

FOR SALE OR LEASE

# 740 University Avenue

Sacramento, CA, 95825



 CUSHMAN & WAKEFIELD

**ASKING PRICE: \$2,825,925.00 (\$205 /SF)**

## PROPERTY HIGHLIGHTS

- Building Size: ±13,785 RSF
- 4.1/1,000 SF Parking Ratio
- The Building Offers a Flexible Floor Plan, Perfect for an Owner-User
- 48 Covered and Gated Parking Stalls
- High-End Interior Finishes

**±13,785 RSF AVAILABLE**

## AREA FEATURES

- Conveniently Located in the Attractive Campus Commons Submarket
- Easy Access to Highway's 50 & 80, along with an abundance of Shops, Restaurants, and other Attractive Amenities
- Close Proximity to Executive Housing

### Kevin Partington

Executive Director  
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LIC #01193241

### Spencer Nielsen

Associate  
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400 Capitol Mall, Suite 1800  
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Main 916.288.4800  
[cushmanwakefield.com](http://cushmanwakefield.com)

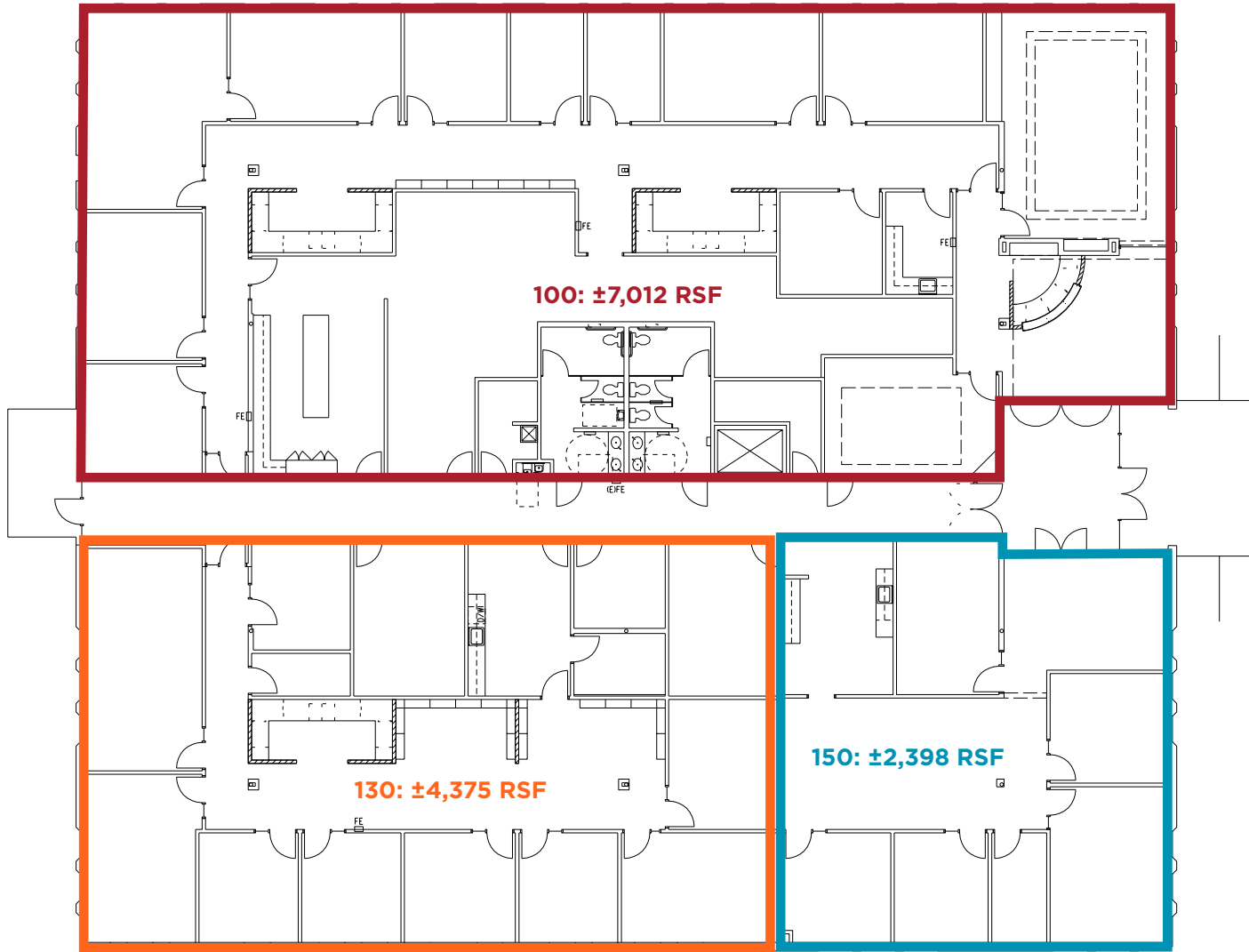
For all leasing inquiries please contact:

**Reagan Forsythe**  
Hines  
Marketing Director  
+1 916 922-2300

A Project By

 **RIDGE CAPITAL**





TOTAL  
**±13,785 RSF**

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## OWN

### PURCHASE ASSUMPTIONS

PURCHASE PRICE	\$2,825,925.00
IMPROVEMENTS (\$25/SF ASSUMPTION)	\$344,625.00
<b>TOTAL PROJECT COST</b>	<b>\$3,170,550.00</b>
CASH DOWN PAYMENT 10% (SBA 7a LOAN)	\$317,055.00

### MONTHLY COSTS (est.)

	PER SQ. FT.	AMOUNT
MORTGAGE	\$1.08	\$14,885.18
OPERATING COSTS	0.70	\$9,649.50
<b>TOTAL MONTHLY COSTS</b>	<b>1.78</b>	<b>\$24,534.68</b>

### MONTHLY OWNERSHIP BENEFITS

MONTHLY DEPRECIATION ESTIMATE*	\$5,419.74
TENANT INCOME (IF APPLICABLE)	\$0
<b>TOTAL OWNERSHIP BENEFITS</b>	<b>\$5,419.74</b>
<b>TOTAL EFFECTIVE MONTHLY COSTS</b>	<b>\$19,114.94</b>

## INCOME

### LEASE ASSUMPTIONS

RENT PER SQ. FT/MONTH	\$2.35
RENT/MONTH	\$32,394.75

### START-UP COSTS

<b>PREPAID RENT &amp; SECURITY DEPOSIT (EQUAL TO 2 MONTHS RENT)</b>	<b>\$64,790.50</b>
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### MONTHLY COST (est.)

	PER SQ. FT.	AMOUNT
RENT PAYMENT	\$2.35	\$32,394.75
OPERATING COSTS	0.00	\$0
ASSOCIATION DUES	0.00	\$0
<b>TOTAL MONTHLY COSTS</b>	<b>\$2.35</b>	<b>\$32,394.75</b>

### MONTHLY OWNERSHIP BENEFITS

<b>TOTAL EFFECTIVE MONTHLY COSTS</b>	<b>\$32,394.75</b>
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PREPARED FOR: [740 UNIVERSITY AVE.](#)

BY: [Brian Broderick](#) - +1 916-678-3708

\* Depreciation is estimated based upon 80.0% allocation of purchase price to building cost that is depreciated over 39 years.

The above figures are the discussion purposes only and are subject to change. This is not an offer or commitment to lend.

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UNIVERSITY VILLAGE		
1	Poke Noke	Buckhorn Grill
	Starbucks	Pieology Pizza
	Capitol Beer and Tap Room	Menchie's Frozen Yogurt
	Zocalo's	Safeway

LOEHMANN'S PLAZA		
2	Chipotle	Pinkberry
	Jacks Urban Eats	Nothing Bundt Cakes
	Noah's Bagel's	UPS Store
	Jamba Juice	SaveMart



**740 UNIVERSITY AVE**

3		Pavilions Shopping Center	
	Ruth Chris Steak House	Insight Coffee	
	Piatti	Williams-Somona	
	Wildhorse	Madam Butterfly	
	Cafe' Bernardo	Talbots	

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