

Industrial Investment Opportunity

8200-8230 Alpine Avenue, Sacramento, CA 95826

± 103,600 SF



Property Information

APN: 061-0100-001-0000

Jurisdiction: City Of Sacramento

Property Type: Industrial

Gross Building Area: ±103,600 SF

Parcel Size: 4.7 acres

Zoning: M1-S

Docks: Recessed Four (4)

Grade Level Doors: 24-26

Clear Height: up to ±24 ft

Year Built: 1980-1987

Construction: Concrete tilt-up

Sprinkler: Fully Sprinklered

Parking: Abundant Parking

Property Highlights

- Four Building Business Park
- Stable Long Term Tenants
- 87% Leased to Single Tenant
- 24 Total Suites Ranging From 1,600SF to 12,800SF
- All Suites Are Individually Metered

8200 Alpine: 20,800 SF

8210 Alpine: 24,000 SF

8220 Alpine: 38,000 SF

8230 Alpine: 20,800 SF



Travis Monson - 916-873-5039
DRE # 02057489
tmonson@thevollmancompany.com

100% Leased Investment

\$10,300,000.00

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LEASE STRUCTURE

	Source Corp	American Windows	Hanks	American Shower Spec.	North West Conf.
Suite		8200 Suite D	8210 Suite D	8210 Suite I	8210 Suite E
Rentable SF	90,000	± 8,000	1,800	2,200	1,600
% Share	86.87%	7.7%	1.7%	2.1%	1.5%
Lease Term	84 Months	120 Months	MTM	84 Months	MTM
Commencement Date	07/01/2019	12/01/2010	7/1/2018	7/1/2014	12/1/2020
Expiration Date	7/31/2026	11/30/2020	MTM	6/30/2021	MTM
Current Base Rent/Month	.48 PSF	.37 PSF	.83 PSF	.60 PSF	.94 PSF
Rent Increase	2.5% annual inc	3% annual increase	N/A	3% annual increase	N/A
Type of Lease	NNN	Gross	Gross	Gross	Gross
Guaranty	Yes	Yes	Yes	Yes	Yes
Notes	Tenant since 1982	Tenant for 10+ years			

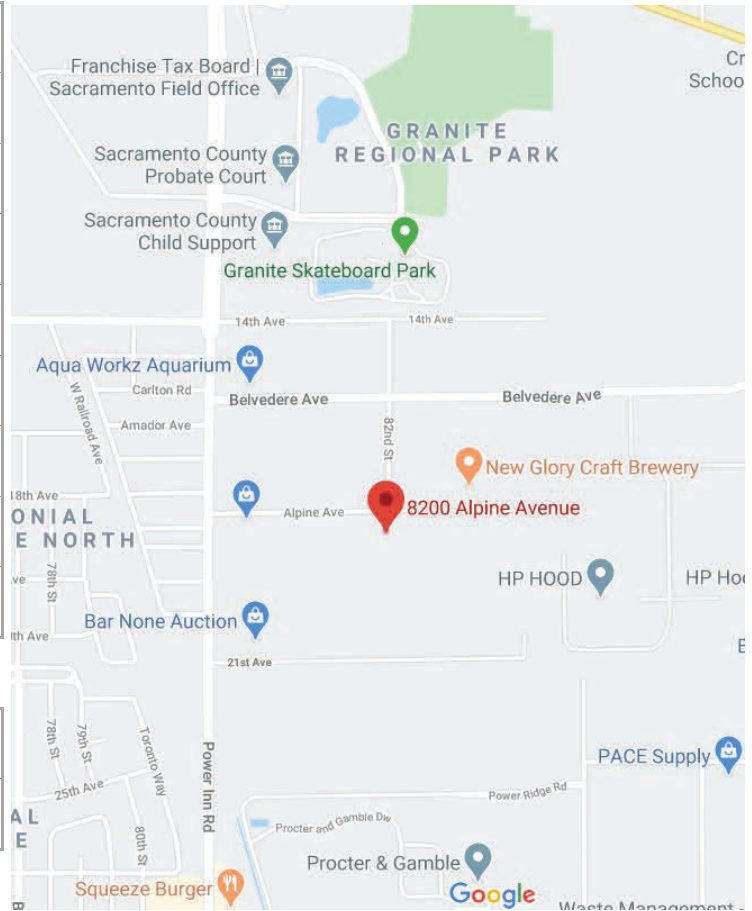


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100% Leased Investment
5.5% Cap Rate

