



**For Sale - 36,000sf**

**3765 OMEC CIRCLE**

**, RANCHO CORDOVA, CA**

**Price: \$5,760,000**  
**Seller Leaseback**  
**of 25,000**

**Zoned M-2 SPA**  
**Recycle Zone**



**DAN MINCHER, CCIM**  
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**DAN MINCHER, CCIM**

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### Property Summary

Available SF:	0
Building Size:	36,000
Lease Rate:	
Lot Size:	0 Sq. Ft.
Price:	\$5,760,000
Rentable SF:	36,000
Type:	Industrial

### Property Overview

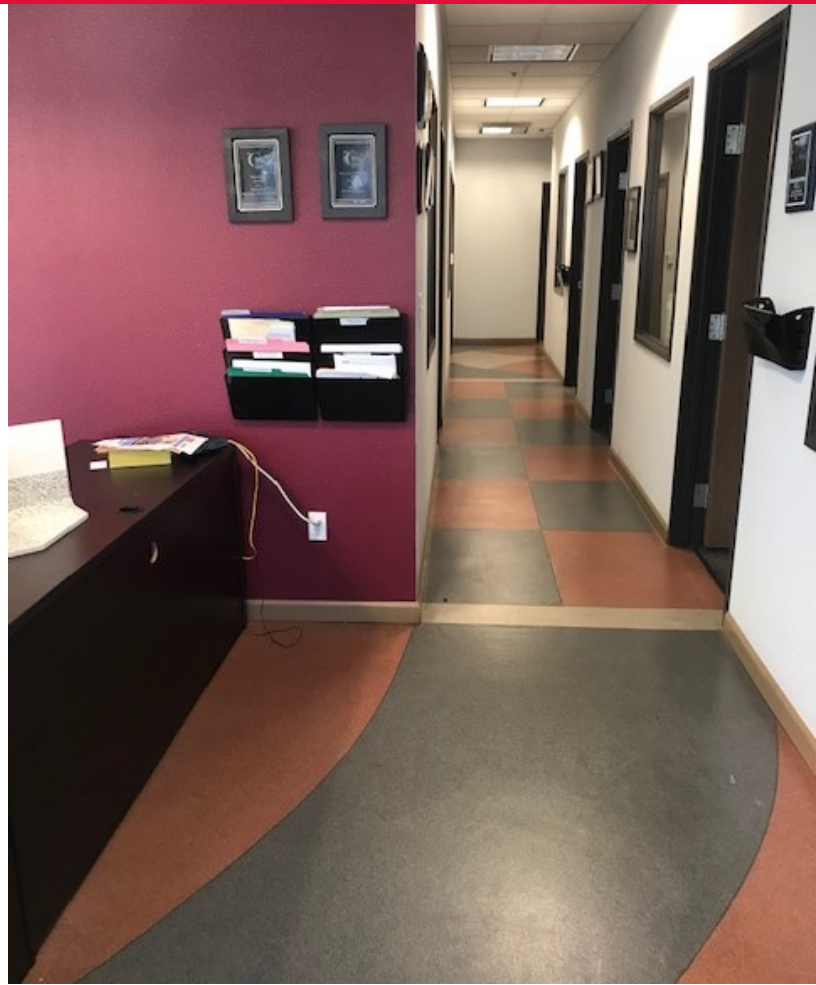
Well maintained and situated Multi-Tenant industrial building. 3 suites: small, medium, and large make this building extremely versatile.

### Location Overview

Highly visible on the Corner of Omece Circle and Recycle Road. Located in the highly sought-after Recycle District which is the only large area designated for auto recycling, dismantling, and manufacturing.

