

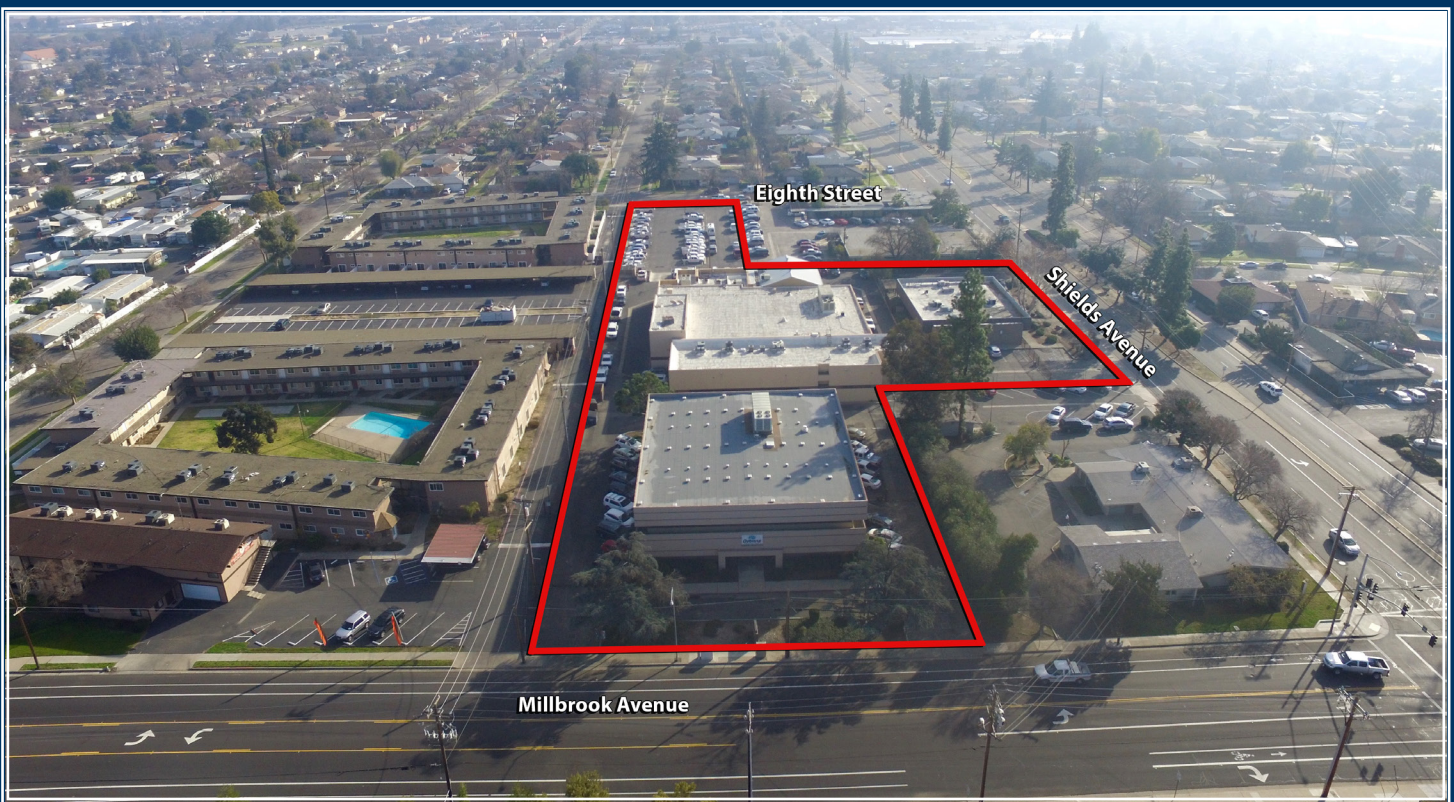
3240 N. Millbrook Ave • Fresno, California
& 3747 E. Shields Ave



AVAILABLE FOR SALE

Approximately ±41,019 Sq. Ft. - Improved Offices & Warehouse

- 100% Leased to California Department of Transportation & California Rural Legal Services
- Big upside on rents
- Excellent access to Freeways 168 (1.5 blocks) & 41(2.5 blocks)
- Centrally located within Fresno/Clovis Metro Area



