

INVESTMENT RETAIL CENTER | FOR SALE

Del Paso Manor - 4128 El Camino Ave, Sacramento, CA

PRICE REDUCED: ~~\$ 3,083,562~~ to \$2,999,000



OFFERING MEMORANDUM
4128 El Camino Ave
Sacramento, CA 95821

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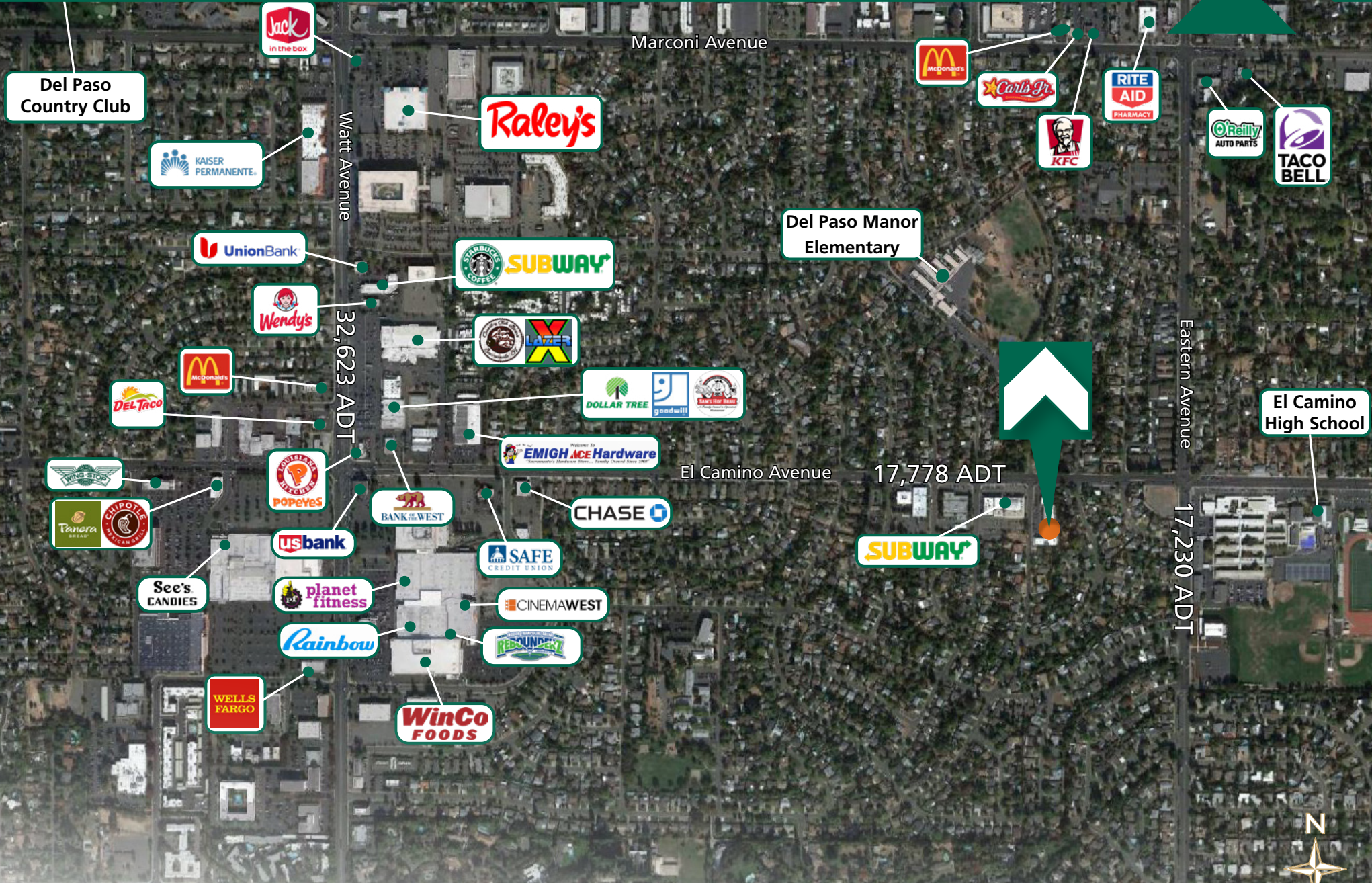
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532 Gibson Drive, Suite 200
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AERIAL

