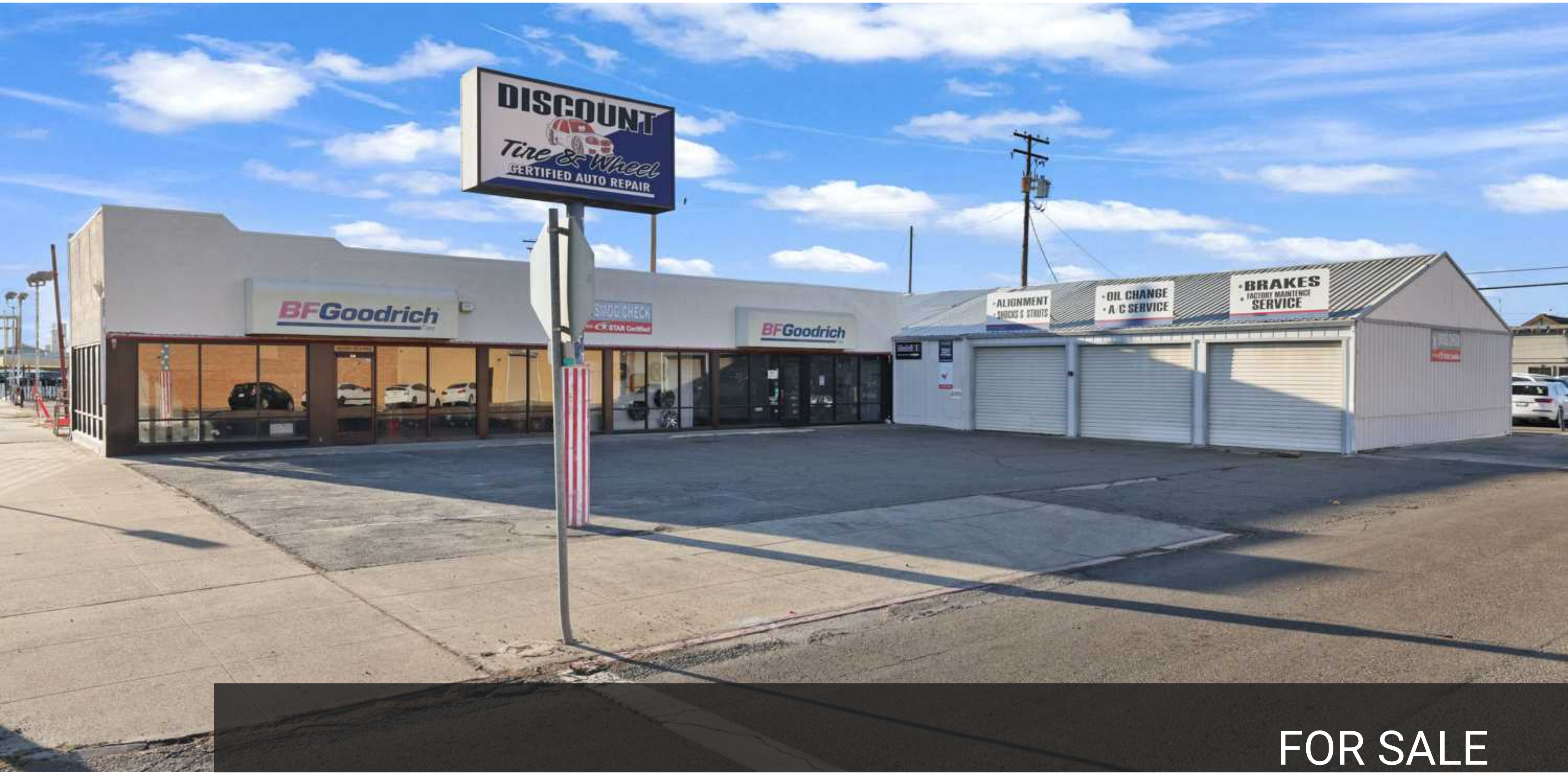
RETAIL PROPERTY FOR SALE

HIGH-VISIBILITY AUTO REPAIR COMMERCIAL PROPERTY

210 S. CENTER STREET TURLOCK, CA. 95380



FOR SALE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746

KW COMMERCIAL

Each Office Independently Owned and Operated

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210 SOUTH CENTER STREET

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KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746

Property Description

This 4,976 SF auto repair property at 210 S Center St, Turlock, CA, offers an unparalleled opportunity for investors or owner-operators in the heart of Turlock's C-T Commercial Thoroughfare District. This property features five service bays, prominent pylon and building signage visible to 15,846 vehicles daily on Golden State Blvd, 15,980 vehicles daily on S. Center St and Crane, and a large glass showroom designed for customer engagement. Zoned to accommodate auto repair, tire shops, and more, this location provides both immediate access to Highway 99 and high exposure to traffic-heavy areas.