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DRE LICENSE #00870649

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PROPERTY INFORMATION

100% Leased

3240 N. Millbrook - State of California Department of Transportation (CAL-TRANS) - ±36,149 SF
Leased through 10/31/22

3747 E. Shields - California Rural Legal Assistance (CRLA) - ±4,870 SF
Leased through 03/31/26

Sale Price: \$4,487,500
Total Size: ±41,019 SF on 2.67 Acres
Price/SF: \$109 / SF

APN #: 437-301-14

Year Built: 1975

Zoning: C-P (Commercial/Professional)

Parking: Appx 138 Parking Stalls - Secured & Fenced Parking

CRLA Construction: Concrete/Wood

CAL TRANS Construction: Wood/Stucco/Steel

Location & Access: Centrally Located between Freeways 41 & 168. Both ingress & egress to the buildings are good from Shields, Millbrook and Eighth Street. Over 200,000 sq. ft. of County of Fresno, Federal Government & State of California nearby.

Tenant Overview

California Department of Transportation (CAL TRANS): This division of Cal Trans performs a variety of functions including periodic testing of all building and construction materials used for installation and repair of California's highway roads, freeways, bridges, interchanges, overpasses, etc. They test materials such as concrete, asphalt, steel and related road and bridge construction materials. Upon recent office tenant renewal, landlord provided tenants requested improvements, including new asphalt parking lot, among many other items.

California Rural Legal Assistance (CRLA): CRLA is a privately funded rural Justice Center focused on serving farm workers and low-wage rural workers. Their offices were completely remodeled to suit, with new construction, carpet and paint throughout.

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INCOME & EXPENSE ANALYSIS

Rental Income		
Cal Trans - \$26,273.00*/ month x 12 months		\$ 315,276.00
CRLA - \$6,226.00 / month X 12 months		\$ 74,712.00
Gross Rent		\$ 389,988.00
Reimbursables:		
Amendment #1 - \$337.80 X 12 months		\$ 4,053.60
Amendment #2 - \$535.00 X 12 months		\$ 6,420.00
Janitorial - \$1,674.76 X 12 months		\$ 20,097.12
Total Reimbursables		\$ 30,570.72
Total Gross Income		\$ 420,558.72
less 3% Vacancy		\$ (12,617.00)
Adjusted Gross Income		\$ 407,941.72
Operating Expenses		
Janitorial - \$1,574.76 X 12 months		\$ 18,897.12
Burglar Alarm/Camera - \$175.00 X 12 months		\$ 2,100.00
Landscaping - \$485.00 X 12 months		\$ 5,820.00
Management - \$600.00 X 12 months		\$ 7,200.00
Fire Alarm Monitoring - \$100.80 X 12 months		\$ 1,209.60
Insurance (Annual)		\$ 5,037.00
Pest Control - \$50 X 12 months		\$ 600.00
Business Tax (Annual)		\$ 472.00
City Utilities - 6 months average of \$212.20 X 12 months		\$ 2,546.40
Repairs & Maintenance		\$ 9,629.00
Property tax (CURRENT)		\$ 35,945.44
Total Existing Operating Expenses		(\$89,456.56)
Net Operating Income		\$318,485.16
7.1% - CAp Rate - \$4,487,500.00		

*Rent as of 11/19

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RENT ROLL

TENANT	SQ. FT.	MONTHLY BASE RENT	RENT/SQ. FT.	LEASE COMMENCEMENT	LEASE EXPIRATION	RENT ADJUSTMENT DATE	RENT ADJUSTMENT
Caltrans 3240 Millbrook	36,149	\$ 26,273	\$ 0.73	11/01/2007	10/31/2022	11/01/2020	\$ 27,044.00
						11/01/2021	\$ 27,839.00
						11/01/2022	\$ 25,365.00
CRLA 3747 Shields	4,870	\$ 6,226	\$ 1.28	04/01/2016	03/31/2026	04/01/2020	\$ 6,413.00
						04/01/2021	\$ 6,605.00
						04/01/2022	\$ 6,804.00
						04/01/2023	\$ 7,008.00
						04/01/2024	\$ 7,218.00
04/01/2025	\$ 7,435.00						
TOTAL	41,019	\$32,499/mo					



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. This above information, while not guaranteed, has been secured from sources we believe to be reliable.

