

OFFERING PRICE  
**\$4.559M**

CURRENT CAP  
**6.8%**  
on current  
income

OCCUPANCY  
**100%**

# Largest-Suite Rent Upside

Current income with a specific rent upside path.

The 11,200 SF Woodland Thrift Center suite is shown at roughly \$0.48/SF/month in base rent. At \$1.00/SF/month, the same suite would produce approximately \$70,000 more annual base rent, before costs, downtime, tenant negotiations, and buyer diligence.

POTENTIAL BASE-RENT LIFT

## +\$70K/YR

At \$1.00/SF/month

~\$0.48/SF/mo to \$1.00/SF/mo

Not guaranteed income.

## Investment highlight

100% occupied today. Upside concentrated in the largest suite.

LARGEST SUITE

**11,200 SF**

Approx. 43% of the building

CURRENT BASE RENT

~**\$0.48/SF/mo**

Approx. \$5,335 per month

PRO FORMA RENT

**\$1.00/SF/mo**

Illustrative assumption

POTENTIAL LIFT

**+\$70K**

Approx. annual base rent



## Base-rent comparison

Woodland Thrift Center, 11,200 SF

Current shown base rent



\$1.00/SF/mo illustration



Approx. +\$70,376/year before costs, downtime, or negotiated terms.

### Buyer diligence

Buyer to verify lease terms, renewal rights, rent comps, timing, costs, downtime, and tenant retention during diligence.



Caceres Real Estate

**Tim Schimmel**

Commercial Real Estate Broker  
Caceres Real Estate

(530) 383-3030 | [tim@caceresrealestate.com](mailto:tim@caceresrealestate.com)

CalDRE# 01762217 | 283 Main St #180, Woodland, CA 95695

Information deemed reliable but not guaranteed. Buyer to verify all information.