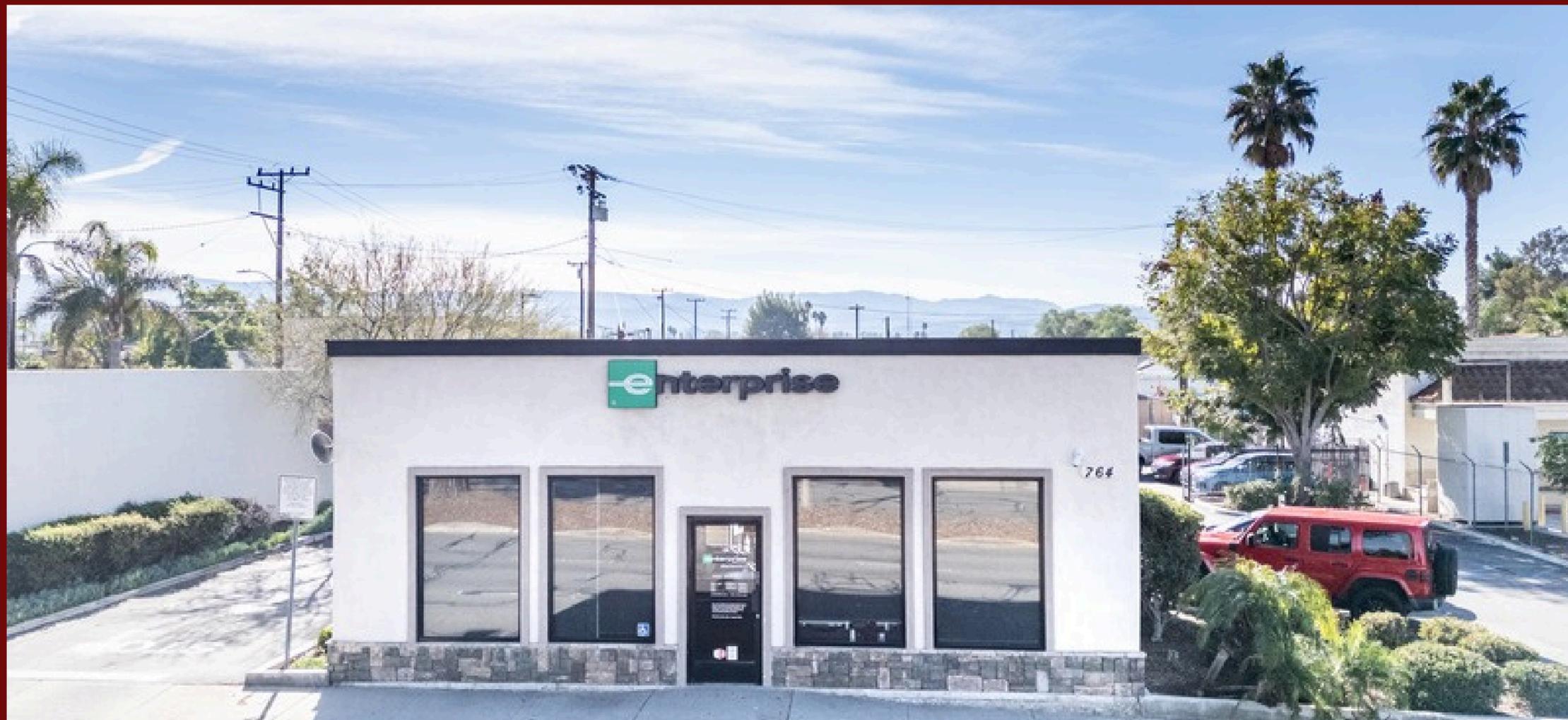


# LEASED INVESTMENT OPPORTUNITY

## 764 E. LOS ANGELES AVE, SIMI VALLEY

CORPORATE  
GUARANTEED NNN LEASE



±1,250 SF  
freestanding  
building on  
±13,939 SF fully  
paved lot.

Located in an affluent, commuter-driven market with car-dependent demand supporting long-term tenant performance



LANCELOT  
COMMERCIAL

# LEASED INVESTMENT OPPORTUNITY

## 764 E. LOS ANGELES AVE, SIMI VALLEY

CORPORATE  
GUARANTEED NNN LEASE



### INVESTMENT HIGHLIGHTS

- Property Leased to Enterprise Rent-A-Car on 5-Year NNN lease (expires 12/31/2030)
- Largest rental car operator in United States
- \$35+ billion revenue
- 9,500 global locations
- 90,000 employees
- Landlord is responsible for roof, structure and utilities to point of entry
- Investment offers passive income with a credit tenant in a high barrier-to-entry automotive zoned property

**ASKING PRICE** \$1,950,000  
**ANNUAL RENT** \$90,416.71  
**CAP RATE** 4.6%  
**PREMISES** 1,250 SF BUILDING / 13,939 SF LOT