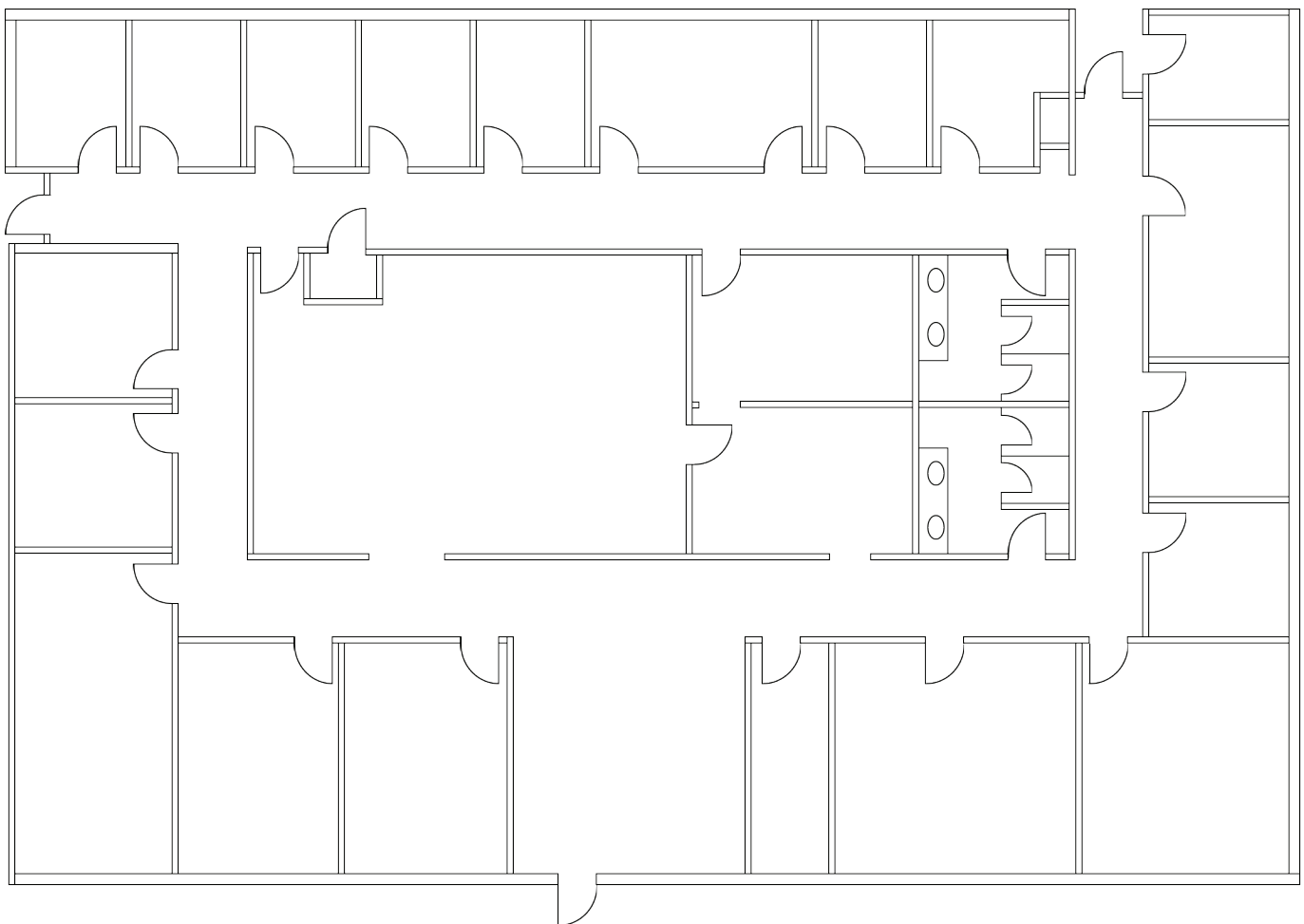
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FLOOR PLAN - 3747 E. SHIELDS