# PROPERTY PHOTOS

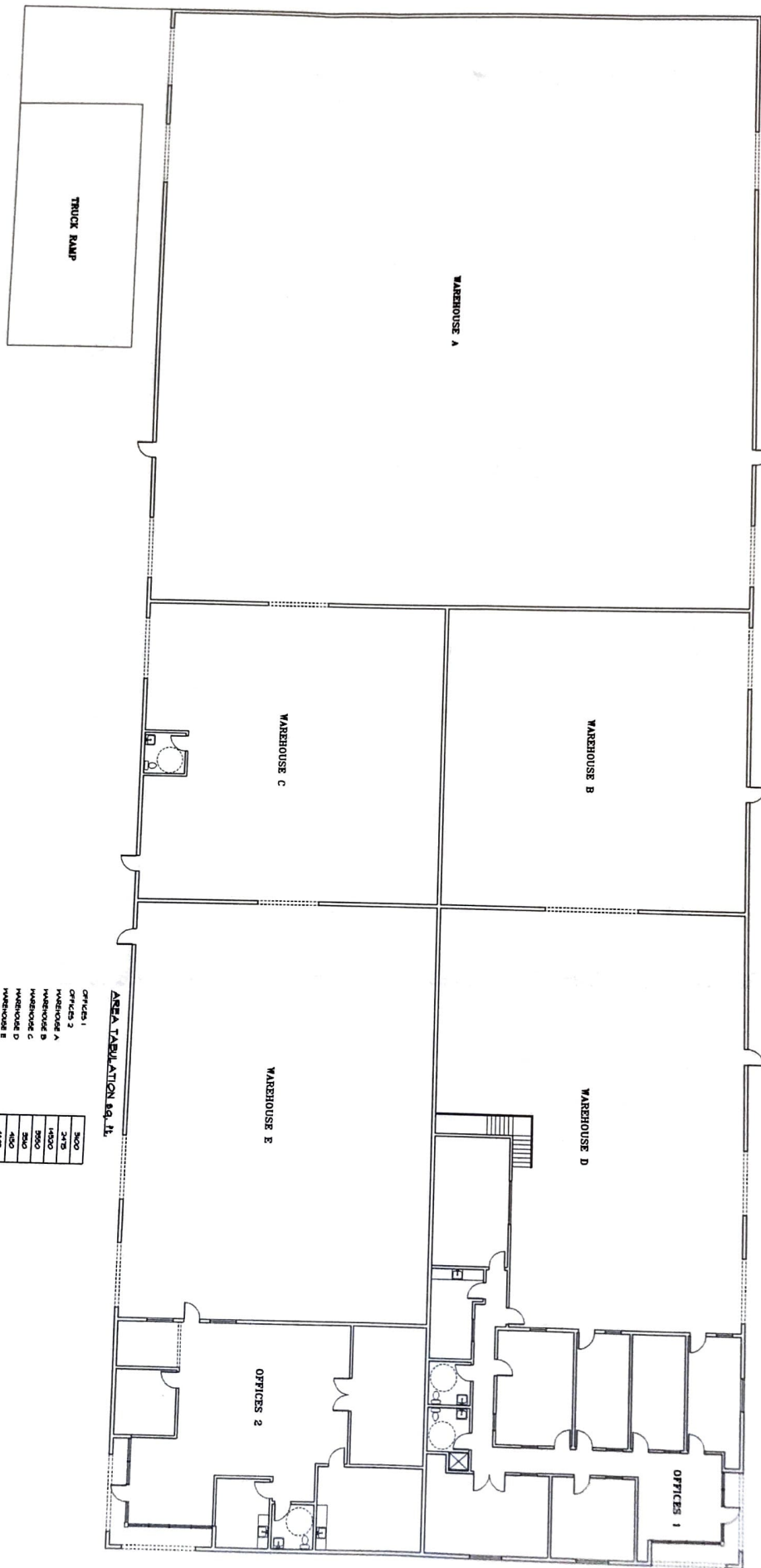
3765 Omec Circle  
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# PROPERTY PHOTOS

