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# 4816 & 4827 Clowes Street

STOCKTON, CALIFORNIA



NET LEASE OPPORTUNITY | PURCHASE PRICE \$2,265,000 | CAP RATE 6.50%

# THE OFFERING

Jones Lang Lasalle Americas, Inc. “JLL”, is pleased to offer for sale an industrial building and a complementary office building that are strategic to Clark Pest Control’s business. The location was selected by Clark Pest Control. The properties offer easy access to both the inner Bay Area and Sacramento. The Property is being offered as a net lease opportunity.

## PROPERTY INFORMATION



### KEY INFO

<b>Address</b>	4816 Clowes St, Stockton, CA	4827 Clowes St, Stockton, CA
<b>Building (sf)</b>	+/- 5,353	+/- 6,840
<b>Site (ac)</b>	0.44	1.09
<b>Tax ID</b>	104-160-20	104-160-42

### ZONING

<b>Zone</b>	Commercial, General (CG)	Commercial, General (CG)
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### BUILDING

<b>Constructed</b>	1977	2017
<b>Structural Frame</b>	Wood Frame	Masonry
<b>Foundation</b>	Poured concrete slab	Poured concrete slab
<b>Ceiling Height (ft)</b>	10	16
<b>Office Area</b>	+/- 5,353	+/- 1,100
<b>Roll-Up Doors</b>	0	3

*The above is based on internal documents and public records. Prospective buyers are advised to conduct their own analysis.*



## INVESTMENT SUMMARY

	4816 CLOWES	4827 CLOWES
<b>NOI</b>	\$57,812	\$89,477
<b>Net Rentable Area</b>	5,353	6,840
<b>Occupancy</b>	100%	100%
<b>Purchase Price</b>	\$889,422	\$1,376,574
<b>Purchase Price (PSF)</b>	\$166	\$201
<b>Cap Rate on In-Place Rent</b>	6.50%	6.50%
<b>Total Purchase Price</b>	<b>\$2,265,995</b>	

## INVESTMENT CASH FLOWS

	2022	2023	2024	2025	2026	2027	2028	TOTAL
Year	1	2	3	4	5	6	7	
<b>4816 Clowes</b>	\$57,812	\$59,547	\$63,173	\$69,031	\$77,695	\$90,070	\$107,548	\$524,876
<b>4827 Clowes</b>	\$89,477	\$92,162	\$97,774	\$106,841	\$120,250	\$139,403	\$166,454	\$812,360
<b>Total Cash Flow</b>	<b>\$147,290</b>	<b>\$151,708</b>	<b>\$160,947</b>	<b>\$175,872</b>	<b>\$197,945</b>	<b>\$229,473</b>	<b>\$274,002</b>	<b>\$1,337,237</b>
<b>Cap Rate on Initial Investment</b>	6.50%	6.70%	7.10%	7.76%	8.74%	10.13%	12.09%	

*Includes 3% annual bumps.*

4816 & 4827 Clowes Street

WEST LANE

E MARCH LANE

PACIFIC AVE

#### SHERWOOD MALL SHOPPING CENTER



With over 80 stores and restaurants, Sherwood Mall invites you to dine with friends in The Patio Food Court all while shopping your favorite stores. Sherwood Mall includes Macy's, Dick's Sporting Goods, Best Buy, Petco, Home Goods, Macaroni Grill, Ulta, and Starbucks just to name a few.

#### WEBERSTOWN MALL



Weberstown Mall is the premier shopping center in Stockton, California. Located in the San Joaquin Valley at Stockton's busiest intersection, Pacific Avenue and March Lane, Weberstown Mall is one mile east of I-5 and three miles west of State Route 99. This mall in Stockton is a quick and easy drive for several markets, including students and faculty from University of the Pacific and Delta College.

## OFFERING HIGHLIGHTS



### CENTRALLY LOCATED SALES/SERVICE PROPERTY

Stockton is ideally situated for businesses serving the large San Francisco Bay Area and Sacramento markets.



### EFFICIENT SITE

Two structures plus ample parking make the Site suitable for diverse business uses.



### WELL-MAINTAINED, TURN-KEY FACILITIES

The structures are move-in ready.



### VISIBILITY AND ACCESSIBILITY

Sites offer excellent access to and for the Stockton population and West Lane visibility (4816 Clowes St). Many retail amenities nearby.

