



4391 Gateway Park Blvd
Sacramento, CA

Part of a two-building portfolio

\$2,424,000 / 6.00% Cap Rate

Offered by

Steve Tyrrell, Partner

Senior Vice President

916.751.3605 | styrrell@kiddermathews.com

LIC # 00461000

kiddermathews.com

Trevor Fairington

Investment Specialist

916.751.3626 | trevorf@kiddermathews.com

LIC # 2007424

kiddermathews.com

Table of Contents

1. Executive Summary	
• Property Overview	3
2. Property / Location Overview	
• New Home Developments Aerial	4
• Neighborhood Aerial	5
• Parcel Map	6
• Demographics	7
3. Financial Analysis	
• Rent Roll	8
• Income Analysis	9
• Comparables	10
4. City of Sacramento Profile	11



Disclaimer

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements

thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

Property Overview



GOLDENLAND BUSINESS PARK

4391 Gateway Park Boulevard is a single story, multi-tenant retail building that is part of the Goldenland Business Park, a 200,000+ square foot mixed-use development. In addition to the retail component, the Goldenland Business Park includes office, flex, and industrial uses which all contribute to the daytime population. The subject parcels are part of an Owner’s Association that owns and maintains the common area which does include the parking lot and driveways.

The Center is 100% occupied by a variety of retail and service tenants and offers a long history of stable occupancy.

This building is one of a two-building portfolio. 4391 Gateway Park Blvd can either be purchased individually or as a part of the two- building portfolio, which is being offered for \$4,325,000 (\$217.17 Price/SF) at a 6.26% Cap Rate. Please contact the listing agents to receive the portfolio offering memorandum.

PRIME LOCATION

The Goldenland Business Park is located in North Natomas, a Sacramento suburb just minutes from Downtown Sacramento. Gateway Park Boulevard intersects both Del Paso Boulevard and Truxel Road which are major streets that connect to either I-5 or I-80. The 9,038 acre North Natomas Specific Plan is one of the largest master-planned communities in the Sacramento area. Natomas Meadows, a 110 acre planned community that is planned for over 900 homes and residences is across the street from the Center.

THE OPPORTUNITY

The average rent for 4391 Gateway Park Boulevard is \$1.74, modified gross which is lower than the average rents in other area shopping centers. In addition to the rental upside, a new owner can add value by converting the leases to include NNN charges. Additionally, home building is extremely active in Natomas Meadows and brings new customers to support the Center’s tenants and the boulevard is being expanded to four lanes from Truxel to Del Paso.

PRICE SUMMARY

Property Price: \$2,424,000

Cap Rate: 6.00%

Size: 9,120 SF

Land Area SF: 9,235 SF (.212 AC)