Approximately ±4,870 SF
Remodeled to Suit - CRLA

Building A



City of Fresno, California

- Fresno is the 5th largest city in California - 530,187 (2018)
- Located in the exact center of California, all major metropolitan areas in California (San Diego, LA, San Jose/San Francisco/Oakland and Sacramento) are all between 164-343 miles from Fresno

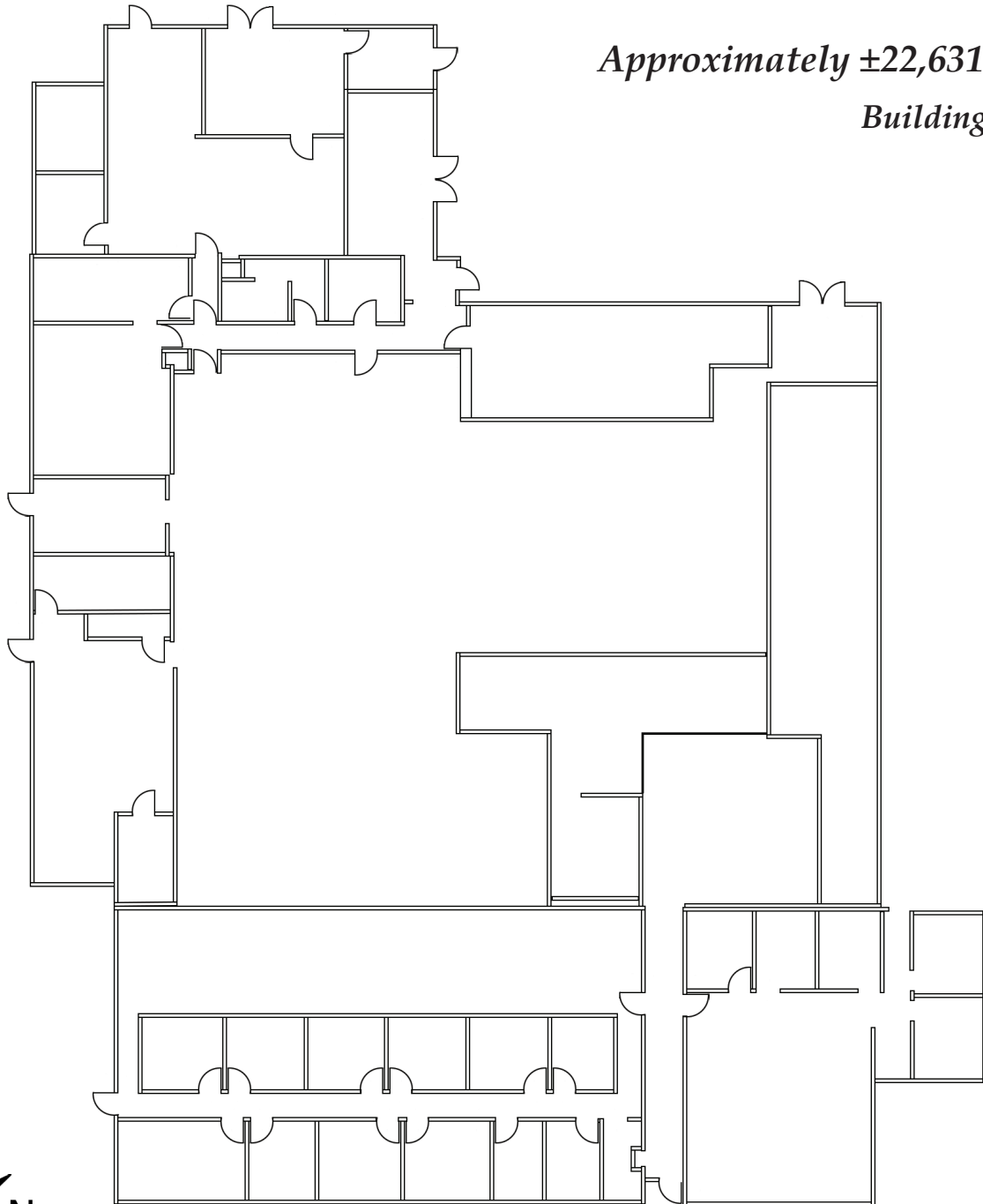


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FLOOR PLAN - 3240 N. MILLBROOK

