

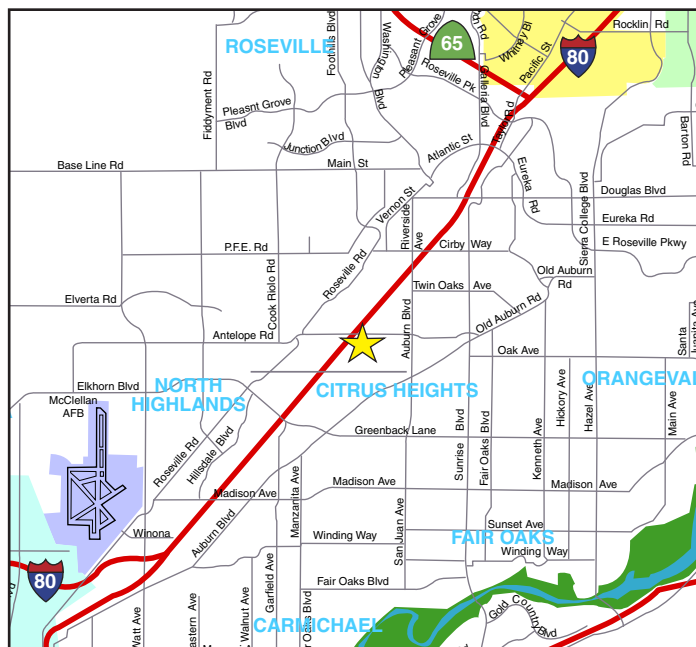


6830 ANTELOPE ROAD CITRUS HEIGHTS, CA 95621

FOR SALE OR LEASE



Looking East



OWNER/USER OPPORTUNITY IN CITRUS HEIGHTS



Contact:

Sean Corcoran, CCIM

Sr. Vice President

Tel: 916.677.8136

scorcoran@tricommercial.com

BRE: 00821962

Fred Springer

CMD Services, Inc.

Tel: 916.532.3088

fspringer@cmdsolutions.net

BRE: 00466806

PROPERTY DETAILS:

- Total Building Size: ±11,665 Gross SF
±10,761 Rentable SF
- Purchase Price: ~~\$795,000~~ **\$695,000**
- Lease Rate: **\$1.15/SF; Modified Gross**
- APN: 204-0107-037
- Parcel: ±1.06 AC
- Zoning: BP
- Parking: 4.0/1,000 SF (38 Stalls)

PROPERTY FEATURES:

- High identity / street signage
- Single or multi-tenant occupancy
- Outstanding freeway access
- Subject property is a well located one-story office park consisting of two buildings connected by a covered breezeway. The project features wood frame construction with a stucco finish and brick veneer base, accentuated with mature landscaping, plentiful parking and clay tile roof.

TRI Commercial Real Estate Services. Building Great Relationships.

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.





6830 ANTELOPE ROAD

CITRUS HEIGHTS, CA 95621

APOD & RENT ROLL

ANNUAL PROPERTY OPERATING DATA - PROFORMA

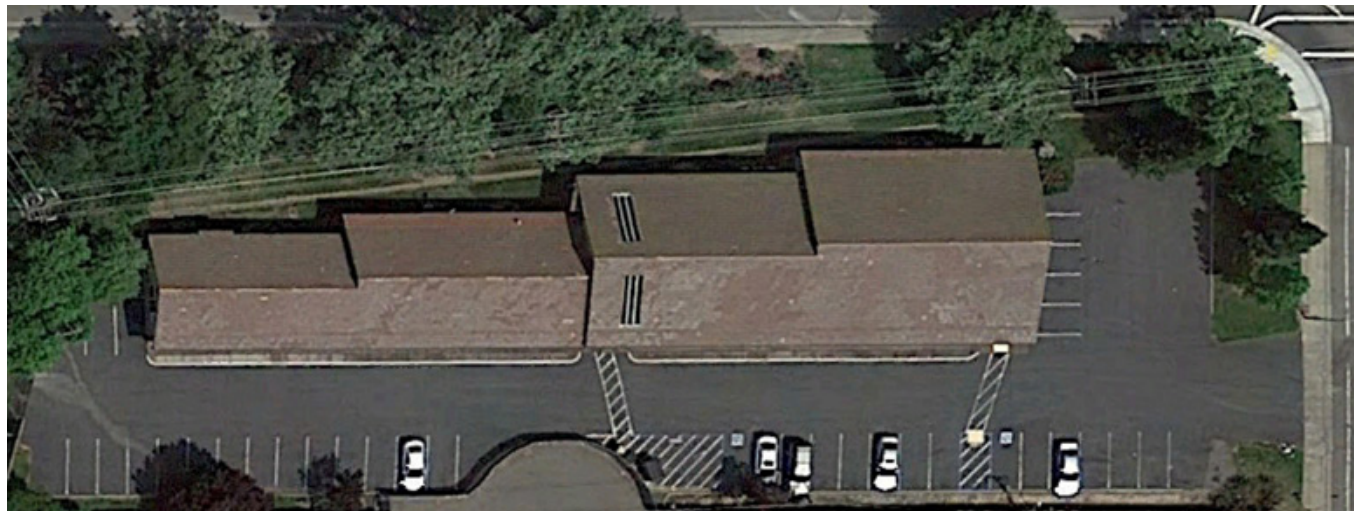
Potential Scheduled Income		\$124,544
Less: Vacancy/Rent Loss	10%	<u>\$12,454</u>
Effective Operating Income		\$112,090
Expenses (Est.):		
Alarm	\$500	
Insurance	\$2,000	
Management	\$6,000	
Maintenance/Repairs	\$1,600	
Landscape	\$1,800	
Property Taxes	\$7,500	
Pest	\$840	
Reserves	\$2,500	
Utilities:		
Electricity	\$2,664	
Water/Sewer	\$3,605	
Trash	<u>\$1,019</u>	
Total Operating Expenses		<u>\$30,028</u>
Net Operating Income (NOI)		\$82,062