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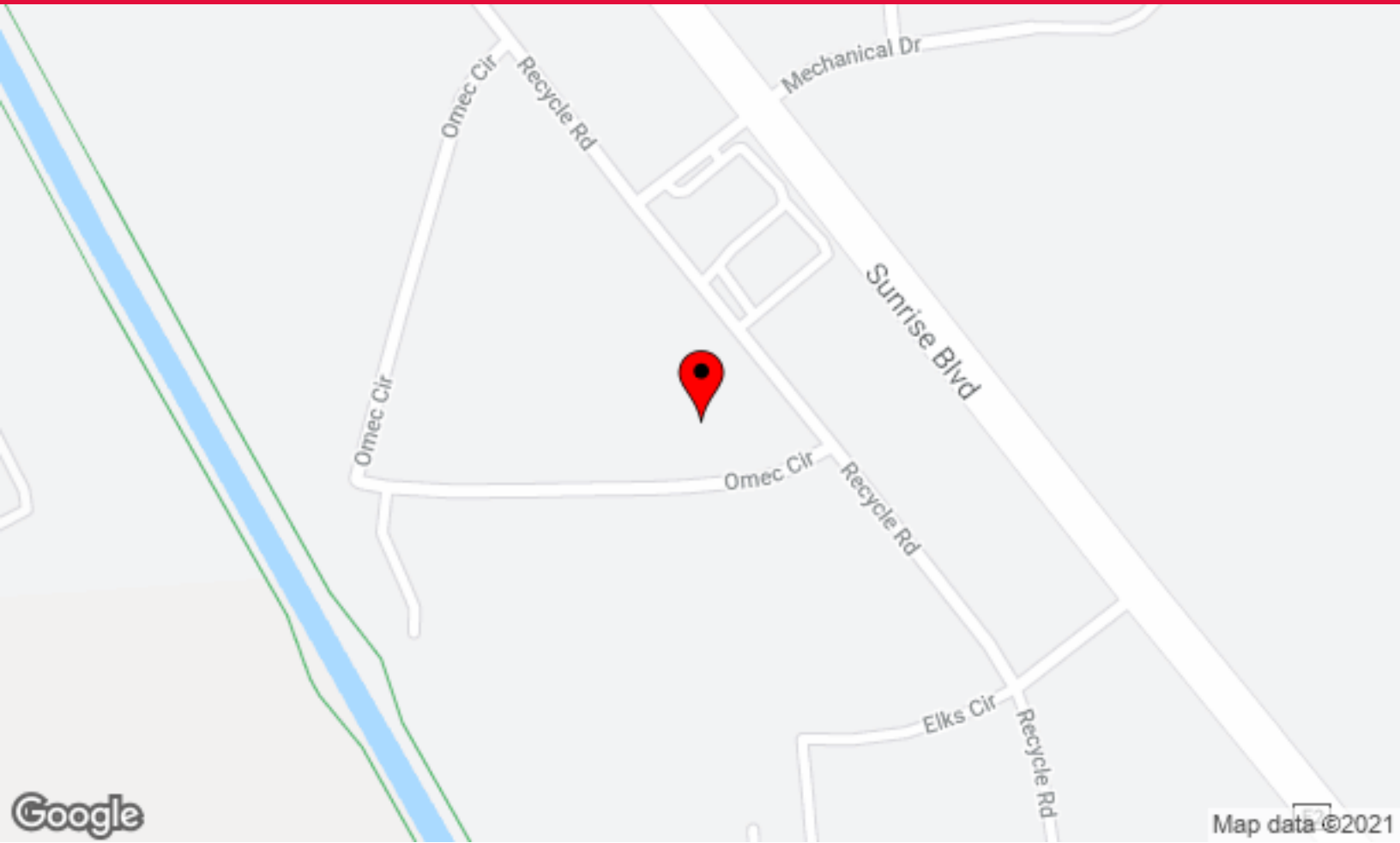


AREA TABULATION sq. ft.

OFFICES 1	3600
OFFICES 2	2475
WAREHOUSE A	14000
WAREHOUSE B	5500
WAREHOUSE C	3600
WAREHOUSE D	4500
WAREHOUSE E	4800
<b>TOTAL</b>	<b>38000</b>

# LOCATION MAP

3765 Omece Circle  
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**Acquisition Costs**

Purchase Price, Points and Closing Costs	\$5,760,000
Investment - Cash	\$0

**Investment Information**

Purchase Price	\$5,760,000
Price per Sq. Ft.	\$160.00

**Income, Expenses & Cash Flow**

<b>Gross Scheduled Income</b>	<b>\$240,696</b>
Total Vacancy and Credits	(\$12,035)
Operating Expenses	(\$51,840)
<b>Net Operating Income</b>	<b>\$176,821</b>
Debt Service	\$0
Capital Expenses and Costs	(\$6,000)
Expended Reserves	\$0
<b>Cash Flow Before Taxes</b>	<b>\$170,821</b>
<b>After Tax Results</b>	
Total Interest (Debt Service)	\$0
Depreciation and Amortization	(\$104,816)
Taxable Income (Loss)	\$72,006
Tax Savings (Costs)	(\$25,202)
<b>Cash Flow After Taxes</b>	<b>\$145,619</b>

**Financial Indicators**

Debt Coverage Ratio	N/A
Capitalization Rate	3.07%
Gross Income / Square Feet	\$6.69
Gross Expenses / Square Feet	(\$1.44)
Operating Expense Ratio	22.67%



# BROKER OPINION OF VALUE RANGE

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<b>Valuation Summary</b>	<b>Conservative</b>	<b>Average</b>	<b>Aggressive</b>
Sales Comparison Valuation	\$3,672,720	\$4,926,420	\$6,180,120
<b>\$ per SF</b>	<b>Conservative</b>	<b>Average</b>	<b>Aggressive</b>
Sales Comparison Valuation	\$102.02	\$136.85	\$171.67

