



Wireless Infrastructure Investment Opportunity

Site ID: 19525 Gutenhot Rd | Market: Corning, California 96021

Presented by:

Patrick Hale, CEO+ Principal

Erik Ulkutekin, Managing Director

Steven Mancilla, Director of Acquisitions

Wireless Equity Group

invest@wirelessequity.com

858.295.3040



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Investment Opportunity #26959

Site: 19525 Gutenhot Rd

Market: Corning, California 96021



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INVESTMENT OVERVIEW



Deal Summary: This Cell Tower offering includes the acquisition of an Easement or Fee Simple interest in the real property located at 19525 Gutenhot Rd, Corning, California 96021.

The parcel is classified as Land with a Lattice Tower utility structure currently occupied by 1 tenant. The current utility leases generate \$12,000.00 per year with favorable terms for the Site Owner.

The leased utility area is approximately 1200 sq. ft. and the property has room to expand the current footprint by up to 500 square feet.

Location Overview

The property is located in Corning, California within the county of Tehama.



Site Type:	Cell Tower
Site Name/Identifier:	19525 Gutenhot Rd
Address:	<u>19525 Gutenhot Rd</u>
City:	<u>Corning</u>
State:	<u>California</u>
Zip:	<u>96021</u>
Country:	<u>United States</u>
APN:	061-300-049-000
County:	Tehama
Lat/Long Coordinates:	<u>39.928166 -122.305278</u>

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SITE PHOTOS



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SITE INFRASTRUCTURE INFORMATION

Property Description: Welcome to Country living with a HUGE bonus. This 10+ acre property has unlimited potential with monthly income over the next twenty two years due to a Leased Cellular Tower on the East end of the property. The Cellular tower produces \$1,000.00 per month of income with 7.5% increases every five years. Currently there are three buildings overlooking a spring filled lake with spectacular views of the mountains and orchards to the West. Another bonus is there is available financing for this property.

Property Type:	Land - Farm
Structure Type:	Lattice Tower
Utilities Available:	Electric (Grid), Septic, Well Water
Current Leased Area:	1200 sq. ft.
Expansion Available:	Yes
Expansion Size:	500 sq. ft.
# of Tenants:	1
Monthly Rent(s):	\$1,000.00/m
Annual Rent(s):	\$12,000.00/yr

Additional Site Information:

Tower Data: <https://towerbid.com>



UTILITY LEASE INFORMATION

Tenant Lease Details

Tenant:	ATT
Current Rent:	\$1,000.00/m
Rent Frequency:	Monthly
Escalator:	7.5% 5 Year
Next Escalation Date:	02/01/2025
Commencement Date:	12/15/2017
Expiration Date:	01/31/2045
Lease Type:	Tower Lease
Restrictions:	First Right of Refusal
ROFR Type:	Income Stream
Additional Details:	Different terminology used...seems to be 20 days for tower RoFR and unclear if there is any RoFR period for a sale of property...

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RESTRICTIONS AND LIENS

Right of First Refusal (ROFR)

Tenant: New Cingular Wireless PCS, LLC

Response Time: 20

Contract Section #: 22 and 23

Contract Title: Option and Lease Agreement

Mortgage Information

NONE



PREFERRED TRANSACTION TERMS

The purchase of an Easement Interest will include the assignment of all active telecommunications leases at the site, as further described in this offering memorandum.

A fee simple purchase can either include or exclude the telecommunications leases from the sale. Should the leases be excluded, an easement interest will be granted to the tower investor upon close of escrow.

Payout Period:	Paid at Closing
Easement Type:	Expanded Easement
Expansion Size:	500 sq. ft.
Easement Length:	99 years
Rev. Share:	50/50

UTILITY LEASE FINANCIAL ANALYSIS

The estimated value for an assignment of the existing \$12,000.00 in annual rents and recording of an Easement, is between \$240,000 - \$354,000. A valuation breakdown for the utility leases is as follows:

Lump Sum Payment:	\$240,000 - \$276,000
5yr Payout:	\$288,000 - \$294,000
7yr Payout:	\$294,000 - \$330,000
10yr Payout:	\$318,000 - \$354,000

REAL ESTATE FINANCIAL ANALYSIS

Based on the analysis of similar properties in the Corning, California 96021 market area, the real property is estimated to have a value of \$200,000.00. This excludes any value provided for the utility lease income.

Property Income

Gross Scheduled Income/m:
\$1,500.00

Average Rent per unit/m:
\$0.00

Vacancy Allowance/m:
\$0.00

Other Income/m:
\$0.00

Gross Operating Income/m:
\$1,500.00

Gross Rental Income/m:
\$1,500.00

Property Expenses

Operating Expenses/m:
\$428.00

Net Operating Income/yr:
\$12,864

TOTAL ESTIMATED SITE VALUE: \$440,000 - \$476,000



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Who We Are

Wireless Equity Group (WEG) is a global leader in the telecommunications and digital infrastructure investment industry. WEG invests in real estate and wireless communications infrastructures; working with site owners to minimize risk, build equity and increase profits. WEG combines analytics and research along with multiple years of experience to expedite wireless telecom site selection, acquisition, management, and disposition.

Team Contacts

Patrick Hale

CEO+ Principal

patrick@wirelessequity.com

☎ 858.295.3330

Erik Ulkutekin

Managing Director

erik@wirelessequity.com

☎ 858.295.0600

Steven Mancilla

Director of Acquisitions

steve@wirelessequity.com

☎ 858.295.3040

WIRELESS EQUITY GROUP

PO BOX 601941 | SAN DIEGO, CA

WIRELESSEQUITY.COM