**LANCE LEVIN**  
**PRESIDENT**  
310.839.3333

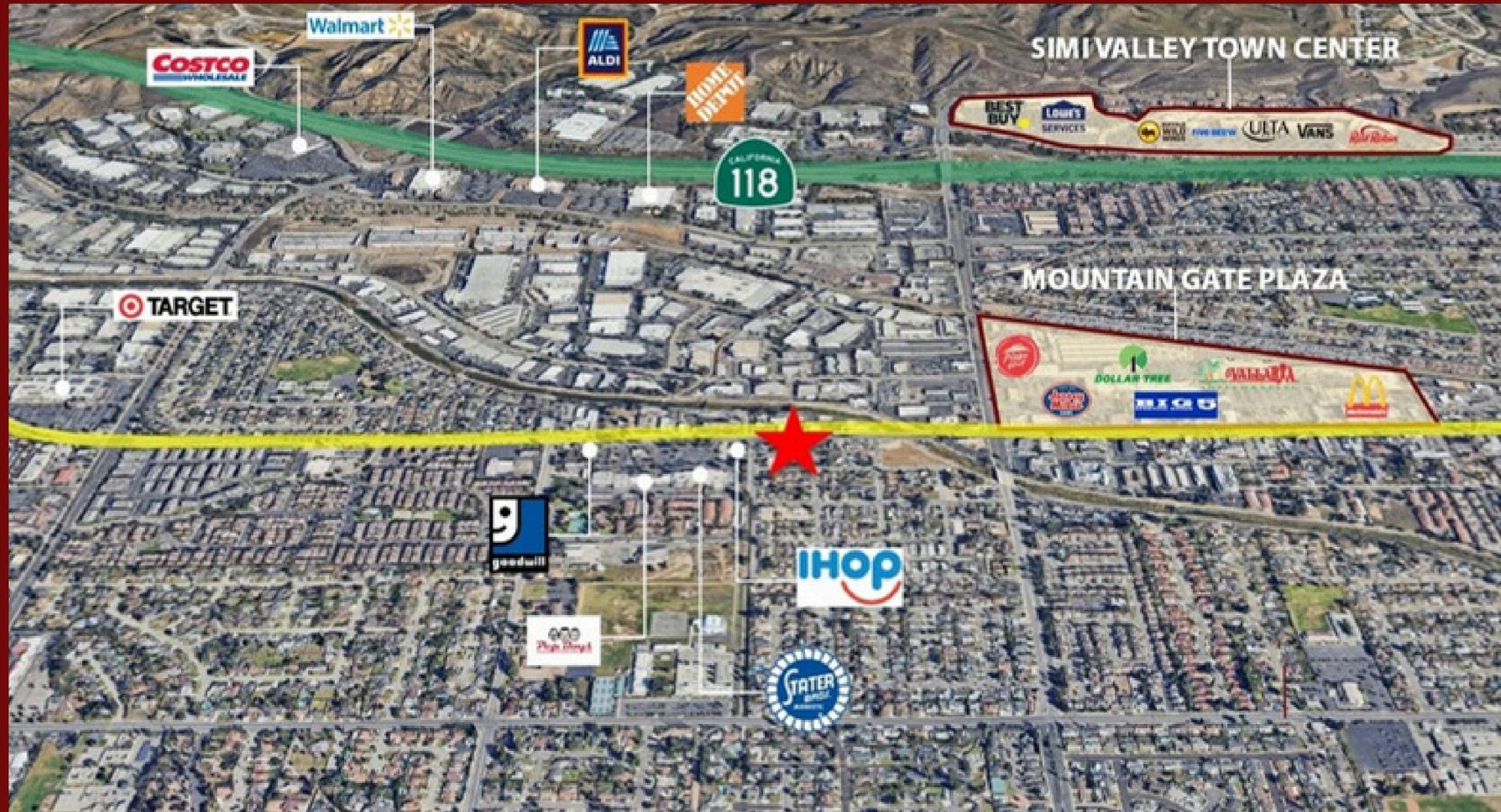


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# LOCATION OVERVIEW

## 764 E. LOS ANGELES AVE, SIMI VALLEY

CORPORATE  
GUARANTEED NNN LEASE



*Prime visibility in one of  
Ventura County's most  
reliable retail corridors*

### KEY DEMOGRAPHICS:

- Median Income: \$118K
- Median Age: 42
- Average Commute Time:  
30 Min
- Homeownership: 70%+



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**±13,939 SF FULLY PAVED LOT ALLOWS HIGH-EFFICIENCY  
FLEET STORAGE AND CIRCULATION**

**HIGH-VALUE COMMERCIAL PAD WITH FLEXIBLE FUTURE RE-TENANTING POTENTIAL**



**FREESTANDING BUILDING WITH EXCELLENT FRONTAGE AND BRAND VISIBILITY**



**LOW-MANAGEMENT, LOW-CAPEX ASSET WITH SIMPLE BUILDING SYSTEM REQUIREMENTS**



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**ON-SITE DETAILING BAY SUPPORTS ONGOING FLEET OPERATIONS AND REDUCES TENANT TURNOVER RISK**