Market Data & Trade Analysis: The Turlock auto service market remains strong, supported by consistent demand and a robust customer base drawn from local and transient traffic. With limited competition for auto repair-ready properties, this listing holds unique market leverage. Demographic data indicates a steady customer flow from both local residents and travelers on Highway 99, positioning this property as a sought-after asset within the high-demand auto repair sector.

Flexible Acquisition Options: Purchase as Owner Occupy or investment to the current long term tenant.

Given its high-traffic location, adaptable layout, and limited local competition, this property presents a rare opportunity to establish or expand a successful automotive enterprise or secure a reliable investment in a vibrant, low-inventory market.

Highlights

Price:	$875,000
NOI:	$32,764
Lease Term:	MG, month to month, 3% annual step ups.
Lease Rate:	$4,000.00
Building SF:	4,975
Lot Size:	0.20 Acres
Parking Ratio:	1.81/1,000
Zoning:	C-T
# Drive in Doors:	5
Signage:	Building, Pylon
Traffic Count:	15,930 @ S Center St & Crane

PHOTOS

210 SOUTH CENTER STREET

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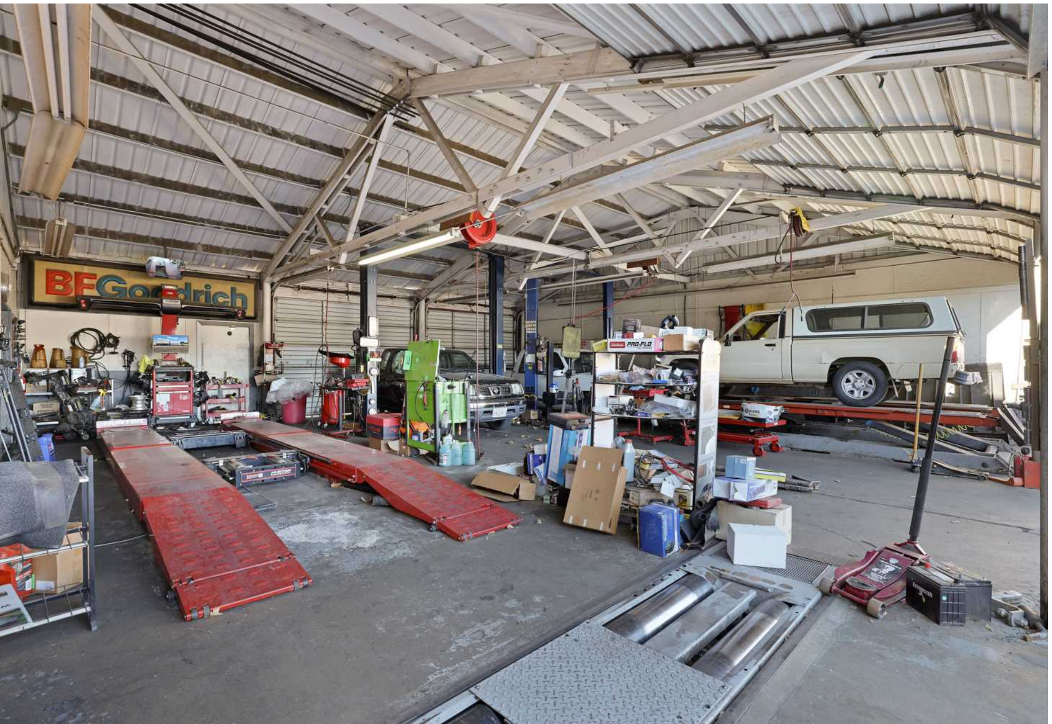