Approximately ±22,631 SF
Building B



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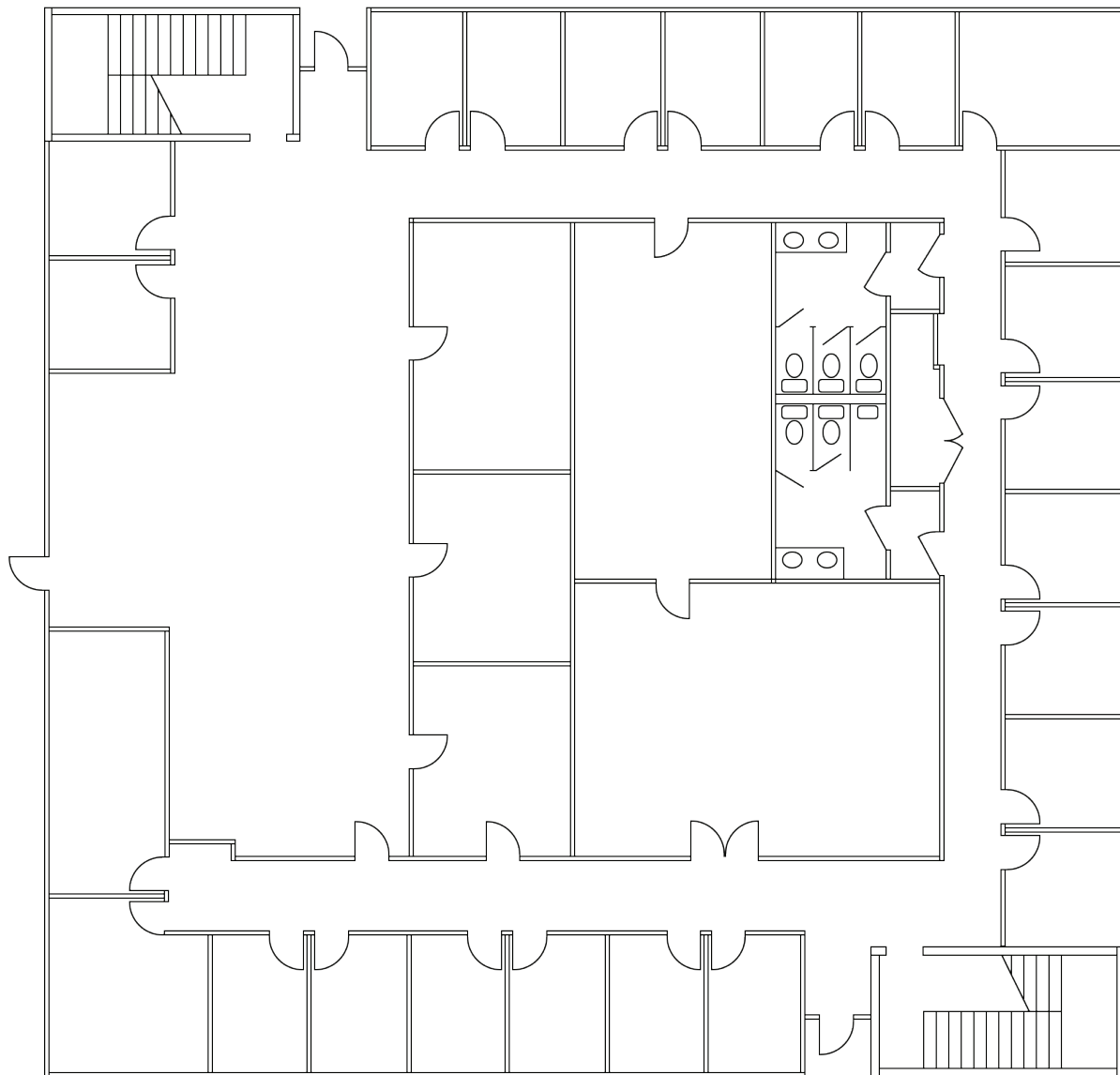


