



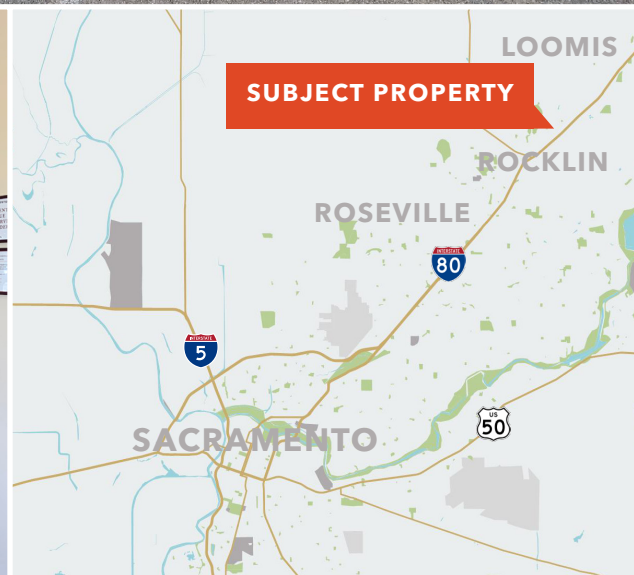
FOR SALE

DENTAL / MEDICAL
NNN SALE | LEASEBACK

NNN LEASED | INVESTMENT
OPPORTUNITY

4275 ROCKLIN ROAD, ROCKLIN CA

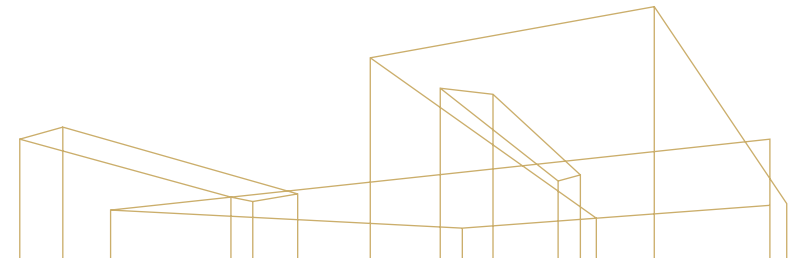
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FOR SALE

4275 Rocklin Road

ROCKLIN, CA 95677



PROPERTY OVERVIEW

Price	\$2,400,000
Cap Rate	5.11%
Square Footage	±5,800
Property Type	Dental-Medical
Lease Type	NNN, Sale / Leaseback
Land Area	±27,443 (0.63 AC)
Parking Ratio	4.0/1,000
Year Built	2013

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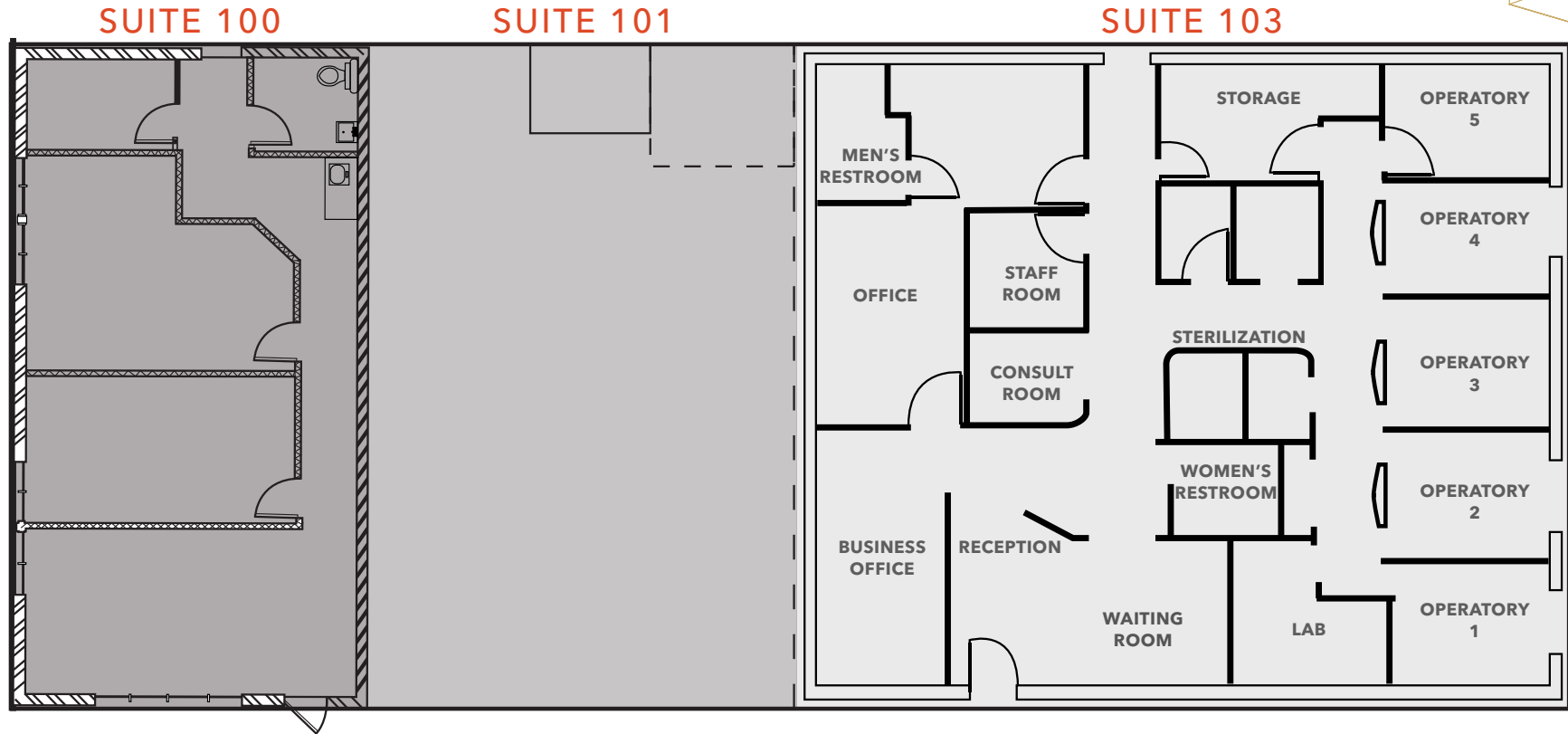
LIC N° 01333376