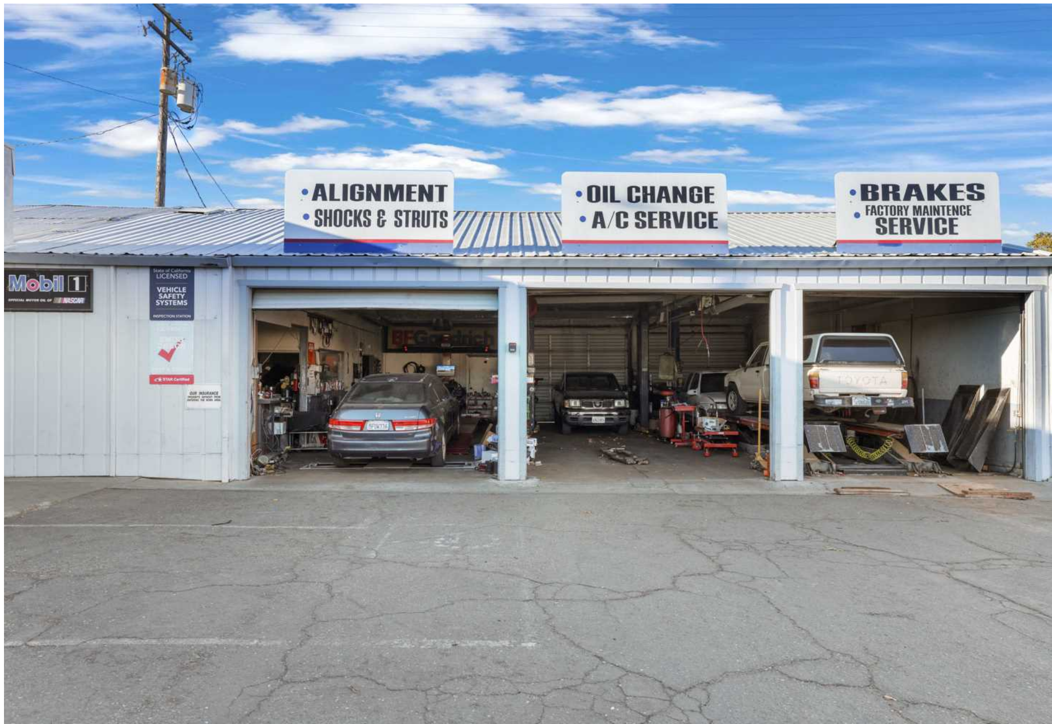

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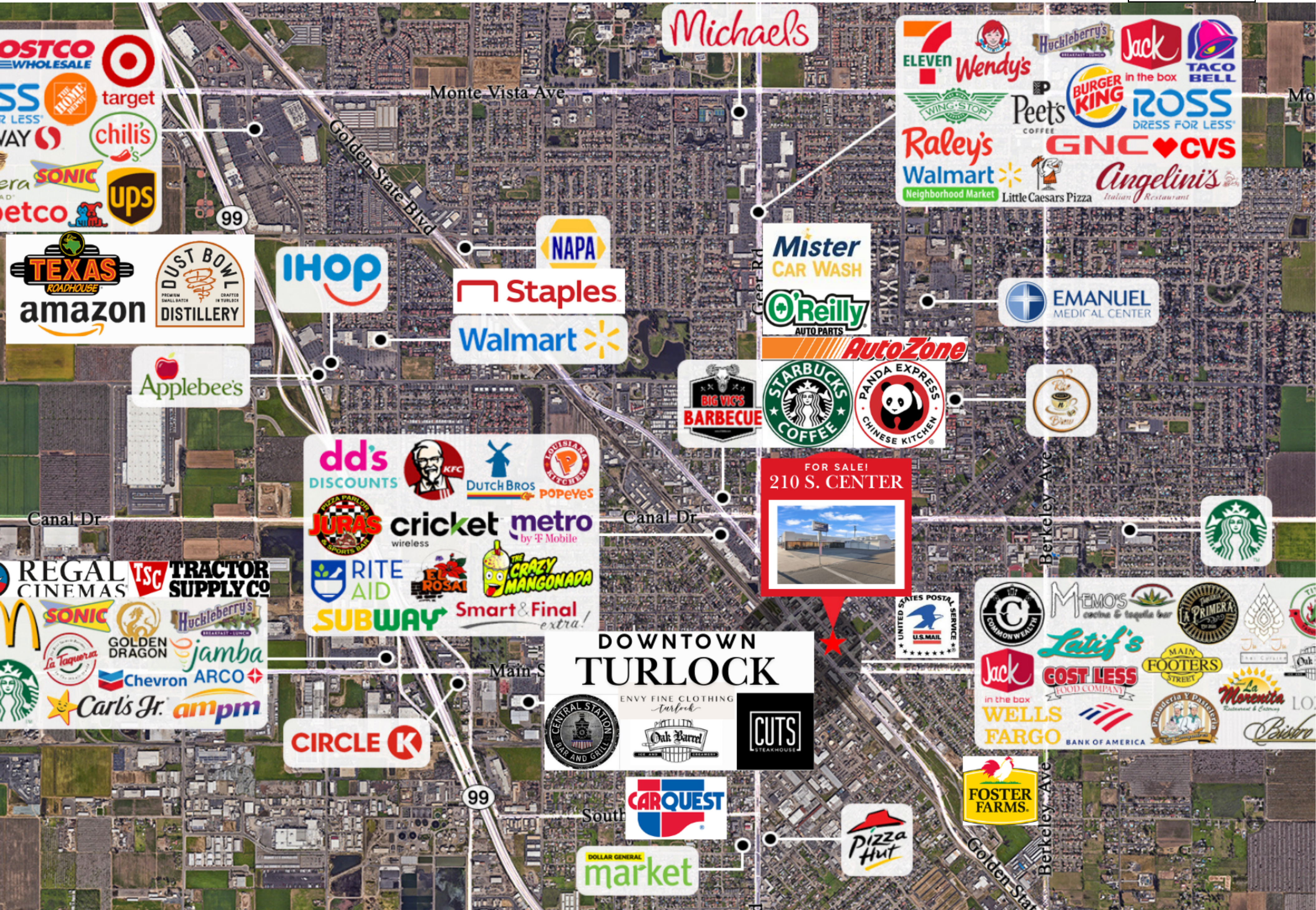