RENT ROLL – PROFORMA

Unit #	Tenant	Monthly Rent	Rentable		Lease Term	
			Sq/Ft	\$/Sq/Ft	Begin	End
A	Syntrol	\$2,146	2,384	\$.90	7/15/17	7/31/18
B	Vacant	\$1,214	1,349	\$0.90		
C	Vacant	\$1,169	1,299	\$0.90		
D	Tax Service	\$630	573	\$1.10	M-T-M	
E	Medical Diagnostics	\$711	646	\$1.10	8/1/17	8/31/19
G	Euro Spa	\$1,490	1,409	\$1.00	6/1/17	8/31/18
H	A-Applied Mail Svc	\$1,656	1,656	\$1.00	M-T-M	
I	Vacant (Chiropractic)	\$1,444	<u>1,444</u>	<u>\$1.00</u>		
TOTALS		\$10,379	10,760	\$.99		

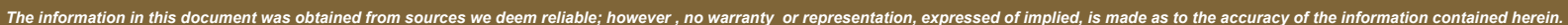


SITE PLAN



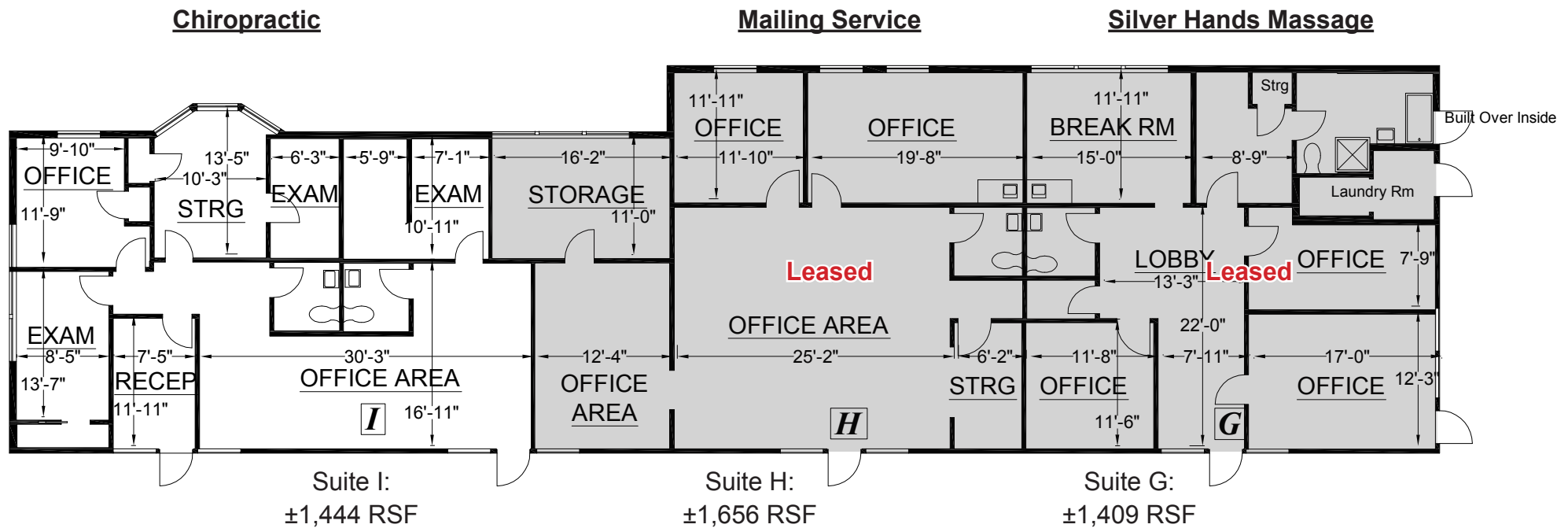


FLOOR PLAN



6830 ANTELOPE ROAD
CITRUS HEIGHTS, CA 95621

FLOOR PLAN





6830 ANTELOPE ROAD

CITRUS HEIGHTS, CA 95621

PROPERTY PICTURES



East Side of Building



East Side of Building



Looking West



Breezeway Between Buildings

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