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TENANT INFORMATION

Suite	Tenant	Square Footage
100	Edward Jones	±1,250
101	Vacant - Rent Guarantee	±1,650
103	Barakat Dental	±2,900

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RENT ROLL

Suite	Tenant	SF	Lease Type	Term	Monthly Rent/SF	Annual Net Rent	Notes
Suite 100	Edward Jones	±1,250	NNN	August 2022	\$1.49	\$22,350	3% Annual Increases
Suite 101	Vacant - Rent Guarantee	±1,650	NNN	See Notes	\$1.55	\$30,690	Seller will guarantee rent for 12-months from close of escrow at \$1.55/NNN
Suite 103	Barakat Dental	±2,900	NNN	60 Months from COE	\$2.00	\$69,600	3% Annual increases; Sale-Leaseback
TOTAL		5,800				\$122,640	

CASH FLOW ANALYSIS

	Current	PSF/Month	PSF/Annual
Net Scheduled Rent	\$122,640	\$1.76	\$21.14
+ Plus: NNN Reimbursements	\$34,421	\$0.49	\$5.93
Gross Scheduled Income	\$157,061	\$2.26	\$27.08
- Less: Vacancy 0%	-	\$0.00	\$0.00
Effective Gross Income	\$157,061	\$2.26	\$27.08
- Less: Real Estate Taxes	(\$14,273)	(\$0.21)	(\$2.46)
- Less: Insurance	(\$1,418)	(\$0.02)	(\$0.24)
- Less: Utilities	(\$11,480)	(\$0.16)	(\$1.98)
- Less: CAM	(\$7,250)	(\$0.10)	(\$1.25)
Total Expenses	(\$34,421)	(\$0.49)	(\$5.93)
Net Operating Income	\$122,640	\$1.76	\$21.14