PRO FORMA SUMMARY

210 SOUTH CENTER STREET

Investment Summary

Price	$875,000
Year Built	1941
Tenants	1
RSF	4,975
Price/RSF	$175.88
Lot Size	0.20 acres
Floors	1
Parking Spaces	1.81/1000
APN	061-018-012-000
Cap Rate	3.74%
Market Cap Rate	5.39%

Financing Summary

Loan 1 (Balloon)	$302,189
Initial Equity	$572,811
Interest Rate	8.25%
Term	3 years
Monthly Payment	$2,383
DCR	1.15

Tenant Annual Scheduled Income

Tenant	Actual	Market
Discount Tire & Wheel	$49,564	$66,000
Totals	**$49,564**	**$66,000**

Annualized Income

Description	Actual	Market
Gross Potential Rent	**$49,564**	**$66,000**
- Less: Vacancy	$0	$0
Effective Gross Income	**$49,564**	**$66,000**
- Less: Expenses	($16,800)	($18,800)
Net Operating Income	**$32,764**	**$47,200**
- Debt Service	($28,591)	($28,591)
Net Cash Flow after Debt Service	**$4,172**	**$18,609**
+ Principal Reduction	$3,802	$3,802
Total Return	**$7,975**	**$22,411**

Annualized Expenses

Description	Actual	Market
Building Insurance	$8,000	$8,000
Repairs	$0	$2,000
Taxes - Real Estate	$8,800	$8,800
Total Expenses	**$16,800**	**$18,800**
Expenses Per RSF	**$3.38**	**$3.78**

Proforma Notes

Rent increases 3% annually on July 1st., Loan Analysis assumes loan for 3 years @ 8.25%, refi @ 6% .

PROFORMA LOAN ANALYSIS AT 8.25% WITH REFINANCE AT 6% ON YEAR 4

210 SOUTH CENTER STREET

Loan 1 (Balloon)

Debt Service Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Principal Payments	$3,802	$4,128	$4,482	$0	$0	$0	$0	$0	$0	$0
Interest Payments	$24,789	$24,463	$24,109	$0	$0	$0	$0	$0	$0	$0
Total Debt Service	**$28,591**	**$28,591**	**$28,591**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Balloon/Retirement	**$0**	**$0**	**$289,776**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Principal Balance Analysis										
Beginning Principal Balance	$302,189	$298,387	$294,258	$0	$0	$0	$0	$0	$0	$0
Principal Reductions	$3,802	$4,128	$4,482	$0	$0	$0	$0	$0	$0	$0
Ending Principal Balance	**$298,387**	**$294,258**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Loan 2 (Refinance)

Debt Service Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Principal Payments	$0	$0	$0	$5,158	$5,476	$5,814	$6,173	$6,553	$6,958	$7,387
Interest Payments	$0	$0	$0	$17,246	$16,928	$16,590	$16,232	$15,851	$15,447	$15,018
Total Debt Service	**$0**	**$0**	**$0**	**$22,404**	**$22,404**	**$22,404**	**$22,404**	**$22,404**	**$22,404**	**$22,404**
Principal Balance Analysis										
Beginning Principal Balance	$0	$0	$0	$289,776	$284,618	$279,142	$273,328	$267,155	$260,602	$253,644
Principal Reductions	$0	$0	$0	$5,158	$5,476	$5,814	$6,173	$6,553	$6,958	$7,387
Ending Principal Balance	**$0**	**$0**	**$0**	**$284,618**	**$279,142**	**$273,328**	**$267,155**	**$260,602**	**$253,644**	**$246,257**

Loan 1 (Balloon)

Debt Service Analysis	Year 11	Year 12	Year 13	Year 14	Year 15
Principal Payments	$0	$0	$0	$0	$0
Interest Payments	$0	$0	$0	$0	$0
Total Debt Service	**$0**	**$0**	**$0**	**$0**	**$0**
Balloon/Retirement	**$0**	**$0**	**$0**	**$0**	**$0**
Principal Balance Analysis					
Beginning Principal Balance	$0	$0	$0	$0	$0
Principal Reductions	$0	$0	$0	$0	$0
Ending Principal Balance	**$0**	**$0**	**$0**	**$0**	**$0**

Loan 2 (Refinance)

Debt Service Analysis	Year 11	Year 12	Year 13	Year 14	Year 15
Principal Payments	$7,842	$8,326	$8,839	$9,385	$9,964
Interest Payments	$14,562	$14,078	$13,565	$13,020	$12,441
Total Debt Service	**$22,404**	**$22,404**	**$22,404**	**$22,404**	**$22,404**
Principal Balance Analysis					
Beginning Principal Balance	$246,257	$238,415	$230,089	$221,250	$211,865
Principal Reductions	$7,842	$8,326	$8,839	$9,385	$9,964
Ending Principal Balance	**$238,415**	**$230,089**	**$221,250**	**$211,865**	**$201,902**