**FUNCTIONAL AUTOMOTIVE INFRASTRUCTURE — VALUABLE FOR FUTURE USERS AS WELL**



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**UPDATED CUSTOMER-FACING SPACE PROVIDING PROFESSIONAL BRAND PRESENCE**

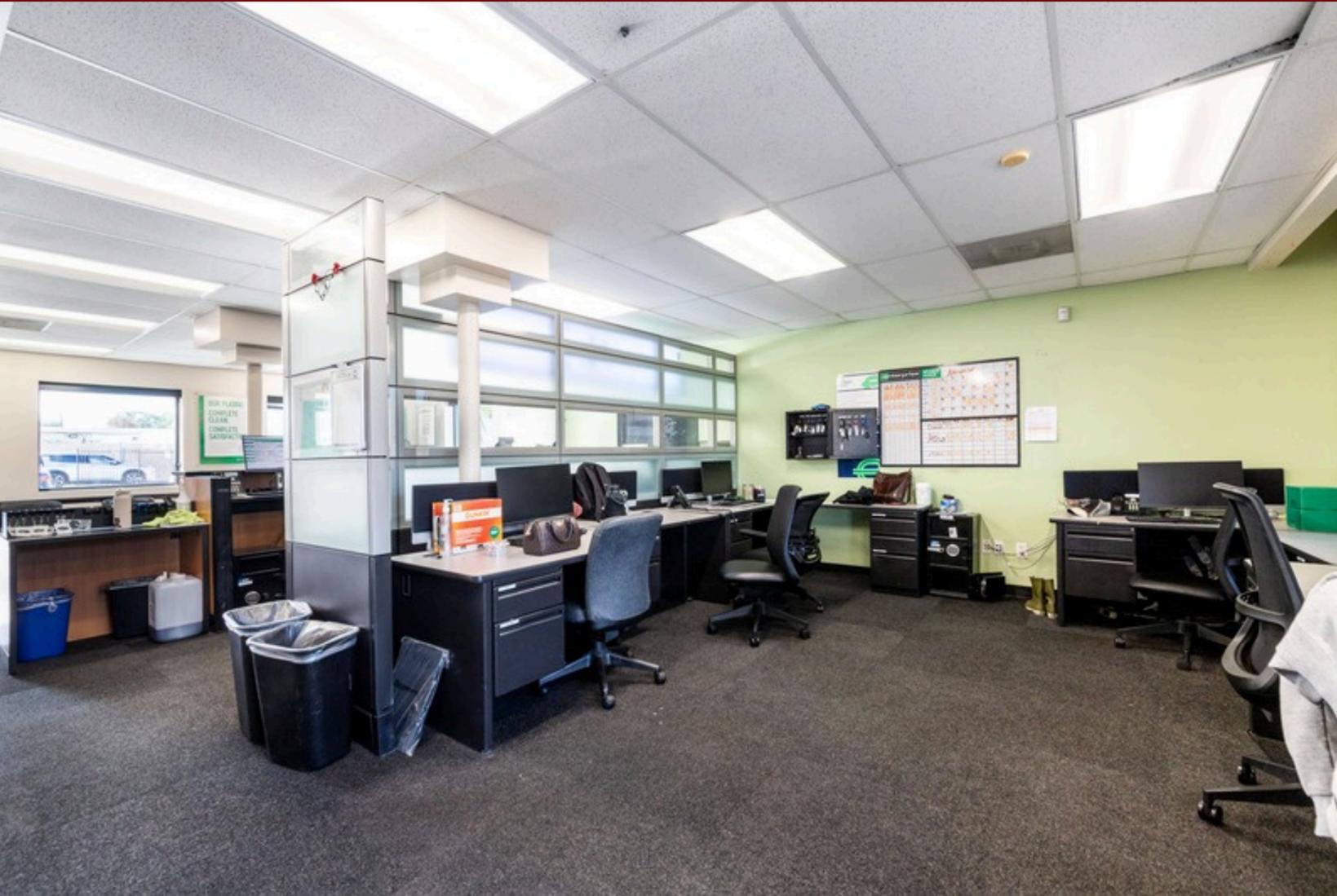


**MODERN LAYOUT SUPPORTS LONG-TERM OPERATIONAL EFFICIENCY**



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# EFFICIENT ADMINISTRATIVE WORKSPACE AND ADA-COMPLIANT FACILITIES



**WELL-MAINTAINED INTERIOR REDUCES RISK OF UNEXPECTED LANDLORD EXPENDITURES**



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# WHY INVEST IN THIS PROPERTY?

## INVESTMENT SUMMARY

- Corporate-guaranteed income through 2030
- True NNN – zero landlord responsibilities
- High-credit national tenant
- Prime, high-traffic commercial corridor
- Affluent and car-dependent local demographic base
- Limited supply of small automotive-zoned parcels
- Passive, stable cash flow in a resilient submarket



Contact **Lance Levin, President**

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