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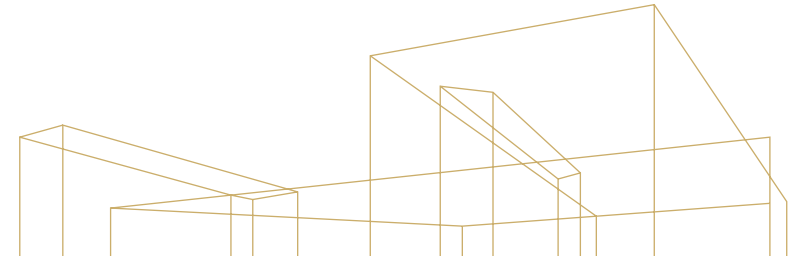
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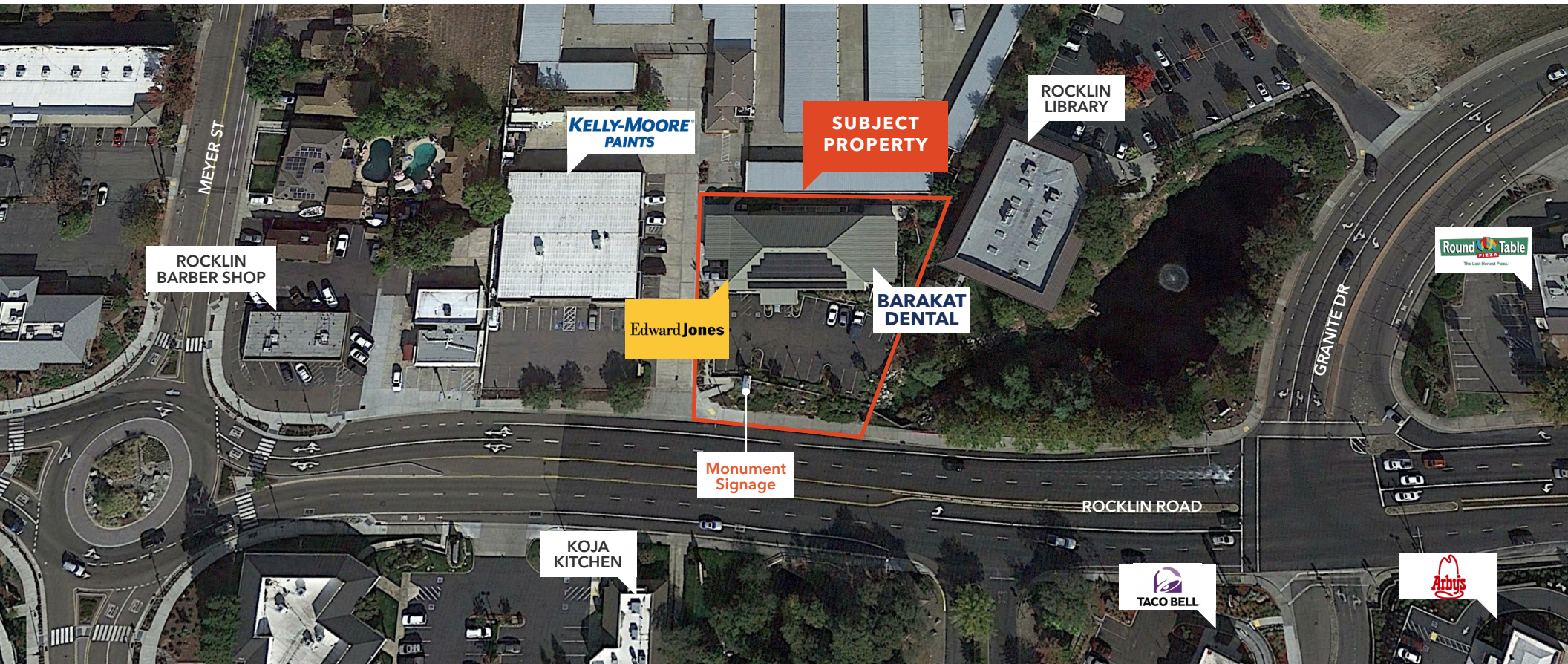
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SITE PLAN