**Sales Comparison Method Overview**

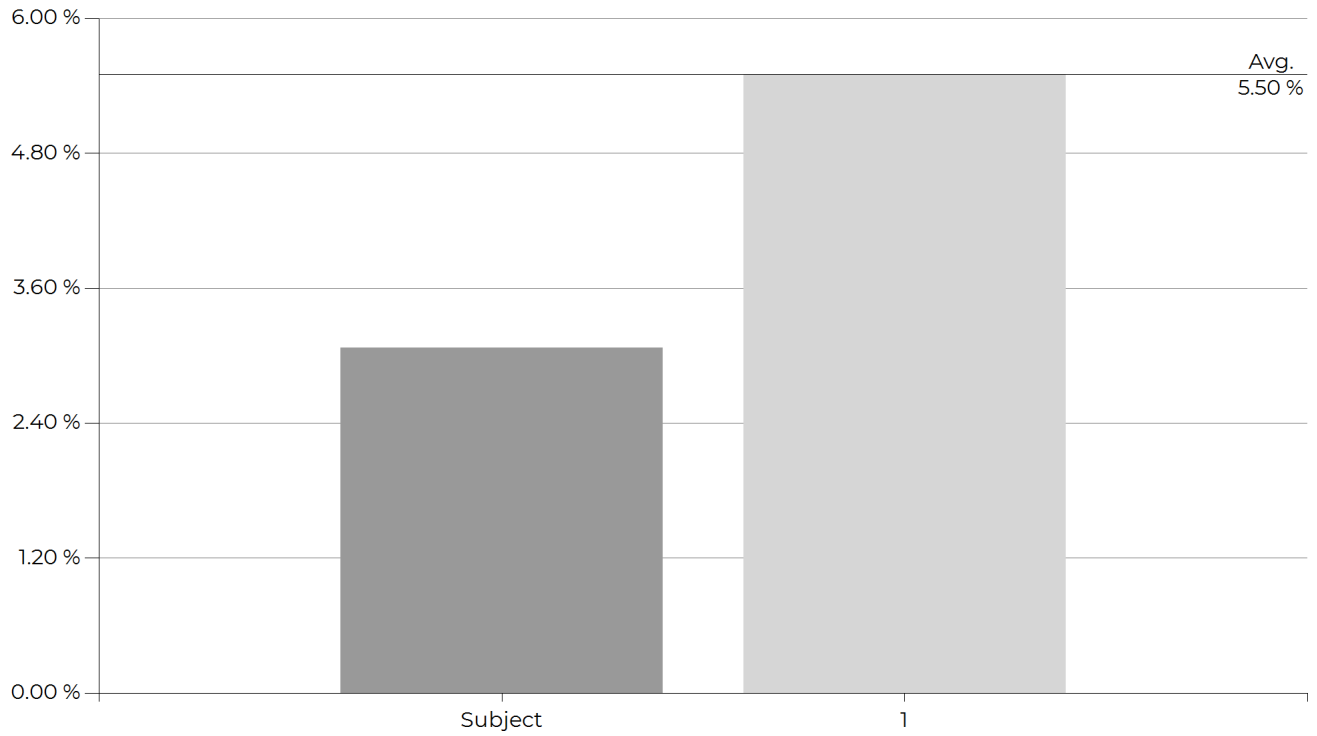
Market values clearly outweigh Income valuation. Located in the Recycle Zone contributes 10-20% of value of a similar building not in the Zone. Seller will negotiate a 3 year leaseback.

Sales Comparison	Subject	1	2	3	4	5	6
Property Address	3765 Omec Circle	1445-1545 Overland Ct	315 16th St (Part of Portfolio)	4220 Pell Dr	7400 14th Ave (Part of Multi-Property Sale)	8615 23rd Ave	879 F Street
	Rancho Cordova, CA	West Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA	West Sacramento, CA
Price	\$5,760,000	\$5,150,000	\$3,515,979	\$4,752,000	\$4,927,892	\$4,050,000	\$6,875,000
Price/SF	\$160.00	\$171.67	\$117.20	\$132.00	\$136.51	\$102.02	\$125.00
Sale Date	n/a	01-2019	01-2020	04-2019	12-2019	03-2020	n/a
Cap Rate	3.07	5.5	0.0	0.0	0.0	0.0	0.0
RSF	36,000	30,000	30,000	36,000	36,100	39,700	55,000
Year Built	1996	2000	1960	1976	1972	1973	2001
Floors	1	1	1	1	1	1	n/a

