	8,291	83,550	196,862
2014 Population	8,146	85,155	202,475
2019 Population	8,204	89,307	212,044
2000-2010 Annual Rate	0.61%	5.02%	2.92%
2010-2014 Annual Rate	-0.41%	0.45%	0.66%
2014-2019 Annual Rate	0.14%	0.96%	0.93%
2014 Male Population	48.9%	49.2%	48.8%
2014 Female Population	51.1%	50.8%	51.2%
2014 Median Age	34.7	35.2	34.1

In the identified area, the current year population is 202,475. In 2010, the Census count in the area was 196,862. The rate of change since 2010 was 0.66% annually. The five-year projection for the population in the area is 212,044 representing a change of 0.93% annually from 2014 to 2019. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 34.7, compared to U.S. median age of 37.7.

### Race and Ethnicity

2014 White Alone	76.2%	73.1%	68.6%
2014 Black Alone	2.0%	2.9%	4.9%
2014 American Indian/Alaska Native Alone	1.5%	1.1%	1.3%
2014 Asian Alone	3.1%	7.1%	6.0%
2014 Pacific Islander Alone	0.2%	0.2%	0.2%
2014 Other Race	12.0%	10.9%	14.0%
2014 Two or More Races	4.9%	4.6%	5.0%
2014 Hispanic Origin (Any Race)	26.4%	25.0%	30.6%

### Median Household Income

2014 Median Household Income	\$66,223	\$83,038	\$63,962
2019 Median Household Income	\$75,652	\$94,169	\$75,322
2014-2019 Annual Rate	2.70%	2.55%	3.32%

### Average Household Income

2014 Average Household Income	\$79,354	\$101,059	\$85,675
2019 Average Household Income	\$89,075	\$116,420	\$99,832
2014-2019 Annual Rate	2.34%	2.87%	3.11%

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This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

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