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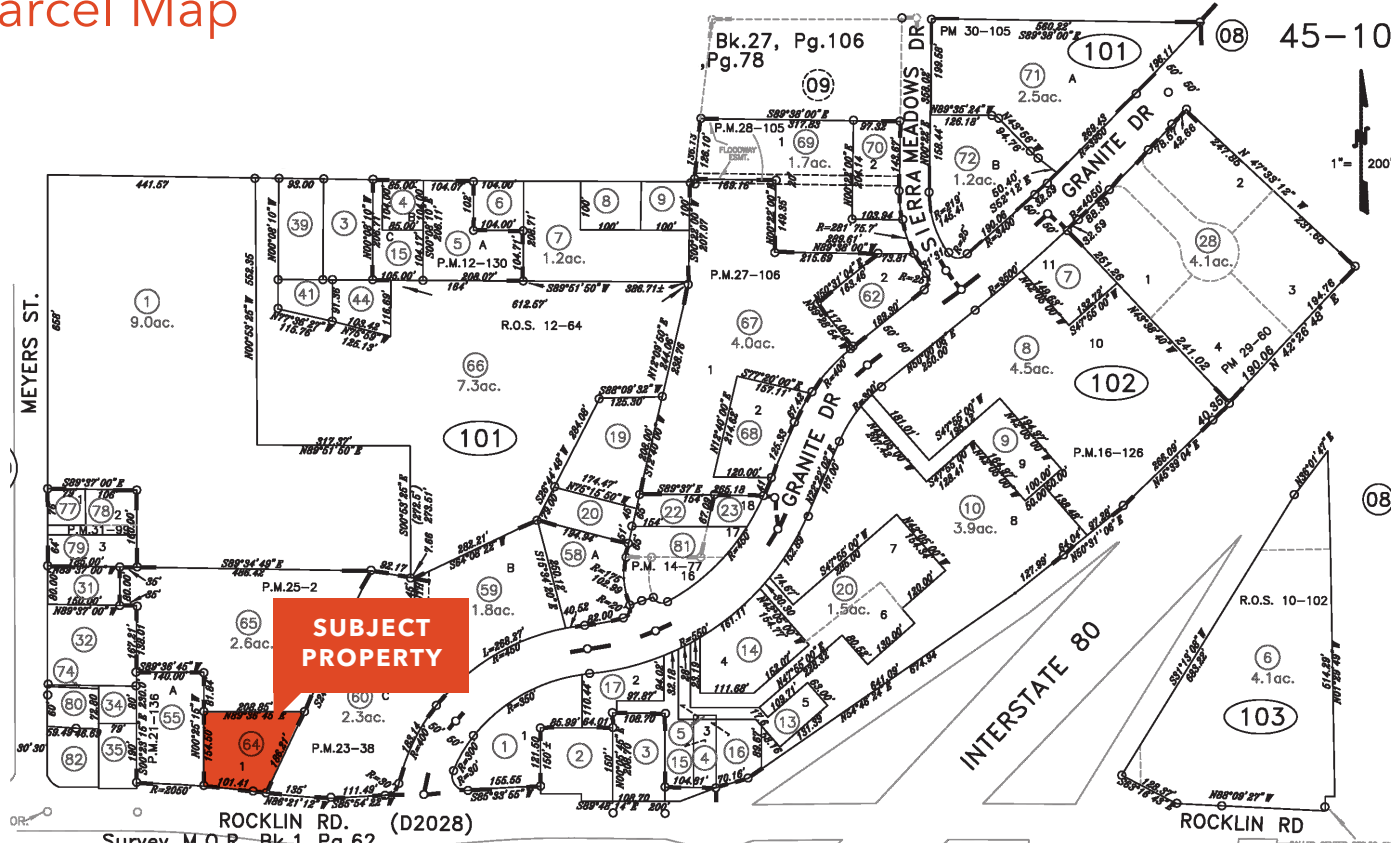


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Parcel Map



APN 045-101-064

ZONING C-2 (General Commercial)

LAND AREA ±27,443 (0.63 AC)

AVERAGE DAILY TRAFFIC 20,000 + Average Cars Per Day

VISIBLE street frontage on Rocklin Road

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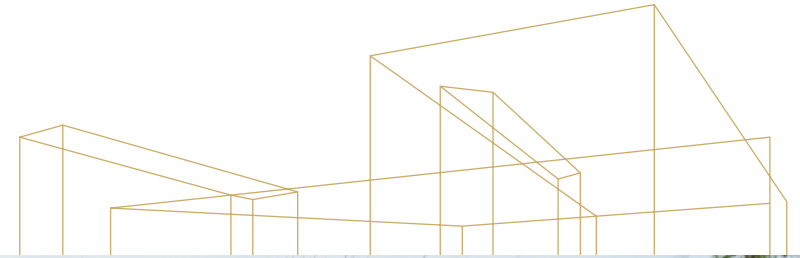
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Located in South Placer County at the intersection of Interstate 80 and State Highway 65, Rocklin is characterized by rolling hill terrain with 360-degree panoramic views of the Sierra Nevada mountains to the northeast and to the Sutter-Butte mountain range in the West.

Rocklin is a preferred location to live, work, visit, and grow business because of its convenient location, excellent schools and universities, abundant recreational opportunities, and the highest commitment to public safety.

Rocklin is located in proximity to many tourist locations and recreational amenities. It is within 20 minutes of Folsom Lake, 30 minutes of downtown and Old Sacramento, and less than 2 hours from Lake Tahoe, the Pacific Ocean, and the Bay Area.

Rocklin has been one of the fastest growing cities in California. The City's population grew 64 percent from 2000-2014 with a current population of approximately 69,249, according to the California Department of Finance. In August 2008, Family Circle magazine named Rocklin one of the "10 Best Towns" for families in America (it was the only California city on the list).

The City's strongest assets are its residents, and citizen input and participation set Rocklin apart.

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