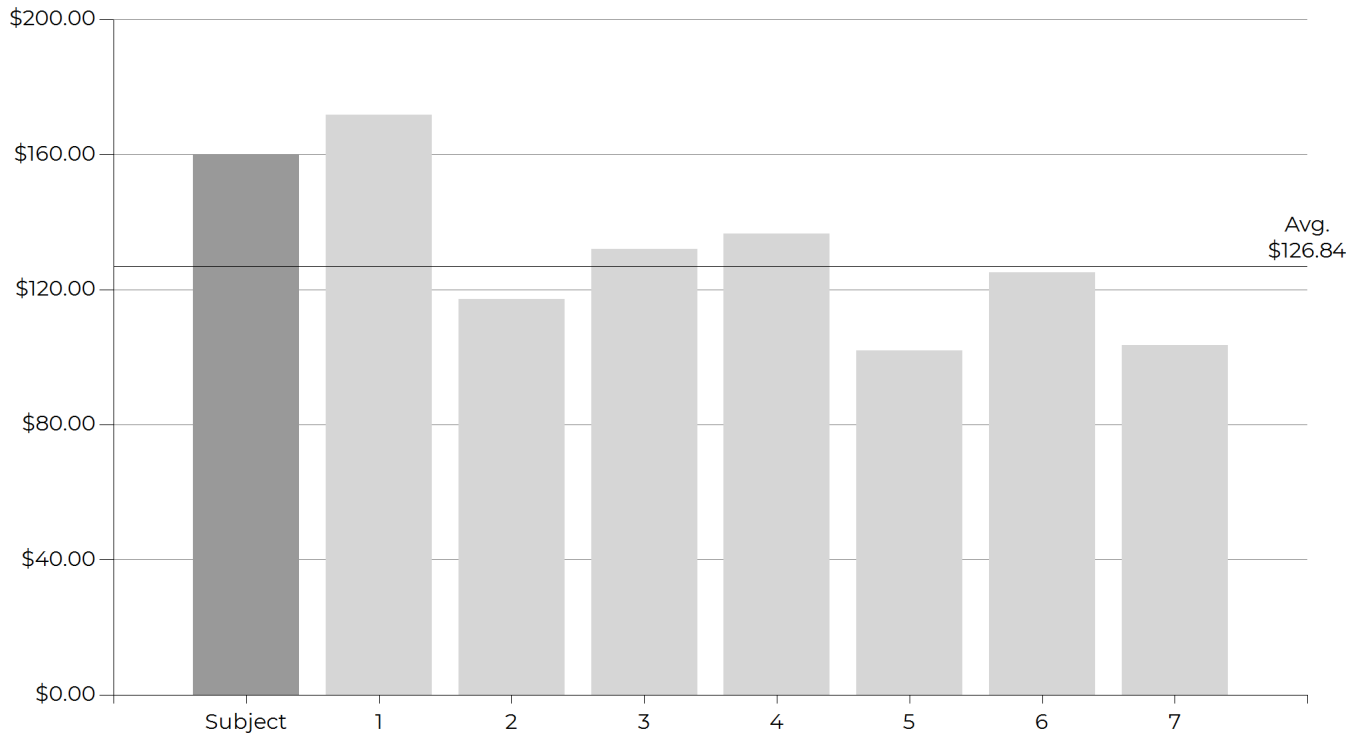
Adjustments	Subject	1	2	3	4	5	6
Sale Price	\$5,760,000	\$5,150,000	\$3,515,979	\$4,752,000	\$4,927,892	\$4,050,000	\$6,875,000
Adjustment Type		Average	Average	Average	Average	Average	Average
Adjustment Amount		0%	0%	0%	0%	0%	0%
Adjusted Price		\$5,150,000	\$3,515,979	\$4,752,000	\$4,927,892	\$4,050,000	\$6,875,000
Adjusted Price/SF		\$171.67	\$117.20	\$132.00	\$136.51	\$102.02	\$125.00

Adjusted Analysis	Adj. Sale Price	Adj. Price/SF
Conservative Value	\$3,672,720	\$102.02
Average Value	\$4,926,420	\$136.85
Aggressive Value	\$6,180,120	\$171.67

### Cap Rate



### Price per Sq. Ft.



S

Sale Price	\$5,760,000
Spaces	3
Rentable SqFt	36,000
Price/SqFt	\$160.00
Acres	2.10
Cap Rate	3.07%
Year Built	1996

**3765 Omece Circle**

3765 Omece Circle, Rancho Cordova, CA 95742

1

Sale Price	\$5,150,000
Spaces	1
Rentable SqFt	30,000
Price/SqFt	\$171.67
Acres	3.10
Cap Rate	5.5%
Year Built	2000
Sale Date	1/4/2019

**Ati Systems International**

1445-1545 Overland Ct, West Sacramento, CA null

2

Sale Price	\$3,515,979
Spaces	1
Rentable SqFt	30,000
Price/SqFt	\$117.20
Acres	1.490
Year Built	1960
Sale Date	1/3/2020
Days-On-Mkt	186

**Building B**

315 16th St (Part of Portfolio), Sacramento, CA null

3

Sale Price	\$4,752,000
Spaces	1
Rentable SqFt	36,000
Price/SqFt	\$132.00
Acres	2.50
Year Built	1976
Sale Date	4/15/2019
Days-On-Mkt	95

**Pell Industrial Park**

4220 Pell Dr, Sacramento, CA null

4

Sale Price	\$4,927,892
Spaces	1
Rentable SqFt	36,100
Price/SqFt	\$136.51
Acres	4.790
Year Built	1972
Sale Date	12/12/2019
Days-On-Mkt	187

