

LOS ANGELES
MSA

401 EAST ARROW HIGHWAY, GLENDORA, CA 91740

OFFERING MEMORANDUM



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EQUITY INVESTMENT
 **DVISORS**

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Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. We cannot assume responsibility for its accuracy. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond control of the Owner and Broker and, therefore, are subject to material variation. This Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or its contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with an entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.

This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Offering Memorandum, you unconditionally agree that you will hold and treat the Offering Memorandum and the Contents in the strictest confidence, that you will not photocopy or duplicate the Offering Memorandum or any part thereof, that you will not disclose the Offering Memorandum or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

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Property & Location

Less than 30 miles east of downtown Los Angeles, Glendora is a bustling city for Los Angeles commuters. The property is prominently located on East Arrow Highway, a major east-west thoroughfare. The site benefits from excellent visibility and direct frontage. The location has an estimated daily traffic count of nearly 30,000 vehicles per day.

The branch is located in a CVS pharmacy-anchored shopping center amid an upper middle class community. The population and average household income within a 5-mile radius are 315,000 and \$89,000, respectively.

Property Summary

Location	401 East Arrow Highway, Glendora, CA
Building Size	4,062 SF
Lot Size	0.41 Acres 17,860 SF
Year Built	1982
Parcel Number	8643-035-067
Market	Los Angeles County

Bank Performance

Deposits (000's)	\$67,000
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Financial & Lease Data

Financial Information

Price	\$3,180,000
Cap Rate	4.95%
Price per Square Foot	\$783
Net Operating Income	\$157,533

Lease Information

Term	10 Years
Rental Increases	1.5% Annually
Lease Commencement	January 31, 2014
Lease Expiration	January 31, 2024
Options	Four, Five-Year Renewal Options
NNN	No Landlord Responsibilities

Rent Schedule

Term	Annual Rent	Monthly Rent	Annual Rent per SF
Year 1	\$146,232	\$12,186	\$36.00
Year 2	\$148,425	\$12,369	\$36.54
Year 3	\$150,652	\$12,554	\$37.08
Year 4	\$152,912	\$12,743	\$37.64
Year 5	\$155,205	\$12,934	\$38.20
Year 6	\$157,533	\$13,128	\$38.78
Year 7	\$159,896	\$13,325	\$39.36
Year 8	\$162,295	\$13,525	\$39.95
Year 9	\$164,729	\$13,727	\$40.55
Year 10	\$167,200	\$13,933	\$41.16



Tenant Information



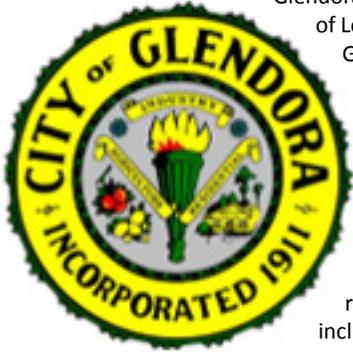
Citibank, N.A. (“Citibank”), the tenant, is a wholly owned subsidiary of Citigroup Inc., the fourth largest bank holding company in the United States with \$1.82 trillion in total assets. Operating as Citigroup’s banking division, Citibank is a leading financial institution serving more than 100 million clients in 40 countries and boasts a credit rating of “A+” (S&P) with a “stable” outlook. Citibank has a strong presence throughout the state of

Corporate Overview

Ticker Symbol	NYSE: C
Total Assets	\$1.82 trillion
Credit Rating	A+ (S&P)

California, with heavy concentrations in the premier markets of San Francisco, Los Angeles, and Orange County.

Glendora (Los Angeles, MSA)



Glendora is nestled at the base of the scenic San Gabriel Mountains, in the eastern portion of Los Angeles County. Located approximately 27 miles from downtown Los Angeles, Glendora offers convenient access to major commercial, cultural, educational and recreational areas in Southern California.

Today, more than 50,000 residents enjoy Glendora's excellent public and private schools, lush parks, comprehensive community services and one of the lowest crime rates in Los Angeles County.

Glendora's diversified business community ranges from the downtown "Village," where personalized service is provided by several owner-operated retail stores, to corporate headquarters of major U.S. and international firms--including Rain Bird Sprinkler Manufacturing Company and the National Hot Rod Association.

Glendora is also one of Southern California's most attractive residential communities, with a variety of homes, from cozy turn-of-the-century cottages to prestigious executive hillside estates. Quality education, both public and private, is yet another shining attribute of the Glendora community. According to 2015-16 State testing results, Glendora High School students scored 20 percent higher than State averages in reading, writing and math. In addition, a recent graduate follow-up survey showed that approximately 96 percent of Glendora High School graduates go on to higher education.

From tree lined neighborhood streets and quaint downtown Village shops to the modern architecture of the Financial Way business center, Glendora is a haven from the fast pace of the Los Angeles metropolitan area. Welcome to Glendora, the "Pride of the Foothills."