Price / Bldg SF: \$265.79

Year Built: 2005

APN: 225-1620-028

OFFERING HIGHLIGHTS

Rental Upside

Increase income through lease conversions

100% Occupied

Home building resumed in nearby residential development

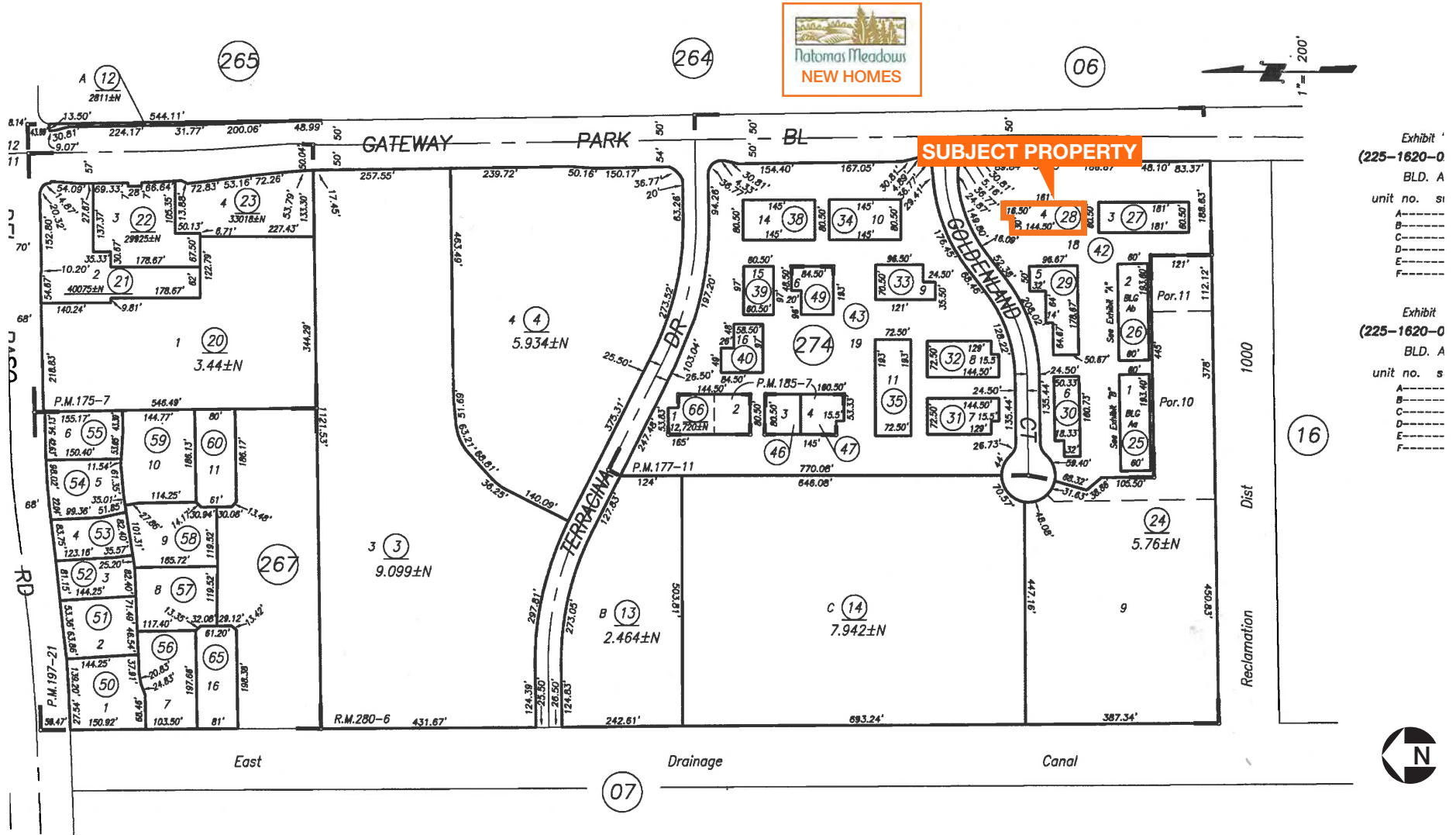
New Home Developments Aerial



Neighborhood Aerial



Parcel Map



Demographics

RADIUS	1 Mile	3 Miles	5 Miles
Population			
Estimated Total Population 2016	9,393	113,839	209,858
Daytime Population	14,646	39,827	130,961
Households			
Forecast Total Population 2021	9,825	118,903	219,944
Population Growth 2016-2021	4.56%	4.43%	4.81%
Historical Growth 2010-2016	4.47%	3.64%	5.71%
Census 2010	8,966	109,541	198,167
Average Age	32.2	33.9	34.9
Income			
Median Household Income 2016	\$72,362	\$62,217	\$49,884
Average Household Income 2016	\$86,496	\$76,132	\$65,031



Rent Roll

SUITE	TENANT	SF		RENTAL INFORMATION			RENT INCREASES		OPTIONS	OPTION RENT
		AREA	%	EXP	MO. RENT	PER SF	DATE	AMOUNT		
600	Chicago's Pizza	1,669 SF	8.4%	9/30/19	\$3,550	\$2.13	-	-	1, 5-yr	Fixed: \$4,050
610	Eye Level Learning	1,446 SF	7.4%	10/31/20	\$2,430	\$1.66	-	-	None	-
620/630	Soccer City	2,931 SF	14.7%	9/30/21	\$4,348	\$1.48	10/1/18	\$4,478	1, 5-yr	Fixed: \$5,130
640	Nutri-Zone	1,466 SF	7.4%	4/30/21	\$2,190	\$1.49	-	-	None	-
650	Waffle Experience	1,588 SF	8.0%	7/31/24	\$3,276	\$2.06	8/1/19	\$3,796	1, 5-yr	Market
Roof	WiLine	-	-	10/31/25	\$116	-	-	-	-	-
Total		9,120 SF	100%		\$15,910	\$1.74				



INCOME ANALYSIS
JAN 1, 2019 - DEC 31, 2019

Gross Income	\$200,608
Less Vacancy (100% Leased)	\$0
Effective Gross	\$200,608
Expenses	\$55,170
NOI	\$145,438

EXPENSES

Taxes	\$27,953
Insurance	\$2,000
Utilities	\$4,500
Management	\$5,217
R&M (est.)	\$5,150
HOA	\$10,350
Total Exp.	\$55,170