**Equipment Share**

7400 14th Ave (Part of Multi-Property Sale), Sacramento, CA null

5

Sale Price	\$4,050,000
Spaces	1
Rentable SqFt	39,700
Price/SqFt	\$102.02
Acres	1.90
Year Built	1973
Sale Date	3/19/2020
Days-On-Mkt	222

8615 23rd Ave, Sacramento, CA null

6

Asking Price	\$6,875,000	Major Tenants
Spaces	3	National Auto Parts
Rentable SqFt	55,000	Petersen Dean Construction
Price/SqFt	\$125.00	
Acres	2.630	
Year Built	2001	
Sale Date	On Market	
Days-On-Mkt	62	

**F Street Commerce Center**

879 F Street, West Sacramento, CA 95605

**Notes**

National Auto Parts lease of 41,750sf expires Q1 2024 with 3% annual increases

7

Sale Price	\$3,250,000
Spaces	1
Rentable SqFt	31,400
Price/SqFt	\$103.50
Acres	1.830
Year Built	1984
Sale Date	1/27/2020
Days-On-Mkt	139

8860 Fruitridge Rd, Sacramento, CA null

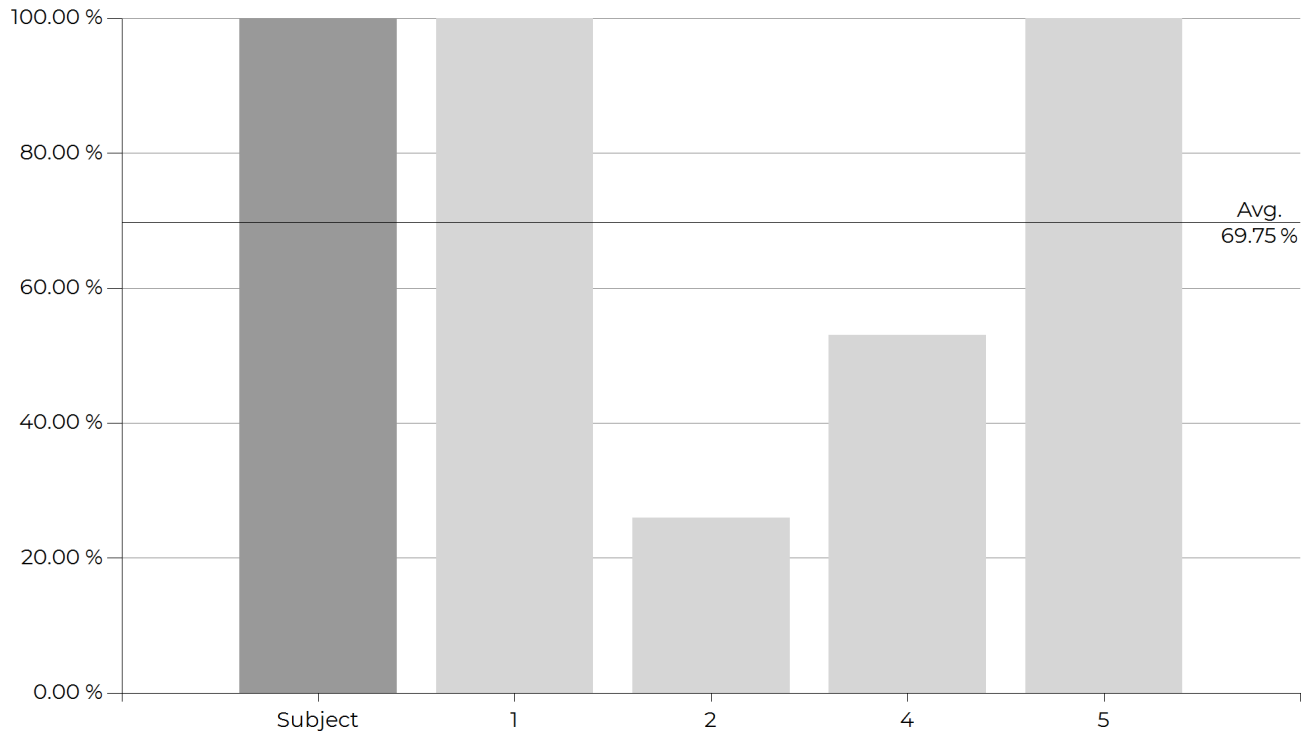
# SALE COMPARABLES

3765 Omec Circle  
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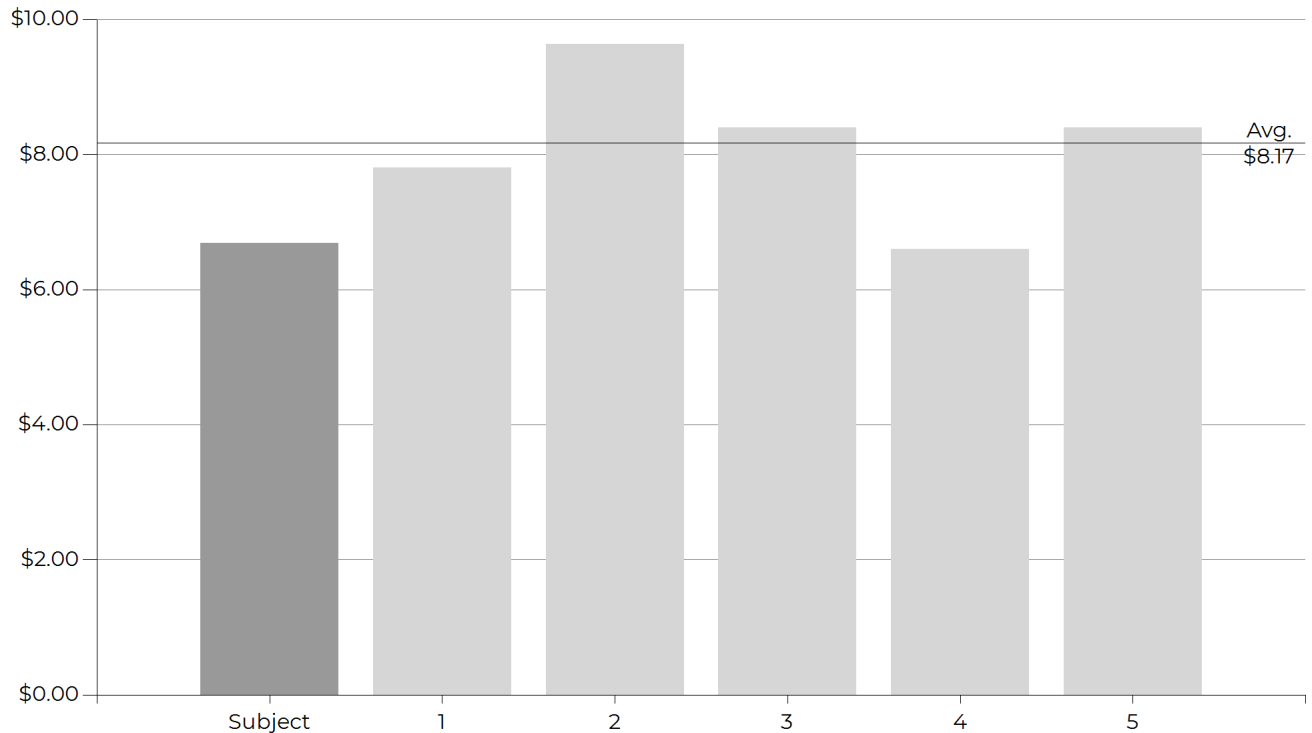


- S** 3765 Omec Circle  
Rancho Cordova, CA, 95742  
\$5,760,000
- 1** 1445-1545 Overland Ct  
West Sacramento, CA, null  
\$5,150,000
- 2** 315 16th St (Part of Portfolio)  
Sacramento, CA, null  
\$3,515,979
- 3** 4220 Pell Dr  
Sacramento, CA, null  
