



## Contact Listing Agent

Contact John Gelonek for details on this investment.



5510 Birdcage Street, Citrus Heights, CA



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John Gelonek

Turn-Key Investment  
\$1,900,000  
100% Leased

5510 Birdcage Street, Citrus Heights



**Turn-Key  
Investment:  
Premier  
Renovated Office  
with Immediate  
Occupancy**

### Modernized Interiors

5510 Birdcage Street offers a premier turn-key acquisition in Citrus Heights. A recent full interior renovation provides high-quality, move-in-ready suites with modern finishes and zero deferred maintenance.

### Asset Stability

The property features fully modernized interiors and separate electrical pass-throughs, ensuring immediate tenant satisfaction. With high-quality finishes and efficient suite layouts, the asset is positioned as a premier turn-key professional office.

### Operating Expenses

Operating expenditures are maintained at a highly efficient \$0.29-\$0.40 PSF/mo. This lean overhead structure, combined with the recent modernization, ensures minimal maintenance and reliable performance in a supply-constrained market.



## Property Overview

Constructed in 1980, this 10,104 SF building sits on 0.88 acres. It offers highly desirable, versatile small-suite configurations in a prime location adjacent to major retail and dense residential neighborhoods.

Given the proper approvals, the building layout makes it particularly well suited for a residential conversion.



# Property Details

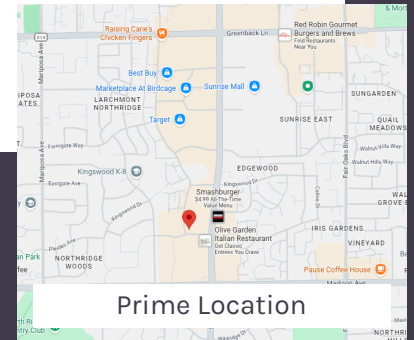
- 1 Asking Price: \$1,900,000
- 2 Building Size: 10,104 SF
- 3 Lot Size: 0.88 Acres
- 4 Zoning: BP (Business Prof.)
- 5 APN: 233-0680-023-0000



Suburban Office



Renovated Suites



Prime Location

### Zero Deferred Maintenance

Complete interior modernization means **zero deferred maintenance**. High-quality finishes and updated systems ensure **immediate occupancy** and long-term stability.

**Asset  
100%**  
Fully  
Modernized!

# Financial Performance Summary

ANNUAL GROSS INCOME

\$150,840

ANNUAL OPERATING EXPENSES

\$35,366 (23.4%)

NET OPERATING INCOME (NOI)

\$115,474

## Detailed Rent Roll

Suite	SF	Total Rent/mo
A	1,529	\$1,443
B	1,153	\$1,564
C	845	\$1,072
D	1,135	\$1,330
E	1,135	\$1,326
F	996	\$1,393
G	1,274	\$1,924
H	710	\$1,075
I	819	\$1,443
Total	9,596	\$12,570

## Expense Breakdown

Expense Category	Annualized (\$\$)
Grounds Maintenance	\$3,768
Property Insurance	\$9,058
Repairs and Maintenance	\$8,358
Utilities	\$14,182
Total	\$35,366