

FOR SALE | INVESTMENT OR OWNER-USER

FOUR INDUSTRIAL BUILDINGS | ±17,436 SF | ±2.64 AC YARD

±12% CAP RATE



2966 | 2970 | 2974 | 2978 LA ROSA ROAD, SACRAMENTO, CA

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PROPERTY OVERVIEW



PROPERTY DETAILS

Total Lot Size	±3.7 acres
Total Yard Size	±2.64 acres
Zoning	M-1
Construction	Metal
Year Built	±1950

SALE PRICE

\$2,350,000
±12% CAP RATE

1 2966 LA ROSA ROAD

Total SF	±4,910
Clear hight	16'
Power	600a/480v
Drive-in's	(1) 10' x 10'
APN	265-0232-016

2 2970 LA ROSA ROAD

Total SF	±6,044
Clear hight	14'
Power	800a/120/208v
Drive-in's	(2) 10' x 10'
APN	265-0232-016

3 2974 LA ROSA ROAD

Total SF	±3,242
Clear hight	18'
Power	400a/480v
Drive-in's	(1) 10' x 10' load (1) 9' x 10' dock
APN	265-0232-016

4 2978 LA ROSA ROAD

Total SF	±3,240
Clear hight	14'
Power	TBD
Drive-in's	(1) 12' x 14', (1) 10' x 10' dock
APN	265-0232-017

FINANCIAL OVERVIEW

ESTIMATED INCOME	MONTHLY	ANNUAL
2966 La Rosa Road	\$7,533.75	\$90,405.00
2970 La Rosa Road	\$9,293.86	\$111,526.31
2974 La Rosa Road	\$4,985.22	\$59,822.68
2978 La Rosa Road	\$4,060.00	\$48,720.00
Total Industrial Gross Income	\$25,872.83	\$310,473.99

ESTIMATED EXPENSES	MONTHLY	ANNUAL
Management	\$500.00	\$6,000.00
Insurance	\$196.00	\$2,352.00
Landscaping	\$120.00	\$1,440.00
Repairs and Maintenance	\$95.00	\$1,140.00
Current Property Taxes	\$635.60	\$7,627.20
Total Expenses		\$18,559.20
Net Estimated Annual Income (needs adjustment for new taxes)		\$291,914.79

RENT ROLL

2966 LA ROSA ROAD	
Total SF	4,910
Monthly Rent/SF	\$1.53
Total Rent/Mo	\$7,533.75
Total Annual Rent	\$90,405.00

2970 LA ROSA ROAD	
Total SF	6,044
Monthly Rent/SF	\$1.54
Total Rent/Mo	\$9,293.86
Total Annual Rent	\$111,526.31

2974 LA ROSA ROAD	
Total SF	3,242
Monthly Rent/SF	\$1.54
Total Rent/Mo	\$4,985.22
Total Annual Rent	\$59,822.68

2978 LA ROSA ROAD	
Total SF	±3,240
Monthly Rent/SF	\$1.25
Total Rent/Mo	\$4,060.00
Total Annual Rent	\$48,720.00

Grand Total	\$310,473.99
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EL-GAMINO-AVE

ACADEMY-WAY

LAND-AVE

MARYSVILLE-BLVD

SITE

LA-ROSA-RD

DEL-PASO-BLVD

JULIESSE-AVE

CONTACT US FOR ADDITIONAL INFORMATION

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