FLOOR PLAN - 3240 N. MILLBROOK



Approximately ±6,760 SF

Building C - 1st Floor



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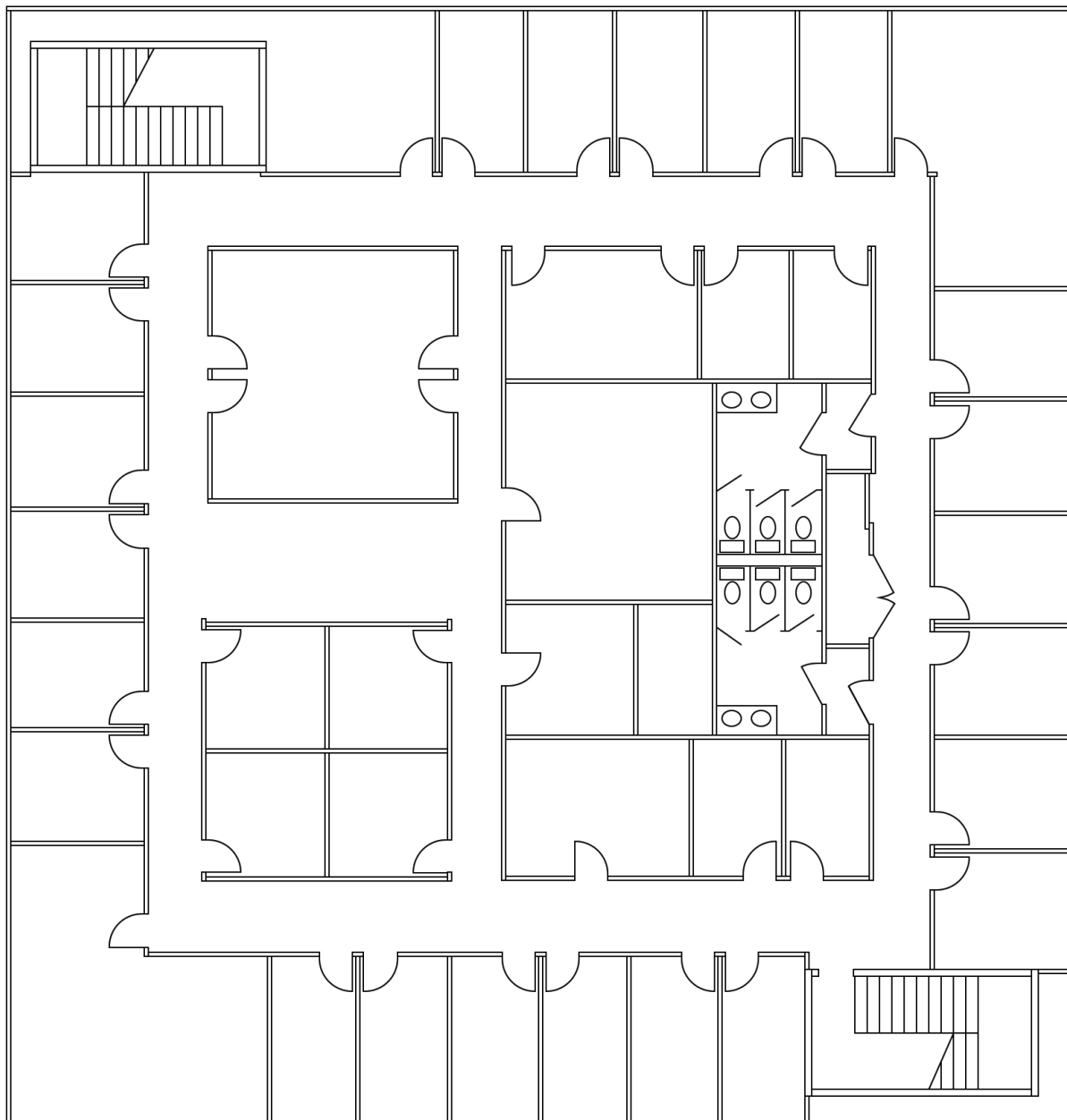