\$4,752,000
- 4** 7400 14th Ave (Part of Multi-Property)  
Sacramento, CA, null  
\$4,927,892
- 5** 8651 23rd Ave  
Sacramento, CA, null  
\$4,050,000
- 6** 879 F Street  
West Sacramento, CA, 95605  
\$6,875,000
- 7** 8860 Fruitridge Rd  
Sacramento, CA, null  
\$3,250,000

### Occupancy



### Average Rent per Sq. Ft.





S

Avg \$6.69  
Range/rsf  
RSF 36,000  
Occupancy 100%  
Tenants 3  
Year Built 1996

**3765 Omec Circle**

3765 Omec Circle, Rancho Cordova, CA 95742

1

Avg \$7.80  
Range/rsf \$7.20 - \$8.40  
RSF 55,000  
Occupancy 100%  
Tenants 3  
Year Built 2001  
Major Tenants  
National Auto Parts  
Petersen Dean Construction

**F Street Commerce Center**

879 F Street, West Sacramento, CA 95605

**Notes**

National Auto Parts lease of 41,750sf expires Q1 2024 with 3% annual increases

2



Avg \$9.63  
Range/rsf  
RSF 34,895  
Occupancy 26%  
Tenants 3  
Year Built 1976

10170 Croydon Way, Sacramento, CA 95827

# RENT COMPARABLES

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3

Avg \$8.40  
Range/rsf  
RSF 30,000  
Occupancy 0%  
Tenants 3  
Year Built 2020

1370 Vinci Avenue, Sacramento, CA 95838

4

Avg \$6.60  
Range/rsf  
RSF 29,945  
Occupancy 53%  
Tenants 4  
Year Built 1979