Los Angeles is the second most populous city in the United States and the most populous city in the state of California and the western United States, with 3.79 million people on a land area of approximately 500 square miles. The urban area of Los Angeles extends beyond the city limits with a population of nearly 15 million and it is the 17th largest urban area in the world. Los Angeles is also the seat of Los Angeles County, the most populated and one of the most multicultural counties in the United States. The Los Angeles combined statistical area (CSA) has a gross metropolitan product (GMP) of over \$730 billion, making it the 15th largest economic center in the world.

Downtown Los Angeles is the central business district of Los Angeles, California, located close to the geographic center of the metropolitan area. The area features many of the city's major arts institutions, sports facilities, sightseeing opportunities, a variety of skyscrapers, associated large multinational corporations, and unique shopping opportunities. Downtown is the hub of the city's freeway network and growing Metro rapid transit system with six commuter lines operated by Metrolink, two subway lines, two light rail lines and local and regional bus service operated by Los Angeles County Metropolitan Transportation Authority (Metro). Major subway and light rail stations in Downtown include Chinatown Station, Los Angeles Union Station, Civic Center Station, Pershing Square Station, 7th Street/Metro Center Station, Pico/Chick Hearn Station, and Little Tokyo/Arts District Station.

Los Angeles is a world center of business, international trade, entertainment, culture, media, fashion, science, technology and education. It is home to renowned institutions covering a broad range of professional and cultural fields, and is one of the most substantial economic engines within the United States. Knight Frank LLP, together with Citibank, ranked Los Angeles the 5th most powerful and influential city in the world, behind only New York City in the United States.