CASH FLOW ANALYSIS

210 SOUTH CENTER STREET

Before-Tax Cash Flow Year Ending	Year 1 01/2026	Year 2 01/2027	Year 3 01/2028	Year 4 01/2029	Year 5 01/2030	Year 6 01/2031	Year 7 01/2032	Year 8 01/2033	Year 9 01/2034	Year 10 01/2035
Before-Tax Cash Flow										
Gross Scheduled Income	$49,564	$51,051	$52,582	$54,159	$55,784	$57,458	$59,182	$60,957	$62,786	$64,669
Total Operating Expenses	($16,800)	($16,968)	($17,138)	($17,309)	($17,482)	($17,657)	($17,834)	($18,012)	($18,192)	($18,374)
Net Operating Income	$32,764	$34,083	$35,444	$36,850	$38,302	$39,801	$41,348	$42,945	$44,594	$46,295
Loan Payment	($28,591)	($28,591)	($28,591)	($22,404)	($22,404)	($22,404)	($22,404)	($22,404)	($22,404)	($22,404)
Before-Tax Cash Flow	$4,172	$5,491	$6,853	$14,446	$15,898	$17,396	$18,944	$20,541	$22,189	$23,891
Cash-On-Cash Return	0.71%	0.93%	1.17%	2.46%	2.64%	2.89%	3.14%	3.41%	3.68%	3.96%
Taxable Income										
Net Operating Income	$32,764	$34,083	$35,444	$36,850	$38,302	$39,801	$41,348	$42,945	$44,594	$46,295
Depreciation	($17,983)	($18,766)	($18,766)	($19,074)	($19,074)	($19,074)	($19,074)	($19,074)	($19,074)	($19,074)
Amortization	($1,007)	($1,007)	($1,007)	($116)	($116)	($116)	($116)	($116)	($116)	($116)
Loan Interest	($24,789)	($24,463)	($24,109)	($17,246)	($16,928)	($16,590)	($16,232)	($15,851)	($15,447)	($15,018)
Taxable Income (Loss)	($11,015)	($10,154)	($8,438)	$415	$2,184	$4,021	$5,927	$7,905	$9,957	$12,088
After-Tax Cash Flow										
Before-Tax Cash Flow	$4,172	$5,491	$6,853	$14,446	$15,898	$17,396	$18,944	$20,541	$22,189	$23,891
Income Taxes	$4,549	$4,194	$3,485	($171)	($902)	($1,661)	($2,448)	($3,265)	($4,112)	($4,992)
After-Tax Cash Flow	$8,722	$9,685	$10,338	$14,275	$14,996	$15,736	$16,496	$17,276	$18,077	$18,899
Cash-On-Cash Return	1.48%	1.65%	1.76%	2.43%	2.49%	2.61%	2.74%	2.87%	3.00%	3.14%