FLOOR PLAN - 3240 N. MILLBROOK



Approximately ±6,758 SF

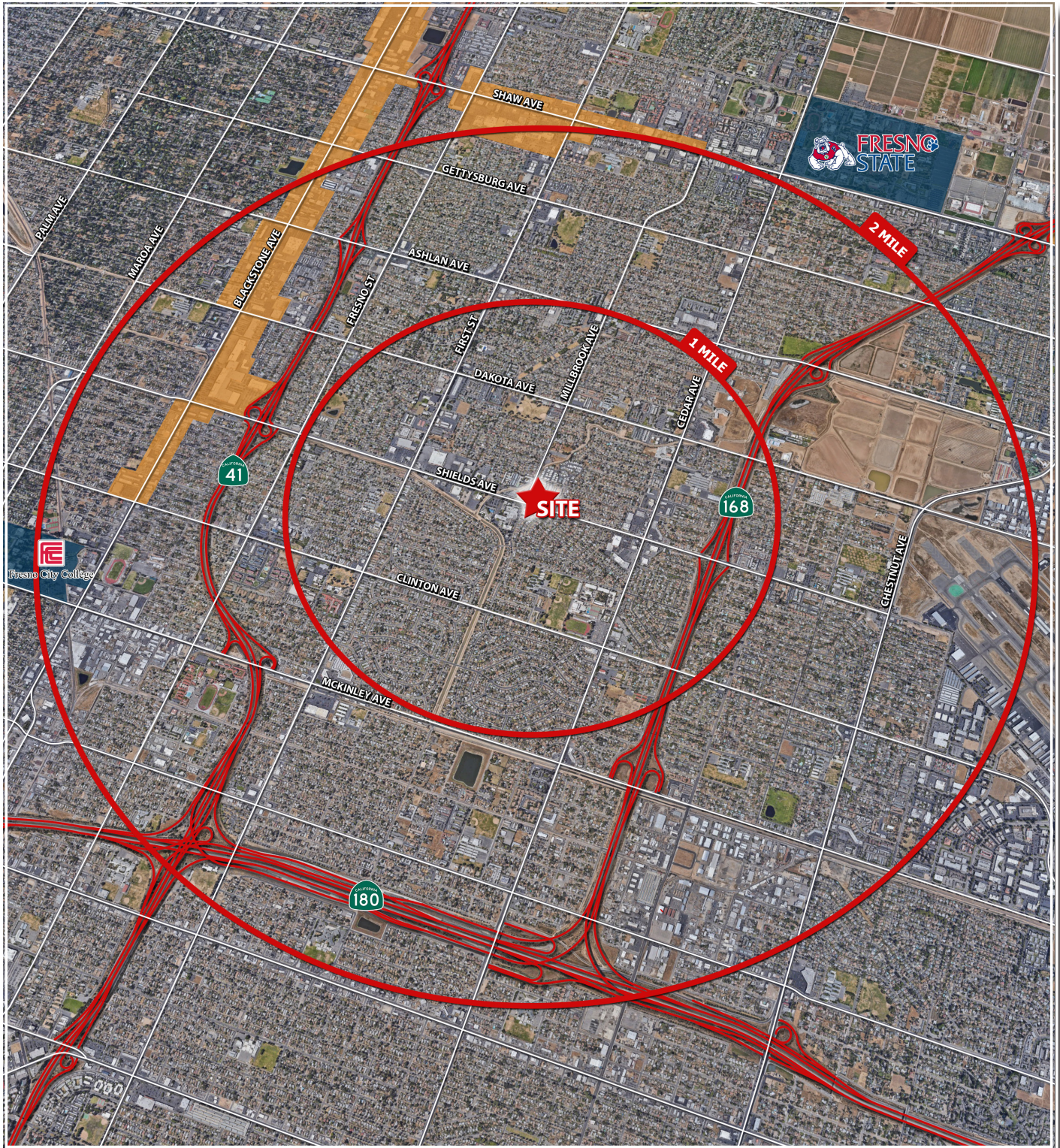
Building C - 2nd Floor



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LOCATION AERIAL



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