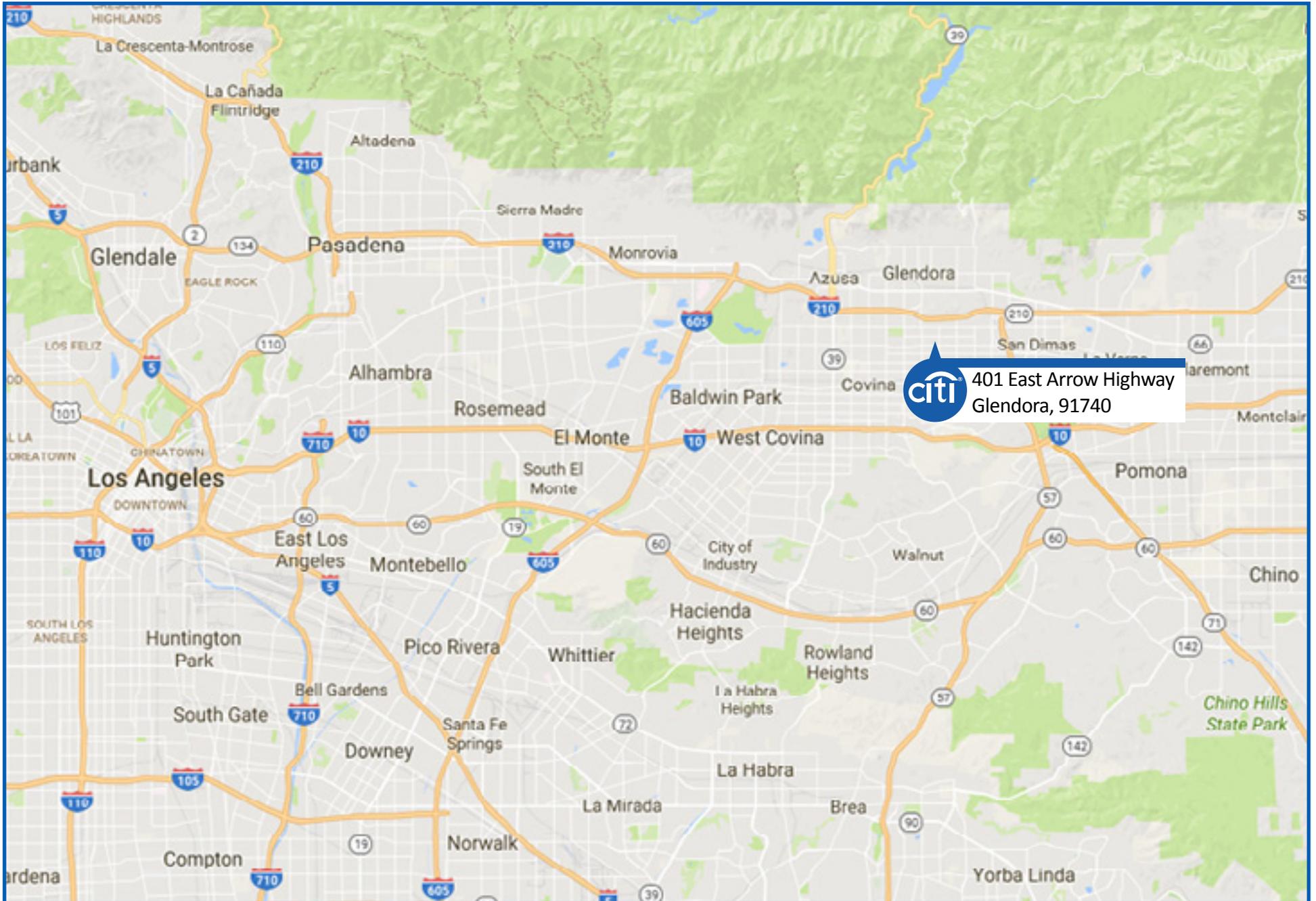
Aerial-The Property



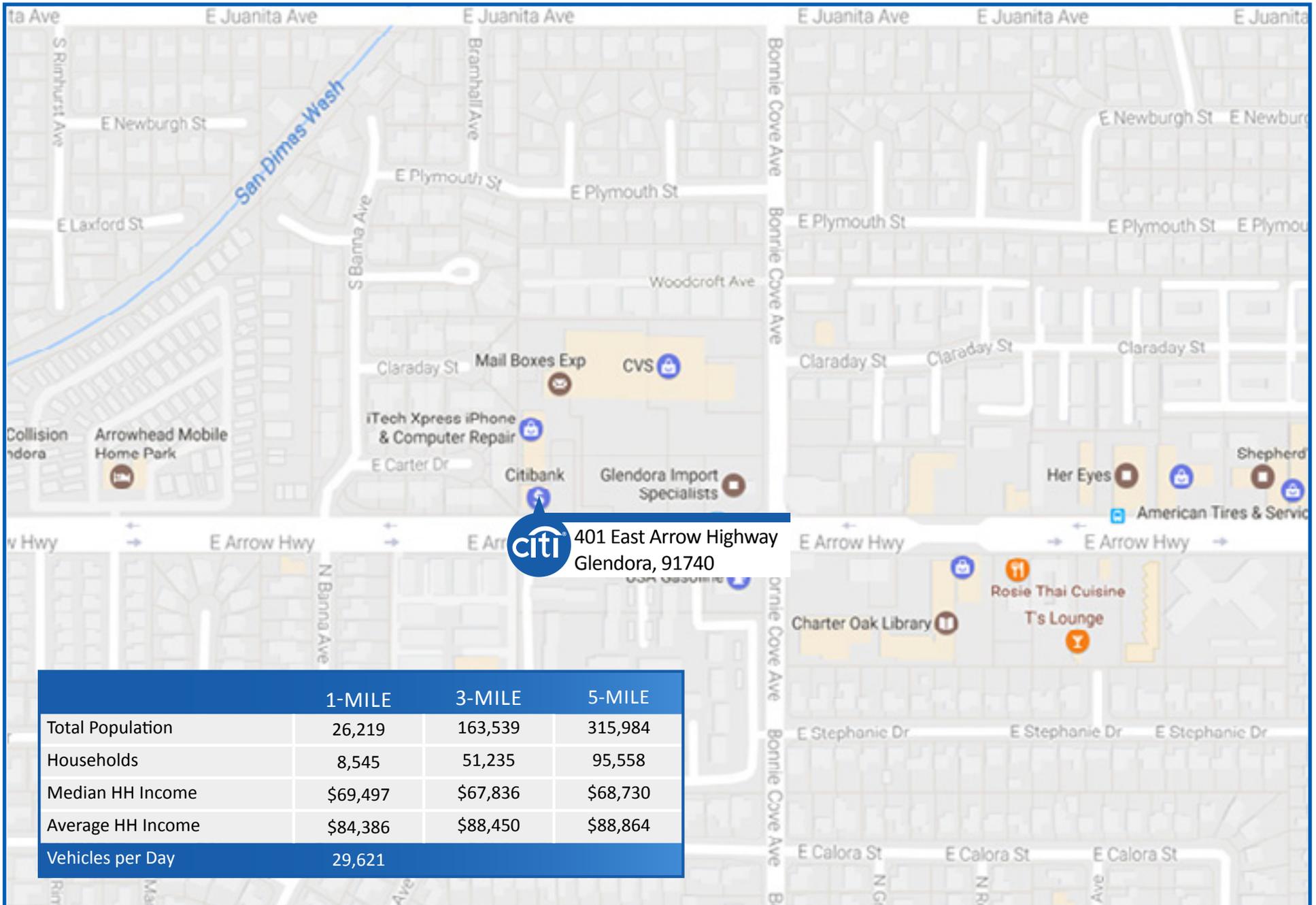
Amenities



Area Map



Demographics



	1-MILE	3-MILE	5-MILE
Total Population	26,219	163,539	315,984
Households	8,545	51,235	95,558
Median HH Income	\$69,497	\$67,836	\$68,730
Average HH Income	\$84,386	\$88,450	\$88,864
Vehicles per Day	29,621		

Property Images

A wide-angle view of the Citibank building, similar to the first image, but with a white text box overlaid at the bottom containing contact information for Equity Investment Advisors.

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