Del Paso Manor - 4128 El Camino Ave, Sacramento, CA



OFFERING SUMMARY

Del Paso Manor - 4128 El Camino Ave, Sacramento, CA

ADDRESS: 4128 El Camino Ave
Sacramento, CA 95821

OFFERING PRICE: \$ 2,999,000.00

PRICE / SF: \$ 149/SF

**PROFORMA
CAP RATE:** 6.75%

**PROFORMA
NOI:** \$202,481.21

BUILDING SQ.FT.: ±20,154 SF

APN'S: 281-0052-020

LOT SIZE: ±1.28 AC Total

ZONING: SC



PROPERTY HIGHLIGHTS

Del Paso Manor - 4128 El Camino Ave, Sacramento, CA

HIGHLIGHTS

- Excellent frontage on an active thoroughfare, El Camino Avenue, that sees approximately 48,058 cars per day.
- Dense residential neighborhoods surround the center.
- Brand New Roof 2018
- Excellent Investment Property
- Situated in a strong retail market within the Arden-Carmichael submarket
- Close to Country Club Plaza Redevelopment with National Tenants
- Value Add Potential
- Well maintained property
- Brand New 220 Fire Sprinkler Heads



RENT ROLL (MARCH 2020)

Del Paso Manor - 4128 El Camino Ave, Sacramento, CA

TENANT	SUITE	SQ. FT.	LEASE START DATE	LEASE END DATE	2020 MONTHLY RENT	CAM CHARGES	COMMENTS
LA MORENA	A	±2,400	9/1/19	- 8/31/24	\$ 3,360.00	\$ 768.00	Next Rent Increase 9/1/20 to \$3,460.80 per month
THIS AND THAT COLLECTIBLES	1	±463	4/20/15	- 5/31/17	\$ 721.00	-	Month to Month
OUTDOOR HERBIVORE	2	±1,542	1/15/17	- 5/14/22	\$ 1,226.93	\$ 401.07	Next Rent Increase 6/1/20 to \$1,263.74 per month
SHARPENING TECH	3	± 782	3/1/14	- 12/31/23	\$ 750.00	-	Next Rent Increase 1/1/20 to \$772.50 per month
LEE'S CHINESE RESTAURANT	4	±1,602	1/30/12	- 3/31/15	\$ 1,300.00	\$ 512.64	Month to Month
FATIMA DANCE STUDIO	5	± 1,675	12/15/15	- 2/28/21	\$ 1,174.50	\$ 536.00	Next Rent Increase 3/1/20 to \$1,244.24 per month
VACANT	6	±1,211	N/A	- N/A	-	-	-
BE DAZZLING BEAUTY PARLOR, LLC	7	±1,340	10/1/19	- 12/31/24	\$ 1,541.00	\$ 428.80	Next Rent Increase 1/1/20 to \$1,541.00 per month
CURT CORNIOLA MARTIAL ARTS	8	±1,200	4/15/15	- 5/31/22	\$ 1,012.95	\$ 384.00	Next Rent Increase 6/1/20 to \$1,043.34 per month
BE STRONGER FITNESS	9	±2,442	1/15/16	- 4/14/21	\$ 2,078.58	\$ 781.44	Next Rent Increase 3/1/20 to \$2,140.94 per month
ARDEN HOT YOGA	10	±3,184	4/1/19	- 11/30/23	\$ 3,279.52	\$ 1,018.88	Next Rent Increase 11/1/20 to \$ per month
KELLEY OPTICIANS	11	±913	6/23/13	- 6/30/20	\$ 1,255.38	\$ 292.16	-
VACANT	12	±1,400	N/A	- N/A	-	-	-
TOTALS	13	±20,154			\$ 17,699.86	\$ 5,122.99	

INCOME - EXPENSE REPORT (Projected 12 months)

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RENT INCOME	\$212,398.22
CAM INCOME	\$61,475.88
MISC INCOME	\$600.00

TOTAL OPERATING INCOME (PROJECTED 12 MONTHS)

\$274,474.10

CLEANING & MAINTENANCE	\$930.00
LANDSCAPING	\$3,300.00
PEST MANAGEMENT	\$1,636.00
PROPERTY INSURANCE	\$5,265.72
MANAGEMENT FEES	\$9,300.00
REPAIRS-PAINTING	\$125.00
REPAIRS - PLUMBING	\$1,080.89
REPAIRS - HVAC (Cap Ex)	\$4,983.47
REPAIRS-ROOF (Cap Ex)	\$88,259.00
REPAIRS - ELECTRICAL (Cap Ex)	\$6,364.43
REPAIRS - OTHER	\$315.00
UTILITIES - ELECTRICITY	\$2,399.72
UTILITIES - WATER	\$11,349.07
UTILITIES - SEWER	\$9,820.38
UTILITIES - GARBAGE & RECYCLING	\$2,003.97
BANK FEES	\$24.00
POSTAGE & SHIPPING	\$47.27
FIRE MONITORING	\$3,903.69
FIRE SYSTEM MAINTENANCE (Cap Ex)	\$11,725.00
STATE TAXES	\$720.00
PROPERTY TAXES	\$19,772.18
TOTAL EXPENSES:	(\$71,992.89)

