



THE OPPORTUNITY

The secured lender, under the terms of the deed of trust, has initiated a Trustee's Sale to be conducted on the steps of the Tehama County California Courthouse, located at 633 Washington Street in Red Bluff, California.

The two buildings are located at the intersection of Antelope Blvd (Highway 36) and Highway 99 E, three miles east of I-5 Exit 649 in Red Bluff, California. The buildings were built in 1980 and 1981 and provide opportunity to acquire the two buildings individually, or together, for either investment, or to relocate a business.

Both buildings were fully leased until late-December 2014, and generated annual lease income of \$235,512. The retail building at 22825 Antelope Blvd has four suites which total 8,718± net rentable square feet, and were leased to a restaurant, social service agency, auto parts store and stove retailer, with annual lease income of \$50,388.

The other building at 22835 Antelope Blvd with 7,157± net rentable square feet was leased to the California Department of Corrections, and generated lease income of \$185,124.

On December 4, 2014 a flash flood caused damage to both buildings, forcing the termination of the California Department of Corrections Lease from 22835 Antelope Blvd., which was due to expire in January 2017.

The flood damage at 22825 Antelope Blvd., with four suites, was less severe, with only two tenants needing to vacate. The two remaining tenants are Stove Junction, a stove retailer, and North State Starter and Alternator Exchange, an automotive parts store. A third tenant, Lighthouse Living Services, is returning to the property in April. These three tenants occupy 7,450± square feet, or 85%, of the rentable space, with monthly base rent at \$.38, \$.41 and \$.51 per square foot, or annual base rent totaling \$40,272. Lease expirations for Stove Junction, Lighthouse Living Services and North State Starter are May 31, 2016, February 28, 2017 and month-to-month, respectively.