

RETAIL FOR SALE

PURE NNN CORPORATE GUARANTEED 22-YEAR OCCUPIED REGAL THEATER

120 S Bridge St, Visalia, CA 93291



OFFERING SUMMARY

SALE PRICE:	\$7,812,500
CAP RATE:	8.0%
NOI:	\$625,000
LEASE TYPE:	NNN
LOT SIZE:	0.778 Acres
BUILDING SIZE:	33,897 SF
ZONING:	Mixed Use Downtown
MARKET:	Tulare County MSA
TRAFFIC COUNT:	38,500
PRICE / SF:	\$230.48

PROPERTY HIGHLIGHTS

- Absolute-Net Lease w/ Zero Landlord Responsibility
- National Tenant | Occupied Over 22 Years | 10% Bumps Every 5 Yrs
- Tenant Has Recently Re-Invested \$4M Into An Extensive Remodel
- Regal Cinemas Guarantee w/ Big Upside in Rents At End Of Options
- Currently in 1st of 5th Five-Year Renewal Periods To 11/30/2043
- Original BTS Designed Specifically For The Tenant
- Across from 144K SF Convention Center + Abundant FREE Parking
- Superior Location w/ Limited Competition | Strategic Trade Area
- Located In The Primary Retail/Restaurant Corridor In The Area
- Average Food & Alcohol Spending Exceeds \$32.39M Within 1-Mile
- Over 140,750 People Living Within A Five Mile Radius Of The Property
- 2 Miles From The University (College of the Sequoias)
- Double-Digit Year-Over-Year Sales Growth

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PROPERTY OVERVIEW

Freestanding Absolute NNN Zero Landlord Responsibility Corporate Guaranteed Regal Luxury Movie Theater. Regal Cinemas, Inc., a subsidiary of the Cineworld Group, has occupied the 10-screen 1,766 seat Theater since 1998 and just inked a corporate guaranteed lease extension through November 2023, showing commitment to the location. The vibrant downtown of Visalia attracts various quality tenants surrounding the location bringing great synergy for Regal to flourish. Well known and established Movie Theater building in a highly traveled area off the "Main and Main" of Downtown Visalia. Visalia's downtown zoning motivates businesses to be located (and thrive) within the downtown area through incentives and zoning allowances.

This safe and secure deal houses a corporate tenant on only \$18.44/SF/YEAR rent, making them an extremely profitable and lucrative location. As a build-to-suit in 1998, Regal has continued a long term 22-Year occupancy with various recent tenant improvements including a newly remodeled interior, freshly updated amenities, and a pristine exterior with lush landscaping and like-new feel. The 33,897 SF building sits across from a 5-story City of Visalia maintained FREE parking lot and is conveniently located in the center of town. With 24 years left in the options through November 2043, this property will experience a dramatic increase in NOI with market rent. Great opportunity for a long term investor looking for a corporate guarantee and a Tenant who pays expenses direct.

LOCATION OVERVIEW

Located in the most desirable area of the Prestigious Downtown Visalia, which encompasses about 72 square blocks of downtown. on the "Main and Main" of downtown on the southeast corner of Main Street and South Bridge Street between E Center Ave and E Acequia Ave. 0.5 miles from Kaweah Medical Hospital, 1.8 miles to the County Courthouse, and across the street from the Visalia Convention Center. The Property is just south of the intersection with Keller Williams Realty, Lum Lums, Double LL Steak House & Saloon, Wells Fargo Advisors, Main Street Escrow, and Crawdaddy's. Central location with close proximity to many restaurants, government agencies, services and many other amenities. 25,000 cars/day on E Main St and 13,500 cars/day on S Bridge St.



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Full Service Concession Area



New Appliances & Fixtures



Open Concession Area With "Gaming" Room



Red SLCD Boards To Show Movie Listings



Newer Luxury Recliners, Hand Rail, & Flooring



RPX Auditorium, Regal Cinemas' Version Of The IMAX Experience

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INVESTMENT OVERVIEW

PURE NNN CORPORATE GUARANTEED 22-YEAR OCCUPIED REGAL THEATER

Price	\$7,812,500
Price per SF	\$230.48
CAP Rate	8.0%
Proposed 70/30 Loan Cash-on-Cash Return (yr 1)	10.3 %
Proposed 70/30 Loan Debt Coverage Ratio	1.63

OPERATING DATA

PURE NNN CORPORATE GUARANTEED 22-YEAR OCCUPIED REGAL THEATER

Total Scheduled Income	\$625,000
Operating Expenses	-
Net Operating Income	\$625,000