NET OPERATING INCOME (PROJECTED 12 MONTHS)

\$202,481.21

DEMOGRAPHICS (2019)

Del Paso Manor - 4128 El Camino Ave, Sacramento, CA



POPULATION:

1 MILE - 15,443
2 MILE - 66,486
3 MILE - 132,118



HOUSEHOLDS:

1 MILE - 6,738
2 MILE - 28,621
3 MILE - 56,689



AVG. HOUSEHOLD INCOME:

1 MILE - \$94,037
2 MILE - \$94,813
3 MILE - \$90,974



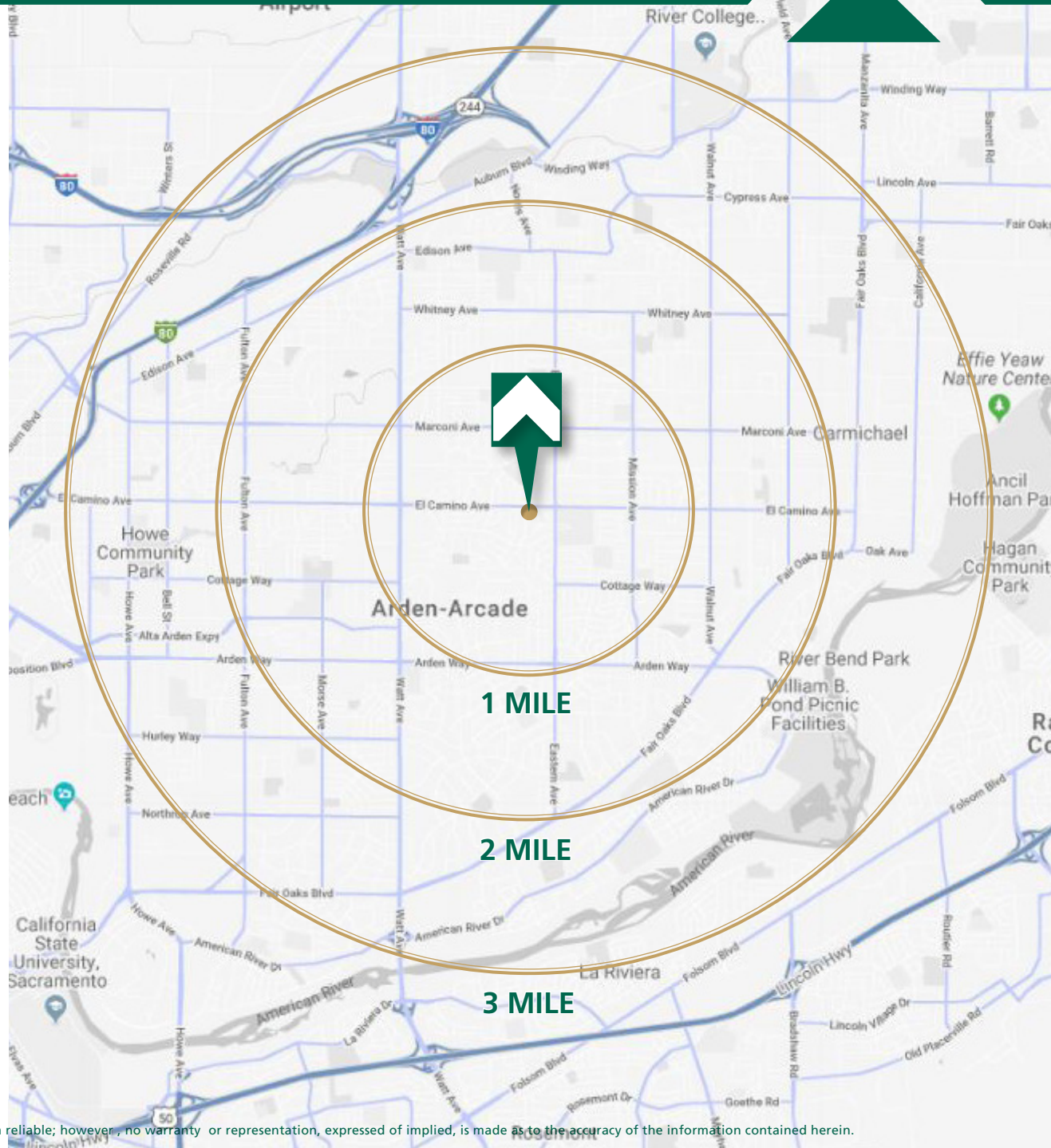
DAYTIME POPULATION (AGE 16+):

1 MILE - 10,385
2 MILE - 44,160
3 MILE - 92,415



UNEMPLOYMENT RATE:

1 MILE - 2.0%
3 MILE - 2.4%
5 MILE - 2.5%



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