



PACIFIC EAST MALL

A **RANCH MARKET**[®] Anchored Shopping Center in the San Francisco Bay Area

*This Property
Offers An
Investor:*

- HIGH CASH ON CASH YIELD (12.72%)
- 5 YEAR CASH ON CASH (16.02%)
- CONSISTENT ANNUAL RENTAL GROWTH (3%)
- HIGH TENANT RETENTION (61% OVER 15 YEARS)
- HIGH HISTORICAL OCCUPANCY (AVERAGE 97%)





PACIFIC EAST MALL

Investment Overview

Colliers International, is pleased to present this rare and unique opportunity to acquire the leasehold interest in the PACIFIC EAST MALL (PEM). PEM is a 108,029 sf Grocery Anchored Center located in the San Francisco Bay Area that is bordered by the cities of Albany, El Cerrito, and Richmond. The center is anchored by Ranch 99 Market, the largest Asian supermarket chain in the United States. The center is currently 98% leased. The center has enjoyed a very high historical occupancy and

extraordinarily high tenant retention due to the centers vibrant tenant mix, extremely favorable demographics catering to the Asian culture and population, and a lack of competitive properties in the trade area, with barriers to entry from future competition.

The Pacific East Mall is priced attractively to offer an investor a very high yield (**8.46% cap**) on the center's current net operating income. An investor can obtain a new, market rate

loan of \$21M (70% LTV), and with an equity investment of \$9M (30%), will immediately receive a **12.72% cash on cash return**.

Based upon the current and projected cash flows and current market rates for debt, an investor will receive ALL of their invested capital returned within 6.1 years. Following that, an investor will also receive 27 years of substantial cash flow distributions (See Argus Cash Flow Projections).





PACIFIC EAST MALL

Investment Summary

PRICING		RETURNS		PERFORMANCE	
Price	\$30,000,000	Projected Year 1 NOI	\$2,538,871	Return of all Invested Capital	6.1 years
Net Rentable SF	108,024	Cap Rate	8.46%	Historical Occupancy (18yr)	97%
Price Per Foot	\$278/ft	Cash on Cash Return Year 1	12.72%	Historical Rent Growth (18yr)	3.05%
		IRR	17.04%		





Tenant Name	Suite	Site #	SF	Type
HMLK Enterprise	A-103	1	3,855	R/F
Inca Enterprises LLC	A-105	2	3,821	R/F
Kamza Sushi Palace	A-107	3	1,974	R/F
168 Enterprises	A-109	4	3,614	R/F
Hongkong Snack House	A-111	5	445	R/F
KK&C Realty	A-115	6	1,056	
Pho Saigon II	A-116	7	2,175	R/F
Mi Inc.	B-101	8	1,578	R/F
USCA Business Service	B-103	9	950	
Wong Kuo Hon	B-106	10	900	
Stogies Smoke & Gifts	B-108	11	756	
Sichuan Fusion	B-109	12	2,500	R/F
New Life	C-127	13	700	
Imagine Hair & Beauty	C-129	14	1,500	
The Good Face Company	C-131	15	722	
Ariunjargal Medjargai	C-136	16	2,239	R/F
Sheng Kee Bakery	C-138	17	1,422	R/F
Dr. An & Dr. Duan DDS	C-139	18	1,334	
Ten Ren Tea Company	C-141	19	950	
My Wireless	C-100	20	669	
Focus Optical	C-101A/B	21	660	
Zhang Xiang Yue	C-102	22	200	
JC American (Cricket)	C-103	23	369	
J&V Travel	C-105	24	400	
VACANT	C-108	25	400	
Winson Jewelry	C-109	26	400	
Deng Kai Qing	C-111	27	531	
YTJB (Baron Kwon)	C-113	28	677	R/F
YTJB (Baron Kwong)	C-116	29	823	R/F
VACANT	C-117	30	786	
J&C Video/Audio	C-119	31	603	

Tenant Name	Suite	Site #	SF	Type
World Ginseng Development	C-121	32	771	
Zewen Luo	C-123	33	823	
Sunny Day	C-125	34	658	
99 Ranch Market	E-500	35	34,624	
Music Box	A-128	36	2,500	
Culinary Wonderland	A-118	37	5,308	R/F
Ninety Eight Boutique	D-128	38	357	
Miyuko	D-118A	39	448	
Miyuko	D-118B	39	215	
Kingstone Books	D-108	40	1,900	
Anrol Int'l Health	D-106	41	1,012	
Vitativ Int'l Corporation	D-103	42	970	
Cathay Bank	D-101	43	2,535	
Victorino Jan	F-100	44	318	R/F
Candy Box	A-108	45	254	
Diamo Noodle House	3288A	46	4,000	R/F
7Stars Holistic Healing	M-108-1	47	1,520	
All in Poker Dealer	M-138	48	376	
VACANT - Mgmt Space	M-228-A	49	366	
VACANT - Mgmt Space	M-228-C	50	441	
Chinese Origin Services	M-228-B	51	357	
Golden Island Acupressure	M-268	52	5,483	
Stogies Smoke & Gifts	M	53	2,784	
Mi Inc.	M-120	54	1,000	R/F
Anson Trading Company	Kiosk			
New York Life	Kiosk			
Rolling Hill Memorial	Kiosk			
#107	Storage			

*R/F= RESTAURANT / FOOD TOTAL SF 108,029