4221 North Freeway Boulevard, Sacramento, CA 95834

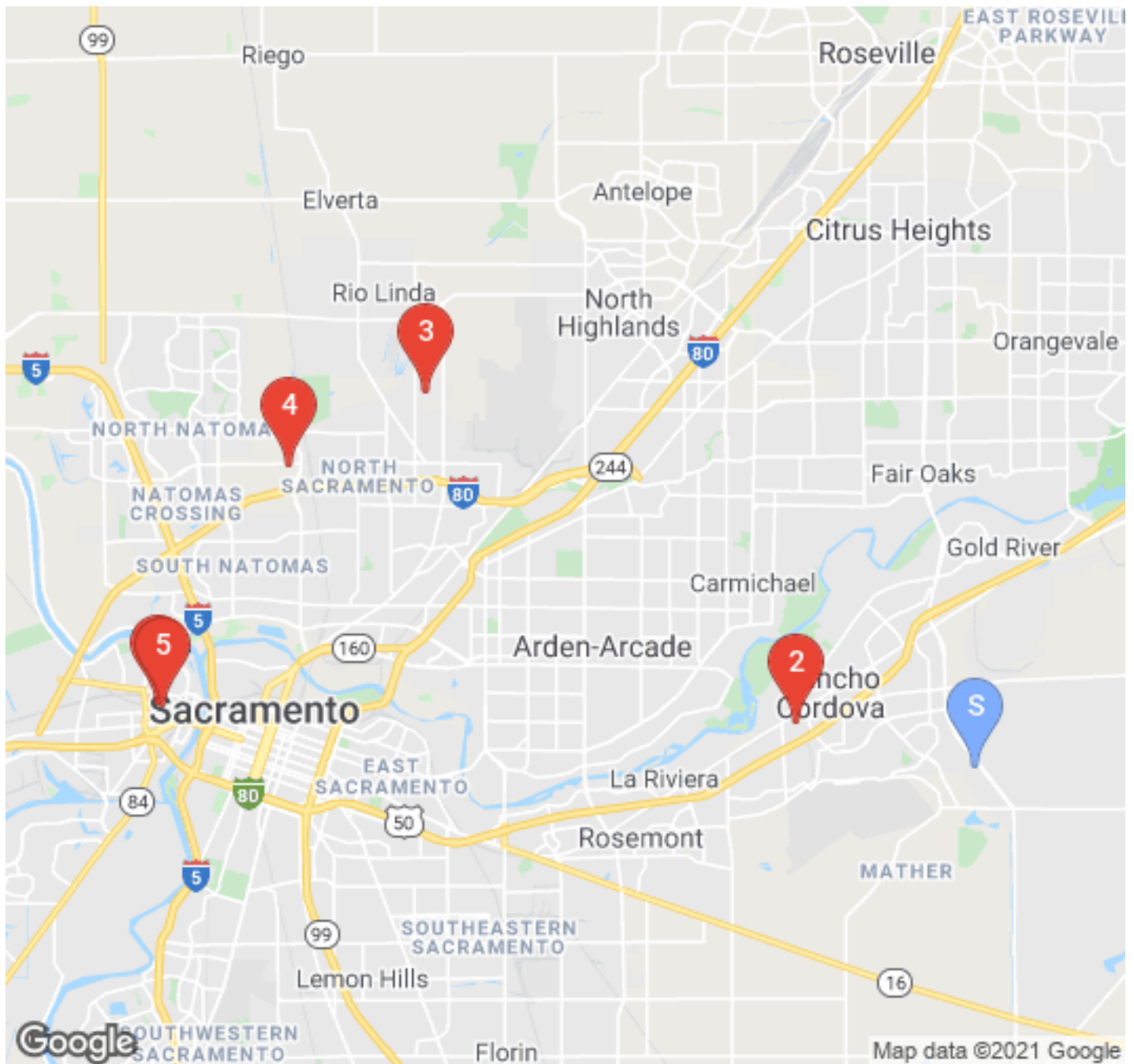
5

Avg \$8.40  
Range/rsf  
RSF 55,000  
Occupancy 100%  
Tenants 3  
Year Built 2002

859 F Street, West Sacramento, CA 95605

# RENT COMPARABLES

3765 Omec Circle  
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- S** 3765 Omec Circle  
Rancho Cordova, CA, 95742
- 1** 879 F Street  
West Sacramento, CA, 95605
- 2** 10170 Croydon Way  
Sacramento, CA, 95827
- 3** 1370 Vinci Avenue  
Sacramento, CA, 95838
- 4** 4221 North Freeway Boulevard  
Sacramento, CA, 95834
- 5** 859 F Street  
West Sacramento, CA, 95605