FINANCING DATA

PURE NNN CORPORATE GUARANTEED 22-YEAR OCCUPIED REGAL THEATER

Proposed 70/30 Loan Down Payment	\$2,343,750
Proposed 70/30 Loan Amount	\$5,468,750
Proposed 70/30 Loan Debt Service	\$383,637
Proposed 70/30 Loan Debt Service Monthly	\$31,969

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Nearby Convention Center



Nearby Hospital



Fox Performing Arts Theater Downtown

INFORMATION ABOUT VISALIA, CA:

Downtown Visalia is the central business district of Visalia, California, United States, which is located close to the geographic center of the metropolitan area. The area features an array of public art and unique shopping opportunities. The Downtown area is the hub for the city's public transport transit center.

The city's natural charm and gracious, vibrant community captivate visitors year-round with experiences highlighted by live entertainment, stunning art, rich history, and world-class restaurants.

Visalia ranks in the upper quartile for Population Density and Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in California.

Visalia's accommodations offer a variety of ways to relax while traveling for vacation or on business. Visitors can find a perfect fit as they choose from world class brands to independently owned properties. With more than 1,300+ guestrooms all within five minutes of downtown and amenities you won't find anywhere else.

DOWNTOWN VISALIA, CA OVERVIEW:

- Close to 50 Restaurants and Bars in the Downtown Visalia area to choose from!
- 133,038 Visalia Population
- Nearly 45 local shops in Downtown Visalia
- Visalia encompass a land area of 37.26 sq. miles and a water area of 0.02 sq. miles.
- Recreation Ballpark is a minor league baseball park in Visalia, California. With only 1,888 seats (2,468 capacity with 'pasture' grass lawn), it is the smallest MLB affiliated ballpark in the United States
- Look no further for an eclectic mix of arts, culture and entertainment! Enjoy a world-class symphony orchestra in the beautifully renovated Fox Theater, take a pottery class at Arts Visalia, visit galleries and museums and go to the Taste the Arts Festival to celebrate agriculture and art! With nearly a dozen annual events that emphasize the arts.

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REGAL CINEMAS®

OVERVIEW

Company: Regal Cinemas, Inc.

Founded: July 30, 1924; 94 Years Ago (United Artists Theatre)

Total Revenue: \$3,197.10 Million

Net Income: \$170.40 Million

Net Worth: \$839.10 Million

Lease Rate: \$625,000 Annually

Headquarters: Knoxville, Tennessee, U.S.

Website: Regmovies.com

TENANT HIGHLIGHTS

- Flagship Location Surrounded by Eateries/Events
- 2nd Largest Theater Operator in the World
- Top Luxury Theater in U.S. - State-of-the-Art Auditoriums
- Best In Class Theater Design
- Long Standing Tenancy (22 Years)
- World Class, Publicly Traded, Tenant

CINEWORLD GROUP, PLC (REGAL ENTERTAINMENT GROUP)

Cineworld Group PLC is the world's second largest cinema chain, founded in 1995, and operates 2,227 screens at 232 sites in Europe and Israel. Together with its new subsidiary Regal Entertainment Group, Cineworld operates over 9,500 screens at 793 sites.

After the February 2018 acquisition of Regal Entertainment Group for \$3.6 billion, Regal Entertainment Group (NYSE: RGC) operates one of the largest and most geographically diverse theatre circuits in the US. The size (13.0 screens/theater average), reach and quality of the company's theatre circuit provides its patrons with a convenient and enjoyable movie-going experience making them "The Best Place to Watch a Movie!". Regal develop, acquire and operate multi-screen theatres primarily in mid-sized metropolitan markets and suburban growth areas of larger metropolitan markets throughout the United States. The three main theater brands operated by Regal Entertainment Group are Regal Cinemas, Edwards Theatres, and United Artists Theatres.

REGAL VISALIA LOCATION:

Nearby quality tenants include the Visalia Convention Center, Chase Bank, Barrel House Brewing, Crowdaddy's, Cellar Door, Coilima, Fugazzis, Sequoia Brewery, Starbucks, Subway, Fox Theater, Pita Kabob, The Depot, 210 Cafe, El Tarasco, Tommy's Bar, Jimmy Johns, Alejandra's, Little Italy, Baskin-Robins, Suncrest Bank, Henry's Fresh Mex, Simply Chic Boutique, Chelsea Street Boutique, The Vintage Press, and many more.

