

For Sale

2489 Sunrise Blvd. Gold River, CA

\$1,500,000

- 4,485 SF Office Building
- Can accommodate two tenants with shared breakroom, restroom, and lobby
- Owner can occupy 51% and rent out remaining portion of building to lower their monthly occupancy expenses



Accelerating success.

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Building Expenses

	Annual	Annual Per SF	Monthly per SF
Expense Type			
Property Taxes	\$18,048.00	\$3.73	\$0.31
Utilities	\$15,763.00	\$3.25	\$0.27
Janitorial	\$6,840.00	\$1.41	\$0.12
Pest	\$576.00	\$0.12	\$0.01
CAM ²	\$7,436.00	\$1.53	\$0.13
Insurance	\$1,063.00	\$0.22	\$0.02
Total	\$49,726.00	\$10.26	\$0.86

¹Adjusted to \$1,500,000 Sale Price

Owner/ User Analysis

Owner/User Analysis 2,500 SF User		
Square Footage	4,845	
Purchase Price	\$1,500,000.00	
Down Payment	\$150,000	
Financed Amount	\$1,350,000	
*Payment	\$75,231	
Rental Income (\$2.05/SF)	\$57,687	
NNN Costs	\$49,726	
Net Operating Expense	\$7,961	
Cost of Occupancy Per SF	\$1.16	

Owner/User Analysis 4,845 SF User			
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Financed Amount	\$1,350,000		
*Payment	\$75,231		
NNN Costs	\$49,726		
Cost of Occupancy Per SF	\$2.15		

Property Details

- Built in 2002 and well maintained
- Quality brick construction

Key Highlights

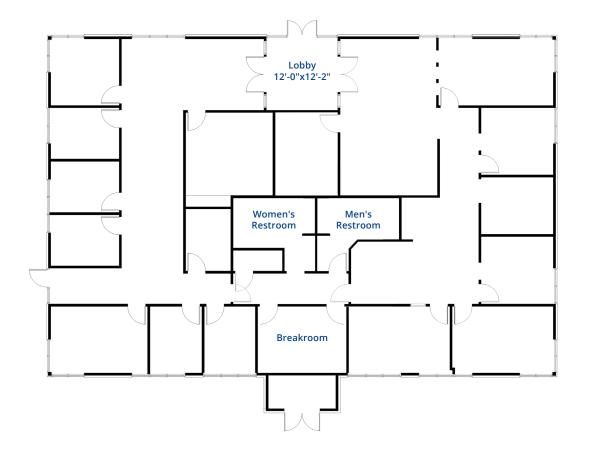
- Highly visible from major thoroughfare, Sunrise Blvd.
- Great access to Highway 50

²Common Area Insurance, Landscaping, Misc. Repairs, Common Area Lighting, Reserves for Rep

^{*}Amortized over 25 years at 2.81%

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Floor Plan and Photo Gallery



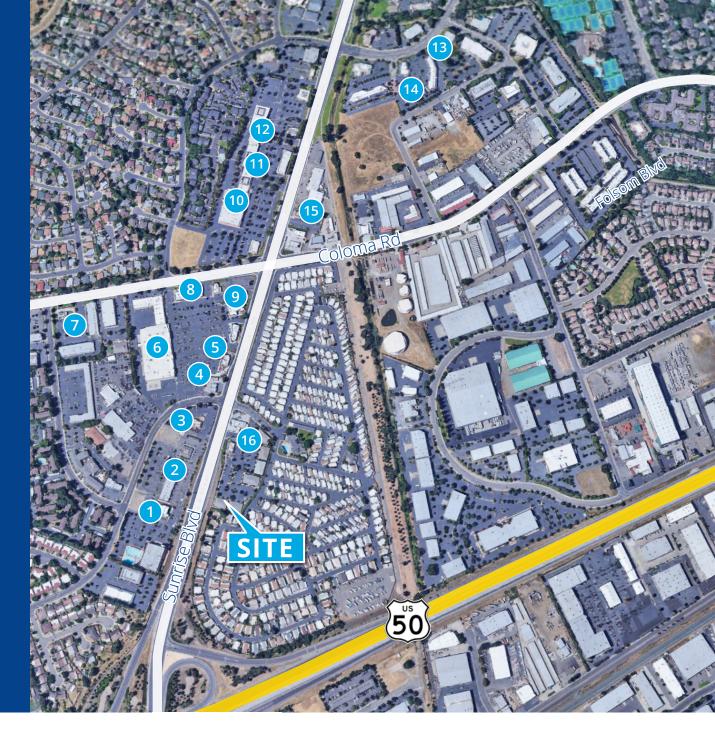






Retail Amenities

- Starbucks
- 2 Denny's
- McDonald's
- 4 Chick-Fil-A
- Chipotle
- 6 Smart & Final
- Wienerschnitzel
- Carls Jr.
- Five Guys
- 10 Subway
- Baskin-Robbins
- Round Table
- Bank of America
- (14) Chase
- 15 El Pollo Loco
- 16 In-N-Out



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