CASH FLOW ANALYSIS

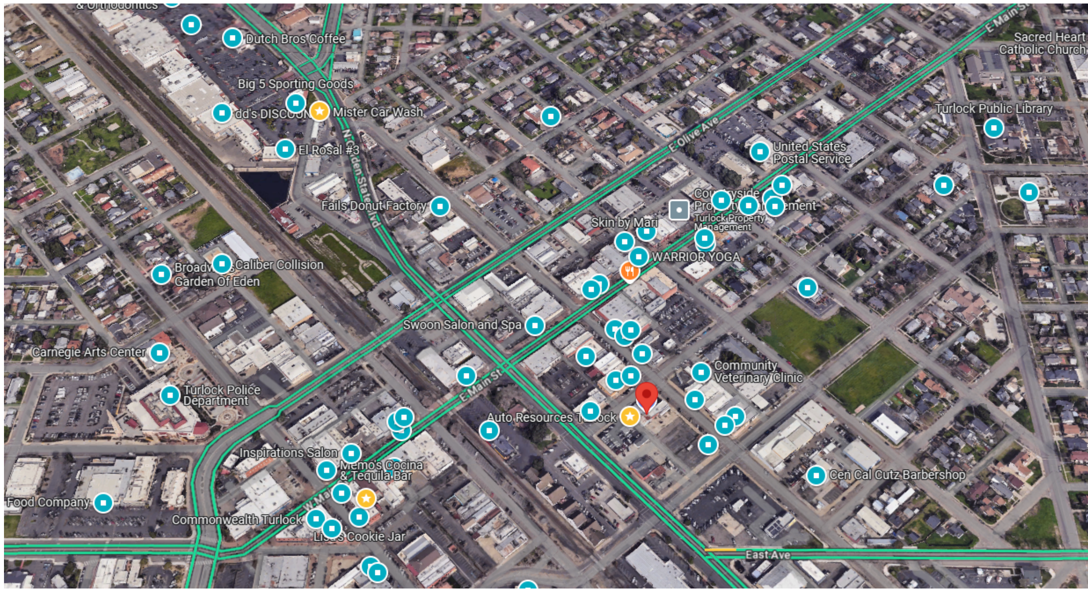
210 SOUTH CENTER STREET

Before-Tax Cash Flow Year Ending	Year 11 01/2036	Year 12 01/2037	Year 13 01/2038	Year 14 01/2039	Year 15 01/2040
Before-Tax Cash Flow					
Gross Scheduled Income	$66,609	$68,608	$70,666	$72,786	$74,969
Total Operating Expenses	($18,558)	($18,743)	($18,931)	($19,120)	($19,311)
Net Operating Income	$48,052	$49,864	$51,735	$53,666	$55,658
Loan Payment	($22,404)	($22,404)	($22,404)	($22,404)	($22,404)
Before-Tax Cash Flow	$25,647	$27,460	$29,331	$31,261	$33,254
Cash-On-Cash Return	4.26%	4.56%	4.87%	5.19%	5.52%
Taxable Income					
Net Operating Income	$48,052	$49,864	$51,735	$53,666	$55,658
Depreciation	($19,074)	($19,074)	($19,074)	($19,074)	($18,301)
Amortization	($116)	($116)	($116)	($116)	($116)
Loan Interest	($14,562)	($14,078)	($13,565)	($13,020)	($12,441)
Taxable Income (Loss)	$14,300	$16,596	$18,981	$21,457	$24,800
After-Tax Cash Flow					
Before-Tax Cash Flow	$25,647	$27,460	$29,331	$31,261	$33,254
Income Taxes	($5,906)	($6,854)	($7,839)	($8,862)	($10,243)
After-Tax Cash Flow	$19,741	$20,606	$21,492	$22,400	$23,011
Cash-On-Cash Return	3.28%	3.42%	3.57%	3.72%	3.82%

210 SOUTH CENTER STREET

Description Year Ending	Year 1 01/2026	Year 2 01/2027	Year 3 01/2028	Year 4 01/2029	Year 5 01/2030	Year 6 01/2031	Year 7 01/2032	Year 8 01/2033	Year 9 01/2034	Year 10 01/2035
Equity (appreciation)	$30,625	$62,322	$95,128	$129,083	$164,226	$200,598	$238,244	$277,208	$317,535	$359,274
Equity (loan reduction)	$3,802	$7,931	$302,189	$17,571	$23,047	$28,861	$35,034	$41,587	$48,545	$55,932
After-Tax Cash Flow	**$8,722**	**$18,406**	**$28,744**	**$43,019**	**$58,015**	**$73,751**	**$90,247**	**$107,523**	**$125,600**	**$144,498**
Totals - To Date	$43,149	$88,659	$426,062	$189,673	$245,288	$303,210	$363,525	$426,318	$491,680	$559,704
Invested Capital	($587,833)	($587,833)	($587,833)	($587,833)	($602,731)	($602,731)	($602,731)	($602,731)	($602,731)	($602,731)
ROIC - To Date	7.34%	15.08%	72.48%	32.27%	40.70%	50.31%	60.31%	70.73%	81.58%	92.86%

Description Year Ending	Year 11 01/2036	Year 12 01/2037	Year 13 01/2038	Year 14 01/2039	Year 15 01/2040
Equity (appreciation)	$402,474	$447,185	$493,462	$541,358	$590,930
Equity (loan reduction)	$63,774	$72,100	$80,939	$90,324	$100,287
After-Tax Cash Flow	**$164,240**	**$184,845**	**$206,337**	**$228,737**	**$251,748**
Totals - To Date	$630,487	$704,130	$780,738	$860,419	$942,966
Invested Capital	($602,731)	($602,731)	($602,731)	($602,731)	($602,731)
ROIC - To Date	104.61%	116.82%	129.53%	142.75%	156.45%



Location Overview

Strategically located in Turlock, a vibrant community in the heart of California's Central Valley. Positioned just a block from Golden State Highway (CA-99 Business), it enjoys easy access to major routes connecting Turlock to nearby cities like Modesto and Merced, making it ideal for attracting local and commuter traffic.