## STOCKTON MARKET OVERVIEW

Stockton provides convenient access to the major San Francisco Bay Area market at a fraction of the cost of being located in the inner Bay Area. This has driven steady rent increases over the past decade and spurred new industrial construction.

The Central Valley started the year off with an active quarter, signing more than 2.9 million s.f. of deals; 40% more than what signed in Q1 2020, thanks to an 82% increase in average lease size, which was 295,392 s.f. this quarter.

- » Increased tenant activity made for the greatest quarterly absorption since Q3 2019.
- » A total of 2.9 million s.f. of deals were signed in the first quarter, greater than in Q1 2020.
- » The robust development pipeline has delivered two buildings this quarter, completed one renovation, and two have broken ground.
- » The massive absorption this quarter brought the vacancy rate down 80 bps, which had been in the 7% range throughout 2020.

Some of the notable move-ins this quarter included Allen Distribution, which occupied 709,556 s.f. on Logistics Drive in Stockton, Scott's Fertilizer took 388,971 s.f. on Chabot Court in Tracy, a large logistics and shipping company took 383,382 s.f. on Arch Road in Stockton, and Young's Market moved into 295,956 s.f.. These move-ins contributed to the massive absorption, and many of the leases signed this quarter will occupy next quarter.

# TENANT OVERVIEW

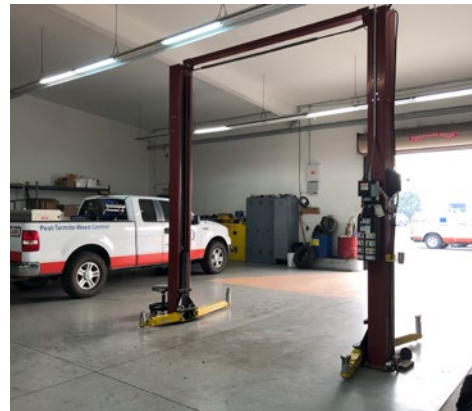
## CLARK PEST CONTROL AT A GLANCE

Since 1950, Clark Pest Control has provided the finest pest control and turf-and-ornamental care experience through 26 locations that serve residents and businesses throughout California and Northwestern Nevada. Clark Pest is one of the largest pest control companies in the United States (8th largest) and the leading company in California. By providing premier customer service through highly trained, friendly technicians who are responsive and proactive, Clark has cemented a reputation as the most trusted pest control company in the field.

### SERVICES:

- Residential Termite Inspection & Control
- Residential Pest Control Services
- Residential Turf & Ornamental Services
- Residential Year-Round Pest-Away Services
- Commercial Services

On April 30, 2019, Rollins, Inc., a premier global consumer and commercial service company, announced that it completed the purchase of Clark Pest Control. This acquisition brings Rollins' total customer count to 2.4M.



## ROLLINS AT A GLANCE

Rollins, Inc. is a premier global consumer and commercial services company. Through its wholly owned subsidiaries, the company provides essential pest control services and protection against termite damage, rodents and insects to more than two million customers in the United States, Canada, Central America, South America, the Caribbean, the Middle East, Asia, the Mediterranean, Europe, Africa, Mexico and Australia from more than 700 locations.



