



## Contact Listing Agent

Contact John Gelonek for details on this investment.

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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**

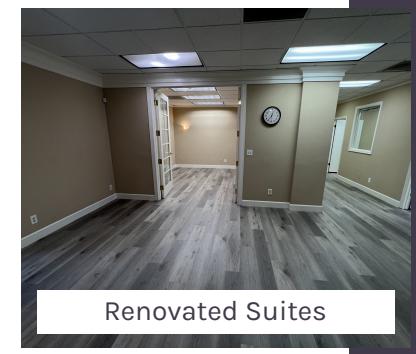
**3 Lot Size: 0.88 Acres**

**4 Zoning: BP (Business Prof.)**

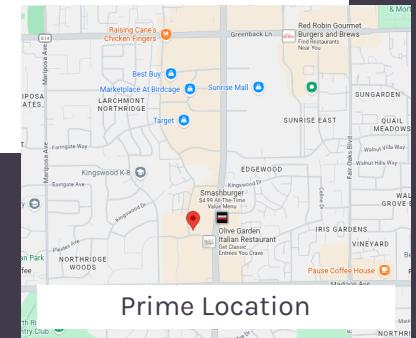
**5 APN: 233-0680-023-0000**



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

The  
**VOLLMAN**  
COMPANY

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