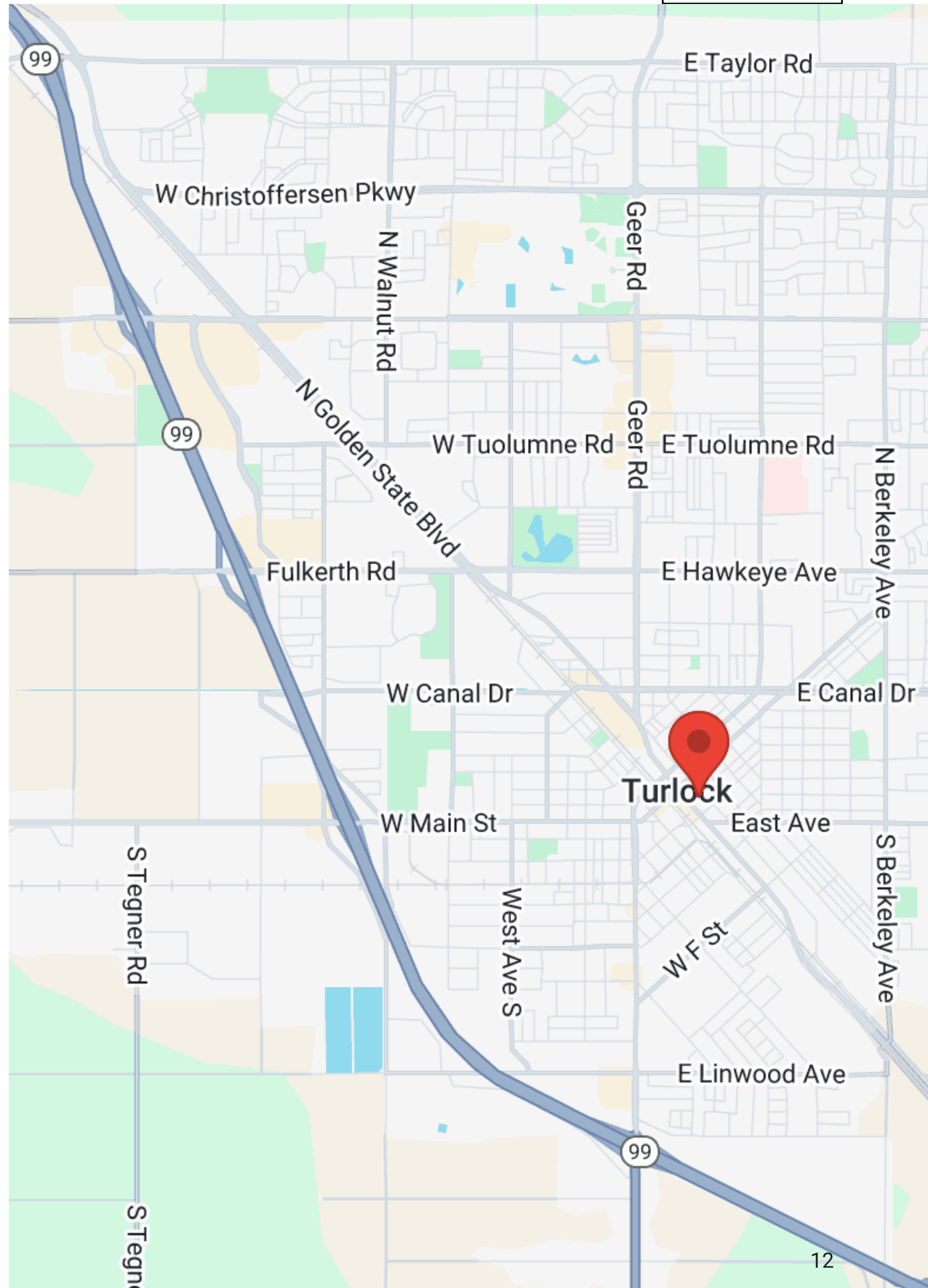
Key Highlights: Proximity to Highway 99: With Golden State Highways' daily traffic counts at approximately 15,846 and 15,980 at the intersection of S Center St and Crane, the location offers excellent visibility and accessibility to both locals and passing travelers. This is beneficial for businesses relying on high footfall or drive-by exposure.

Busy Commercial Hub: The area around Center Street is an established commercial zone featuring a mix of auto repair shops, retail outlets, and dining options, creating a well-rounded ecosystem that supports local businesses. Neighboring businesses drive additional traffic to the area, ideal for an auto service operation.

Thriving Central Valley Location: Turlock’s growing population and economic base provide a solid customer pool for any business, particularly in automotive services. With Turlock being the second-largest city in Stanislaus County, the location positions your business in a community that values local service options. Local Amenities and Infrastructure: The property benefits from nearby amenities, including shopping centers, banks, and other commercial services, offering convenience for customers and employees alike. This property’s prime location in a high-traffic, well-serviced area makes it a compelling opportunity for an auto repair business, whether as an investment property or an owner-occupied business venture.