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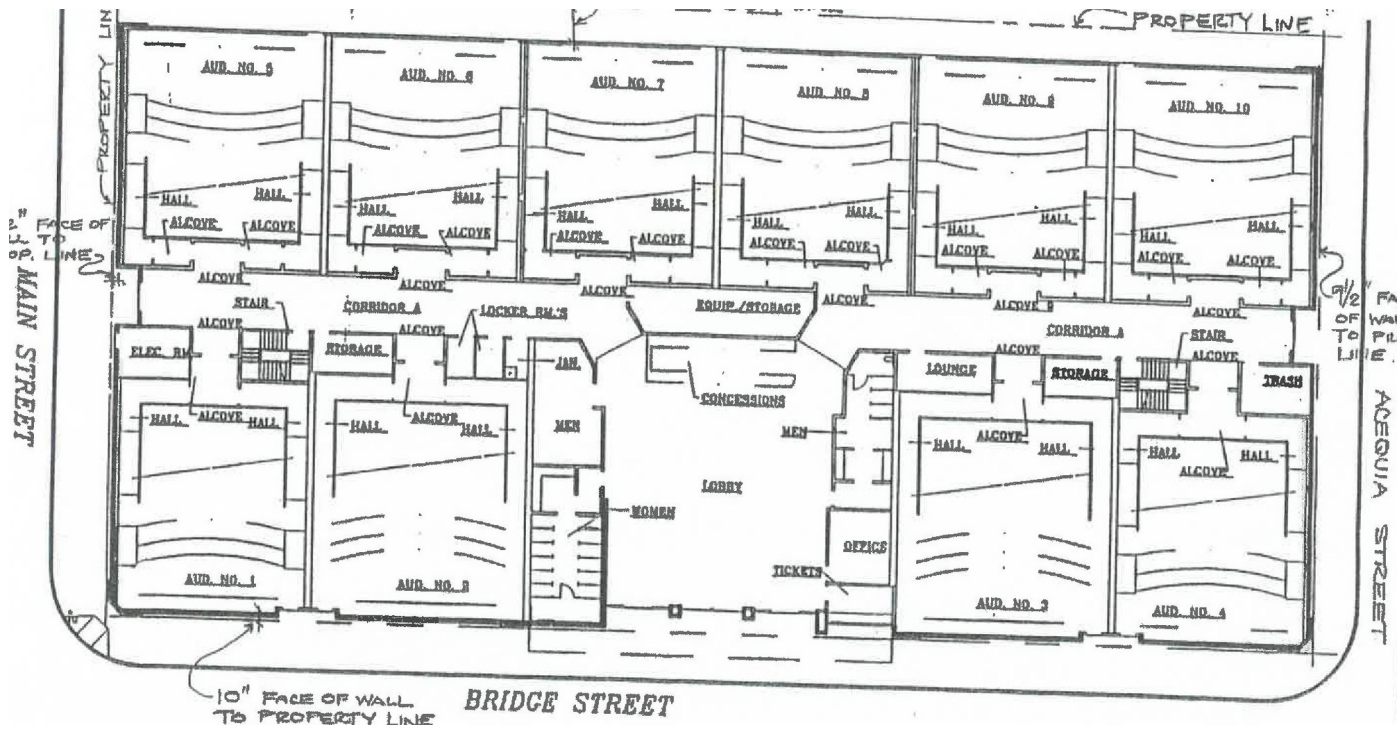
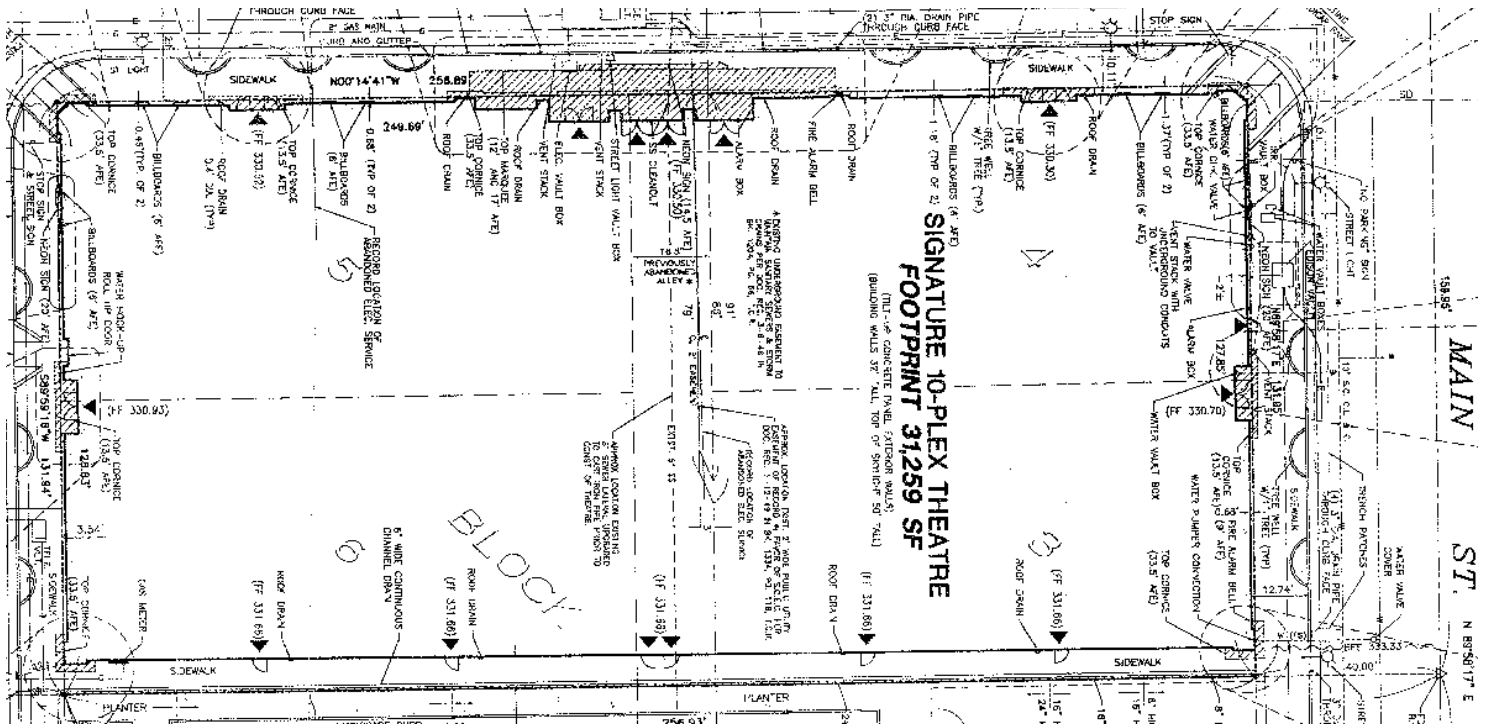
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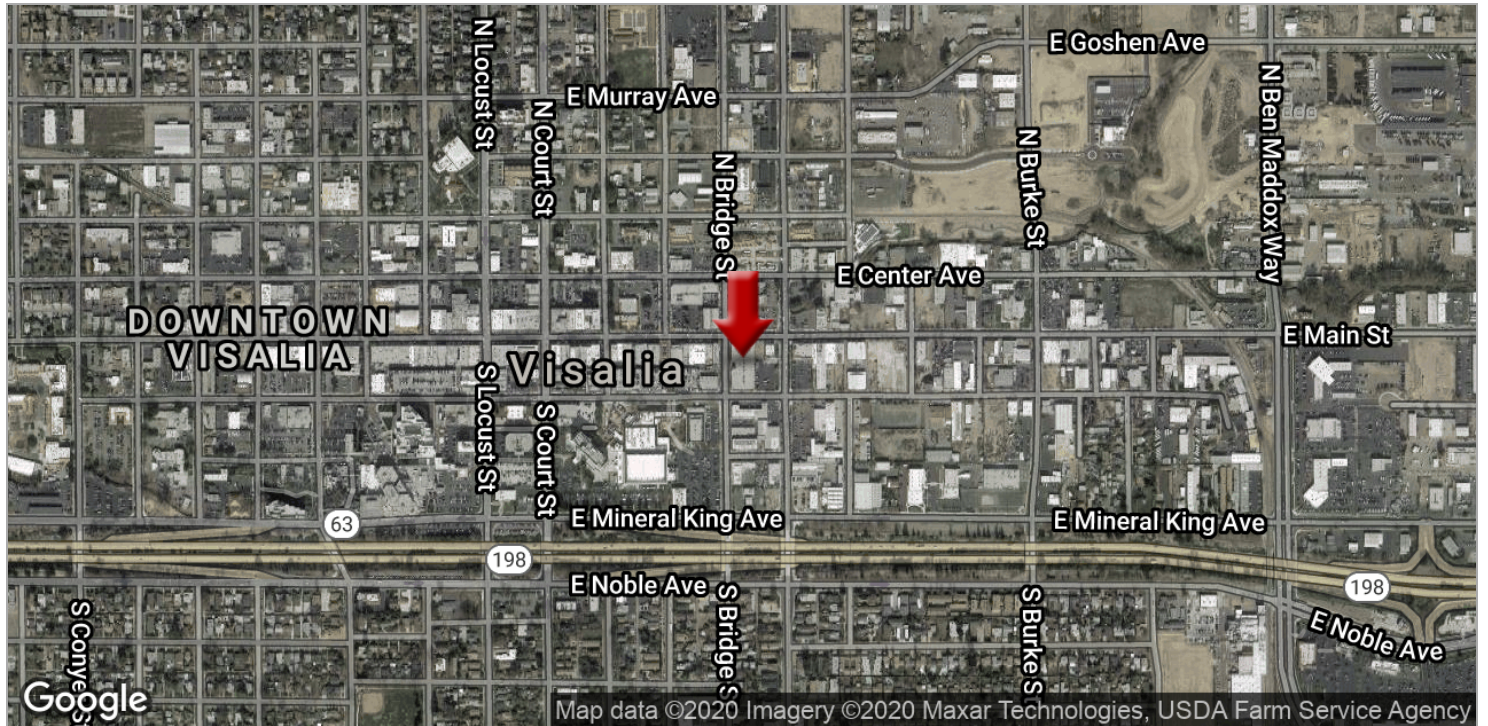
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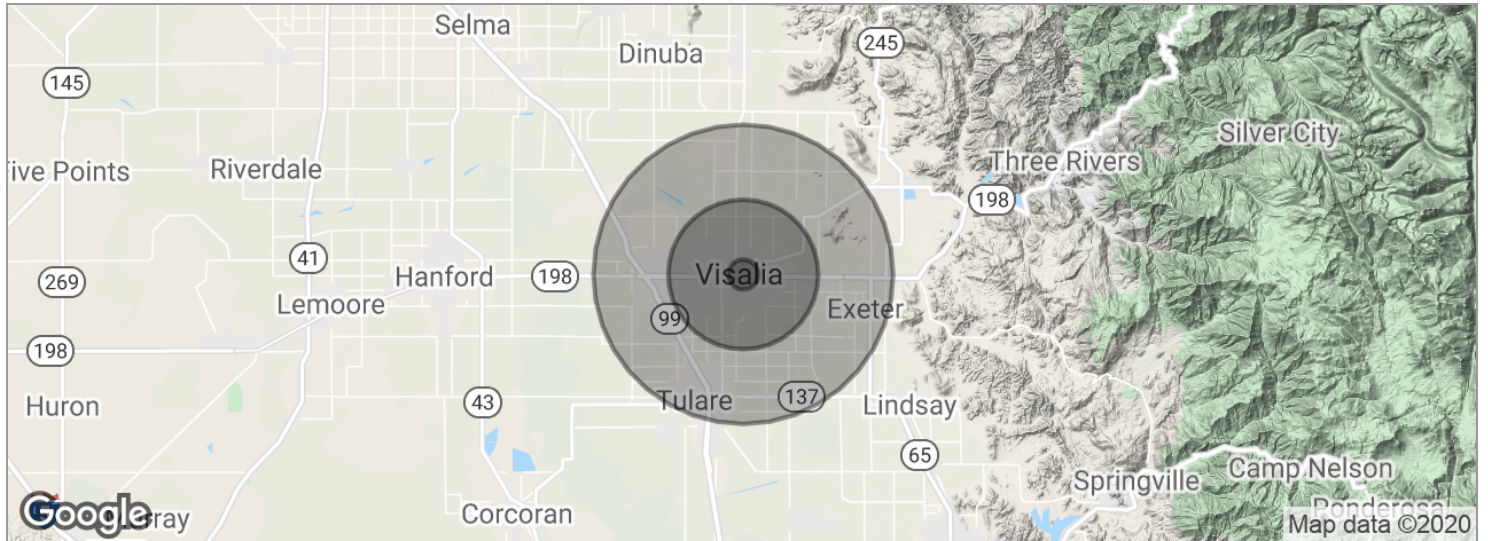
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	221	3,800	11,591
Median age	42.4	43.1	43.6
Median age (male)	40.6	41.9	42.7
Median age (Female)	44.7	44.3	44.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	91	1,649	5,057
# of persons per HH	2.4	2.3	2.3
Average HH income	\$43,722	\$44,499	\$45,733
Average house value	\$197,844	\$221,322	\$228,698
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	1.8%	2.9%	3.4%
RACE (%)	1 MILE	5 MILES	10 MILES
White	96.4%	96.1%	95.5%
Black	0.0%	0.1%	0.1%
Asian	0.0%	0.3%	0.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.4%	0.6%
Other	0.0%	0.5%	0.7%

* Demographic data derived from 2010 US Census

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