

8261 GREENBACK LANE

FAIR OAKS, CA 95628



FOR SALE OR LEASE

OFFICE BUILDING

±3,492 SF

ASKING PRICE

\$750,780

LEASE RATE

\$1.65 PER SF MG

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BUILDING HIGHLIGHTS

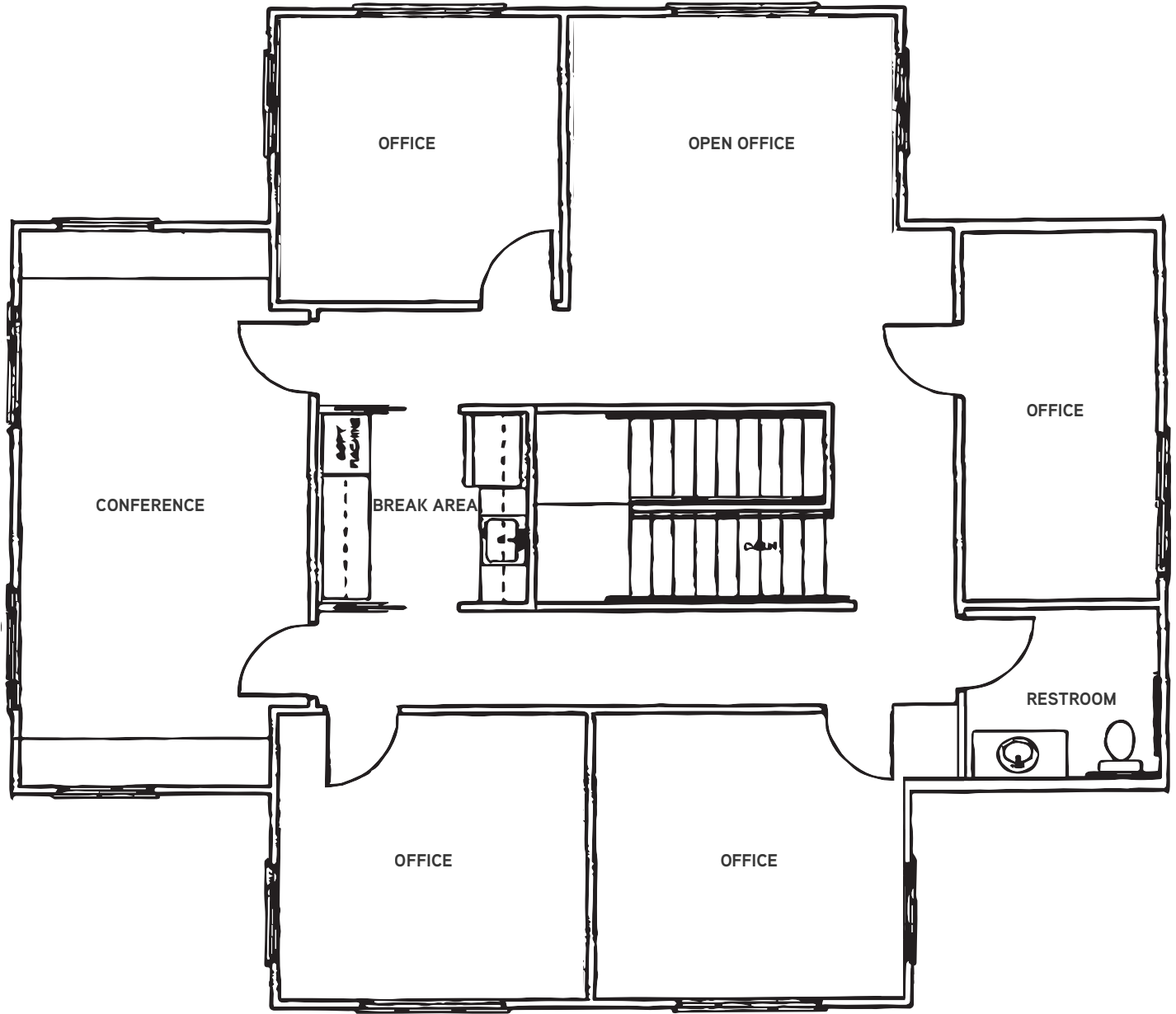
- > Newer construction, high end finishes
- > Conveniently located near restaurants and retail
- > Building and monument signage available
- > Zoned BP
- > ±0.57 Acre land area

AVAILABLE

- > Suite 200: ±1,564 SF
- > \$1.65 Per SF Modified Gross



SUITE 200 > ±1,564 SF



FINANCIAL ANALYSIS

Suite	Tenant Name	RSF	Monthly Rent	Rent/SF	Annual Rent	Expiration Date
100	Edward Outland	±1,928 ²	\$3,025.00	\$1.57	\$36,300 ¹	3/31/2021
200	Vacant	±1,564				
Totals		±3,492				