FINANCIAL SUMMARY

Expenses (Estimated)	Annual
Real Estate Taxes	\$70,377.28
Insurance	\$7,798.00
Landscape Maintenance	\$3,310.00
Utilities	\$14,726.04
Legal	\$5,960.00
Repairs	\$969.70
Miscellaneous	\$7,010.00
Total	\$110,151.02



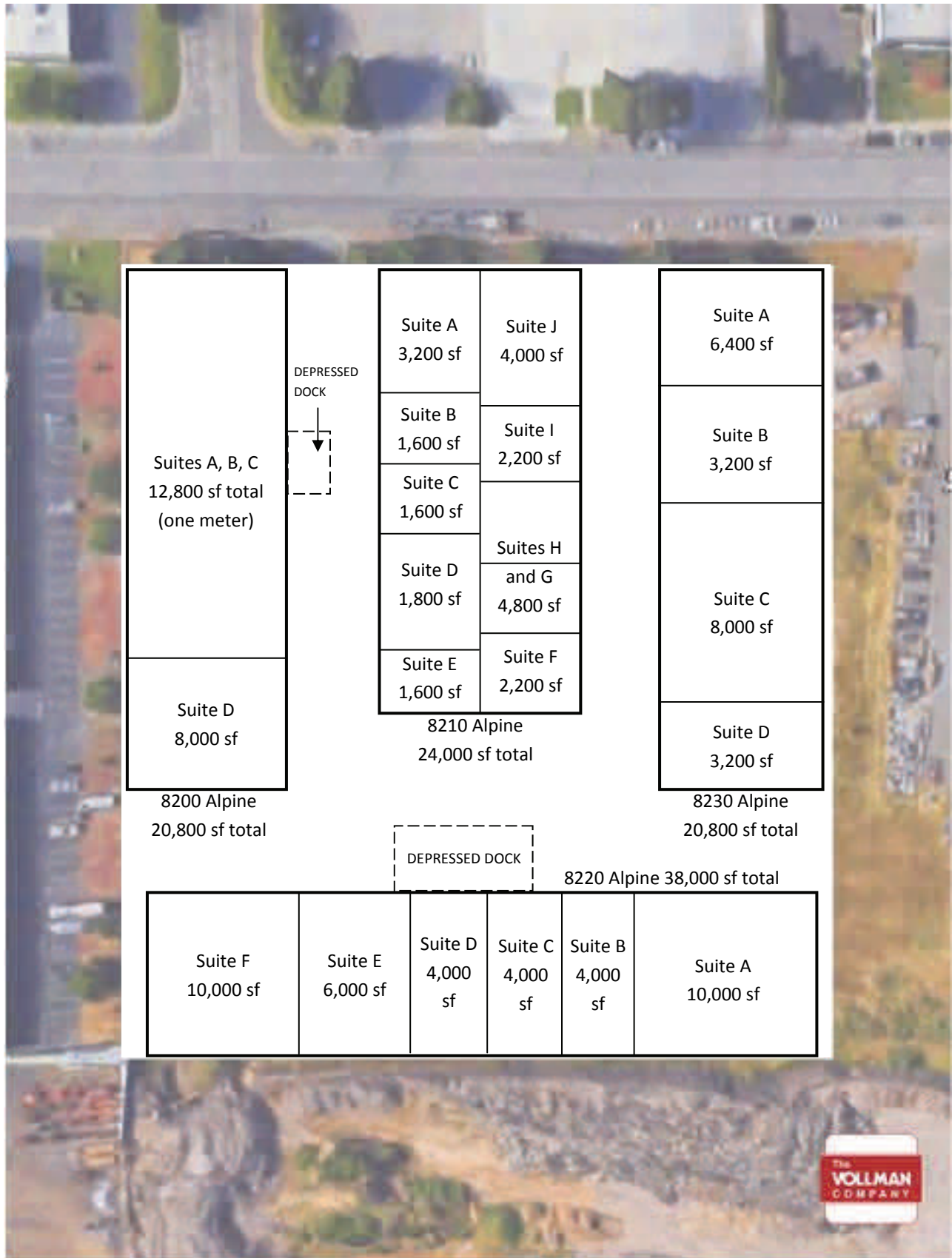
Percent Leased	100%
Annual Gross Income	\$682,056.00

Net Operating Income	\$571,905.00		
Capitalization Rate	5.55%	Value	\$10,300,000.00



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