**200+**  
Franchises  
Worldwide



**800+**  
Locations  
Worldwide

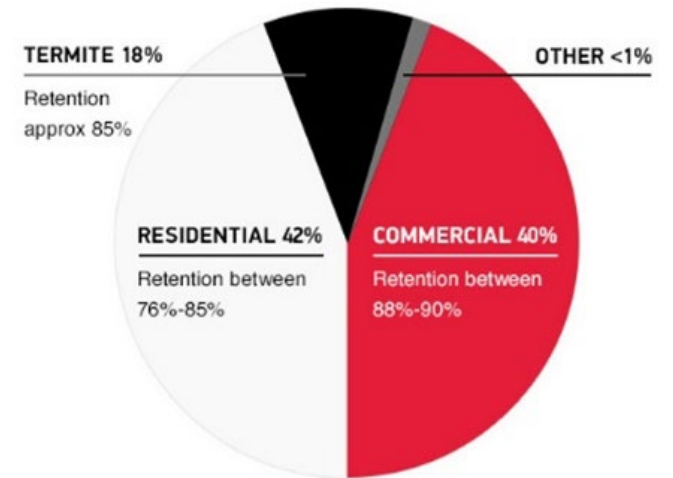


**2.4M+**  
Residential &  
Commercial Customers

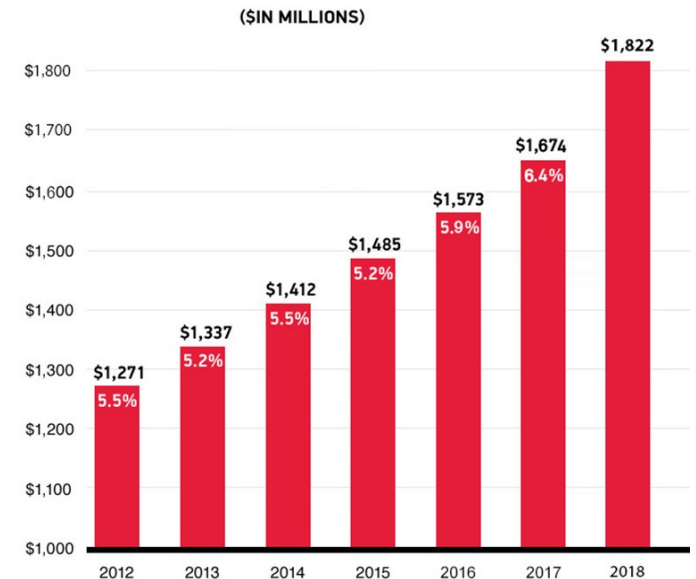
### COMPANY SNAPSHOT

Founded	1948
Headquarters	Atlanta, GA
Ownership	Public (NYSE: ROL)
Industry	Pest Control Services
Number of Employees	+13,000
2019 Revenue	\$2.02B
2019 EBITDA	\$349.2M
2019 Gross Margin	50.5%