SALE PRICE

\$2,424,000

Cap Rate	6.00%
Price/SF (9,120 SF)	\$265.79
Down Payment 30%	\$727,200
Loan Amount	\$1,696,800
NOI	\$145,438
Debt Service (4.75%/30 yr)	\$106,214
Cash Flow	\$39,244
Rate of Return	5.39%

Sales Comparables



2071 NATOMAS CROSSING DR Sacramento, CA	
Sale Price	\$2,050,000
Price/SF	\$272.03
Cap Rate	6.47%
Building SF	7,569 SF
Year Built	2003
Date Sold	4/18/2018



301-313 IRON POINT RD Folsom, CA	
Sale Price	\$3,240,000
Price/SF	\$324.00
Cap Rate	6.00%
Building SF	10,000 SF
Year Built	1997
Date Sold	4/5/2018



372 N SUNRISE AVE Roseville, CA	
Sale Price	\$2,460,000
Price/SF	\$332.43
Cap Rate	6.00%
Building SF	7,400 SF
Year Built	2002
Date Sold	12/29/2017

On The Market



THE HARBOURS 2475 Elk Grove Blvd, Elk Grove, CA	
Asking Price	\$4,390,000
Price/SF	\$452.12
Cap Rate	6.00%
Building SF	9,710 SF
Year Built	2006

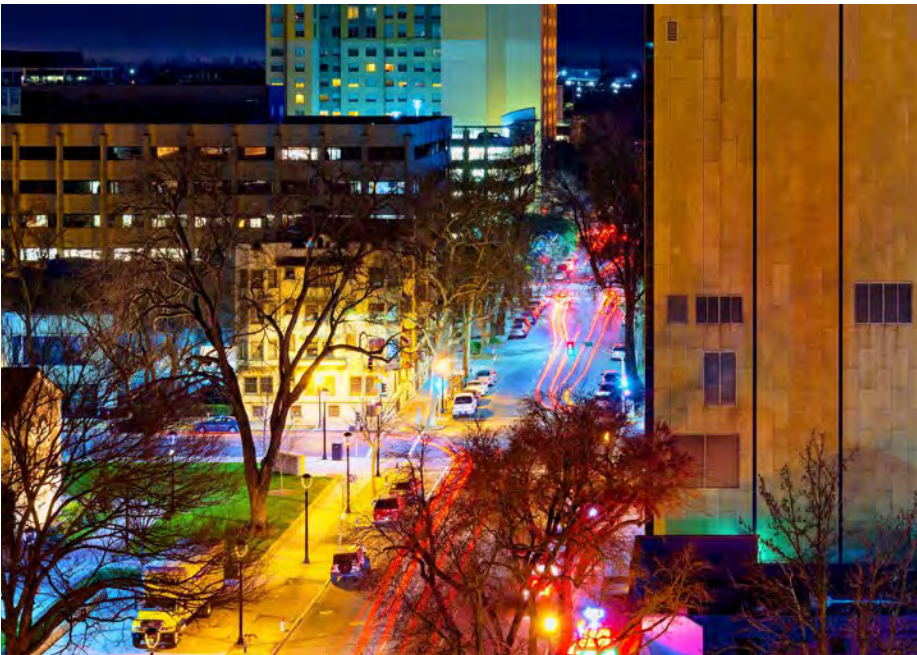


FIVE STAR BOULEVARD 6840 Five Star Blvd, Rocklin, CA	
Sale Price	\$4,500,000
Price/SF	\$347.38
Cap Rate	6.00%
Building SF	12,954 SF
Year Built	1996

City Profile

Sacramento is the capital city of the U.S. state of California and the seat of Sacramento County. It is at the confluence of the Sacramento River and the American River in the northern portion of California's expansive Central Valley. Its estimated 2014 population of 485,199 made it the sixth-largest city in California, and the 35th largest city in the United States.

Sacramento is the cultural and economic core of the Sacramento metropolitan area, which includes seven counties with a 2010 population of 2,414,783. Its metropolitan area is the fourth largest in California after the Greater Los Angeles area, the San Francisco Bay Area, and the San Diego metropolitan area, and is the 27th largest in the United States. In 2002, the Civil Rights Project at Harvard University conducted for TIME magazine named Sacramento "America's Most Diverse City".





Contact

Steve Tyrrell, Partner

Senior Vice President

916.751.3605

styrrell@kiddermathews.com

LIC # 00461000

Trevor Farrington

Investment Specialist

916.751.3626

trevorf@kiddermathews.com

LIC # 2007424

Kidder Mathews

2237 Douglas Boulevard, Suite 100

Roseville, CA 95661

kiddermathews.com