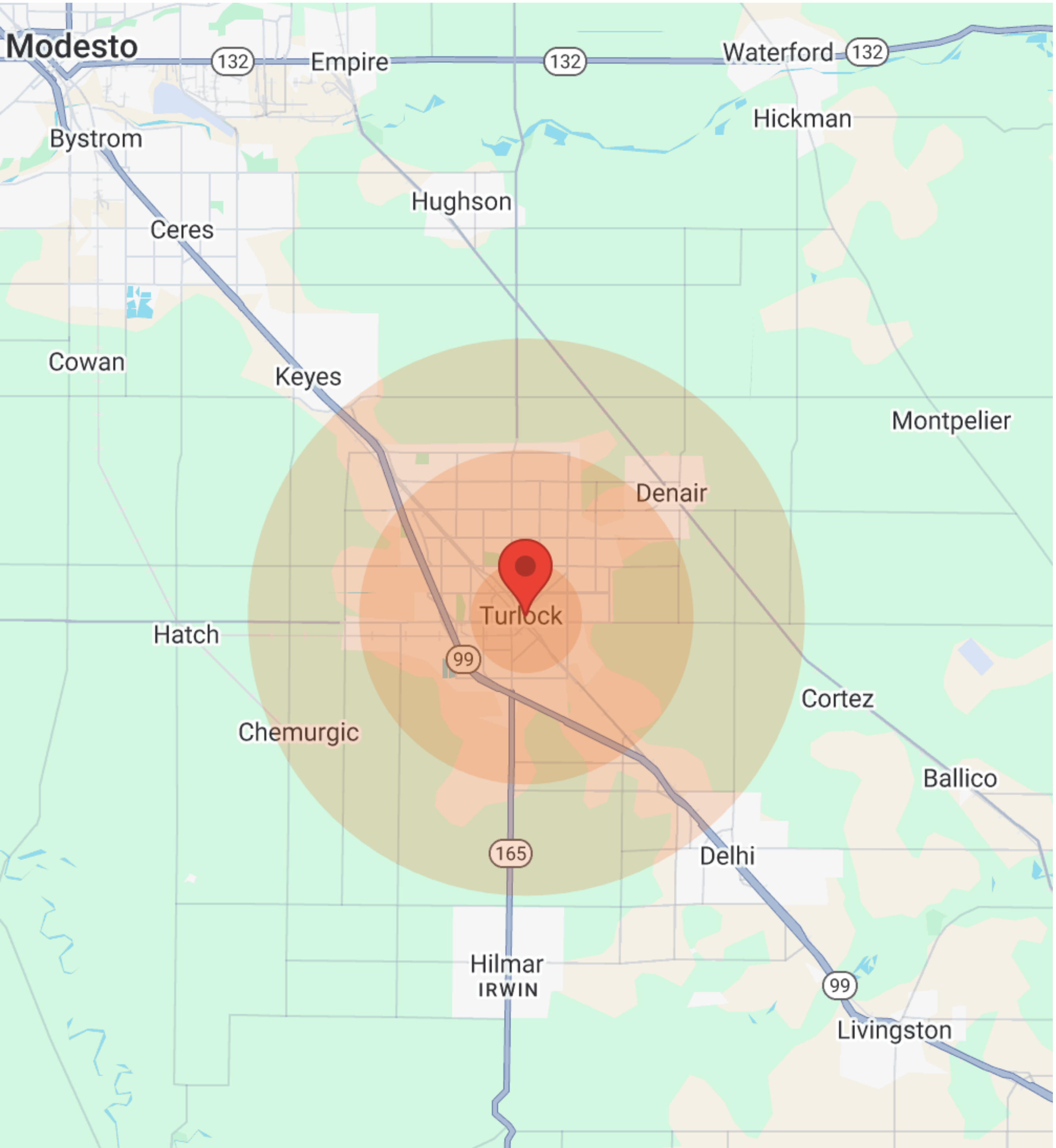
LOCATION MAPS

210 SOUTH CENTER STREET



DEMOGRAPHICS

210 SOUTH CENTER STREET



Population	1 Mile	3 Miles	5 Miles
Male	8,565	32,238	40,618
Female	9,431	34,070	42,513
Total Population	17,996	66,308	83,131

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,712	14,987	18,985
Ages 15-24	2,849	9,719	12,406
Ages 25-54	7,278	27,111	33,793
Ages 55-64	1,541	6,659	8,356
Ages 65+	1,616	7,832	9,591

Race	1 Mile	3 Miles	5 Miles
White	10,411	46,442	58,640
Black	198	504	555
Am In/AK Nat	48	145	189
Hawaiian	32	56	56
Hispanic	11,121	27,303	33,197
Multi-Racial	13,968	33,784	41,250

Income	1 Mile	3 Miles	5 Miles
Median	$29,163	$48,112	$49,818
< $15,000	1,264	2,981	3,141
$15,000-$24,999	1,232	3,116	3,510
$25,000-$34,999	923	2,431	2,965
$35,000-$49,999	864	3,098	3,519
$50,000-$74,999	741	3,680	4,967
$75,000-$99,999	430	2,784	3,564
$100,000-$149,999	359	2,736	3,922
$150,000-$199,999	33	883	1,219
> $200,000	33	343	501

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,690	24,332	30,022
Occupied	6,025	22,530	27,804
Owner Occupied	1,955	12,213	15,881
Renter Occupied	4,070	10,317	11,923
Vacant	665	1,802	2,218