¹Rent in suite 100 increases \$100/month annually

²Tenant pays their own utilities and janitorial

EXPENSES

Water	\$800.19
Insurance	\$1,100.00
Taxes	\$7,640.62
Sewer	\$1,063.05
Exterior Lighting	\$1,383.59
Landscaping @ \$130/ Month	\$1,560.00
Garbage and Recycle	\$322.02
Miscellaneous Expenses	
Annual HVAC Maintenance	\$225.00
Tree Trimming (\$1,165 every 2 years)	\$582.50
Window Washing	\$150.00
Waterline repair	\$80.00
Total Expenses	\$14,906.97
Gross Rent	\$36,300.00
Net Operating Income	\$21,393.03

WHY RENT WHEN YOU CAN OWN FOR MUCH LESS AND ALSO ENJOY:

- > Fixed rate vs. standard annual rental rate increases
- > Ownership-specific tax deductions (see your tax advisor)

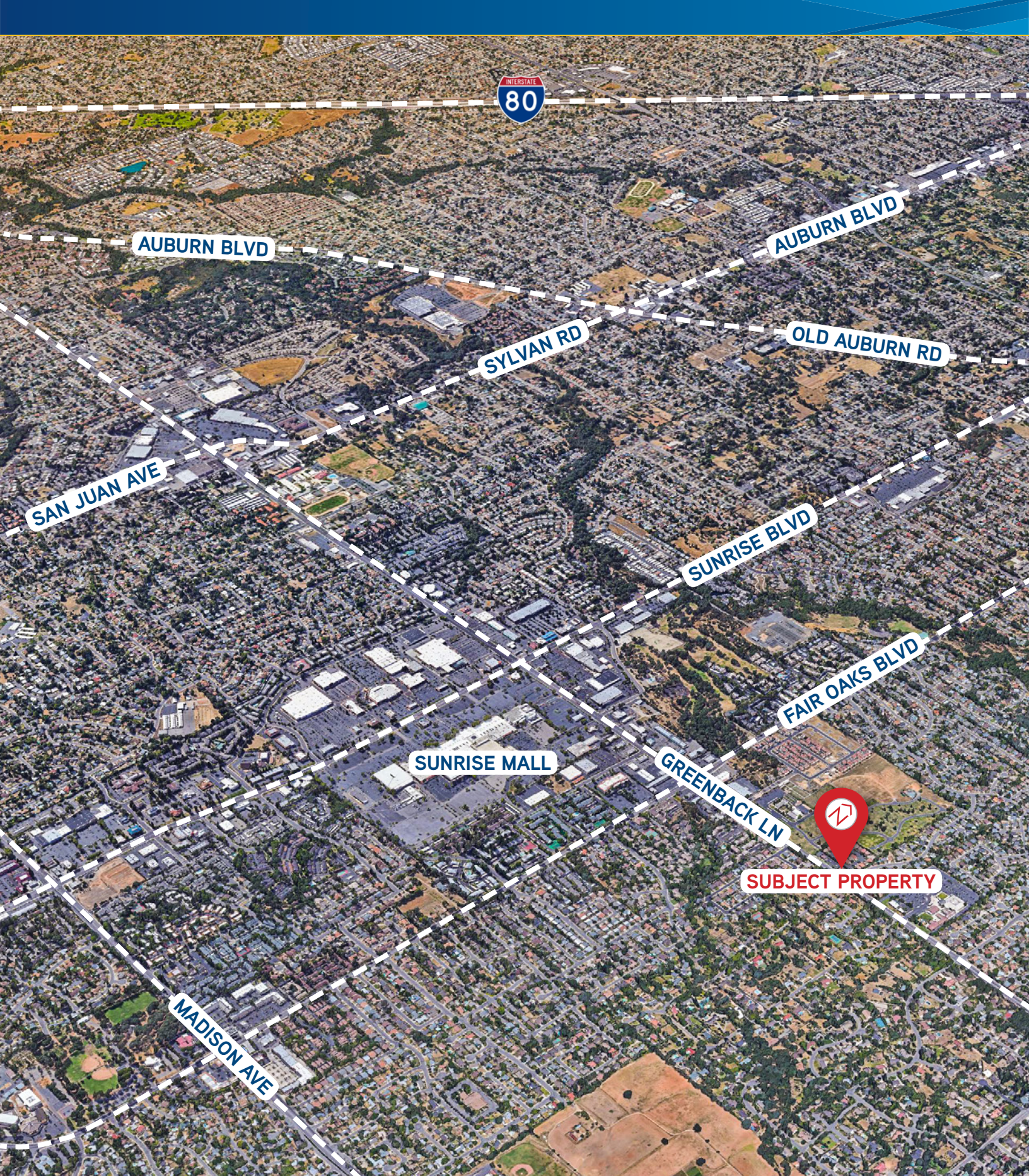
OWNERSHIP ANALYSIS

Square Footage (Vacant)	1,564
20% Down Payment	\$150,156
Financed Amount	\$600,624
*Annual Mortgage Payment	\$(41,299)
Annual Operating Expenses	\$(14,907)
Total Annual Operating Cost	\$(56,206)
Rental Income	\$36,300
Annual Cost of Occupancy	\$19,906
Monthly Cost of Occupancy	\$1,658.80
Full Service Cost for Owner Occupant	\$1.06 Per SF

*Amortized over 25 years at 4.8%

Contact a mortgage lender to verify terms specific to buyer.

The rates above are an example and not guaranteed to be available.



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