### REVENUE AND RETENTION % BY BUSINESS LINE

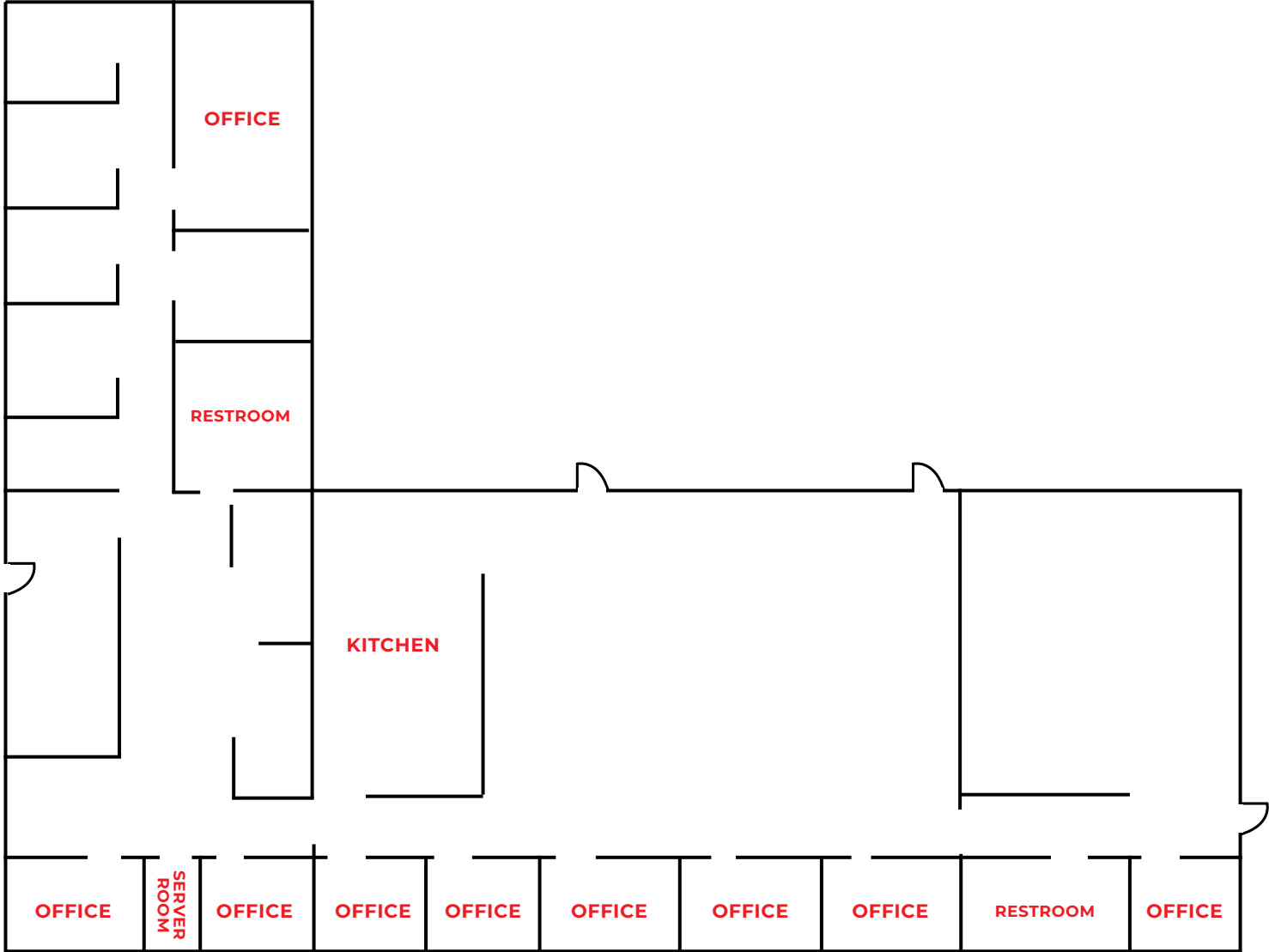


### REVENUE GROWTH



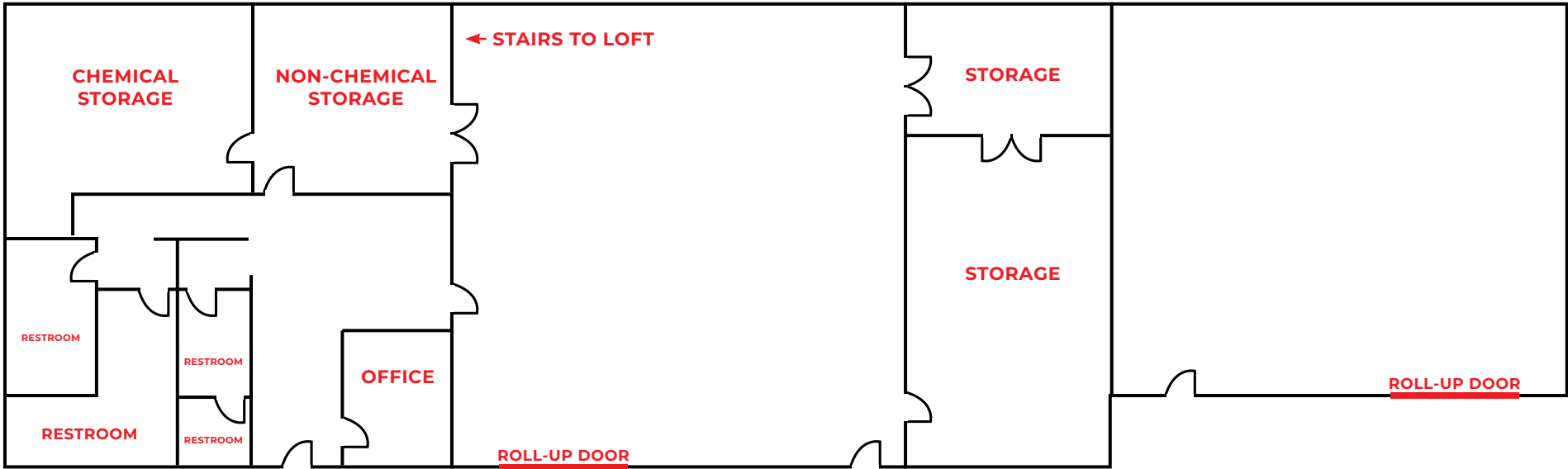
**FLOOR PLAN**

4816 CLOWES STREET



# FLOOR PLAN

4827 CLOWES STREET



# 4816 & 4827 Clowes Street

STOCKTON, CALIFORNIA



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