



100% leased by single tenant | In-place Cap Rate: 7.26%

# For sale

**Free-standing buildings - 3 total,  
warehouse and office**

Sale Price: \$1,725,000 (\$199.03 PSF)

4324 Orange Grove Avenue  
Sacramento, CA 95841

## Property information

### The offering

The property is an industrial/commercial site currently occupied by a single tenant. Situated on an approximate 0.62 acre parcel and consisting of three buildings totaling approximately 8,667 SF feet.

Originally built in 1960, the facility was purchased in 1995 by the owners of DH Construction who moved into this location just three years after establishing their business. Over the years, DH Construction has kept the property in outstanding condition while also renovating one of the three buildings to office space. DH Construction will continue to occupy the property on a proposed 10 year lease with annual rent increases and an option to renew.

The property is located in unincorporated Sacramento County and is zoned GC “General Commercial” which is one of the most flexible zones in the region allowing multiple uses including warehousing, food production, auto repair, mini storage, and general retail.

The property sits less than one mile from I-80 on the edge of Sacramento’s McClellan Submarket. Surrounded by other commercial, light industrial, retail uses and American River College, its strategic location provides for quick access to major freeways.

The offering provides an investor with the opportunity to purchase a fully-leased, well maintained property, within close proximity to I-80, and a strong tenant who has been in business for over 33 years.

**website: [www.dhfirerestoration.com](http://www.dhfirerestoration.com)**

## Property highlights

- Total Buildings SF: ±8,667
  - See page 4 site plan for building dimensions
- Office areas:
  - Building 1: 100% office
  - Building 3: ±50% office
- Parcel size: ±0.62 acres
- APN: 240-0560-018-0000
- Fully fenced and gated
- Zoned: GC General Commercial (County of Sacramento)
- Warehouse clear height:
  - Building 2: ±12’ - ±14’
  - Building 3: ±10’ - ±14’
- Grade-level doors: eight (8) total
  - two ±10 x ±16
  - six ±10’ x ±10

*Buyer to independently verify all information and measurements.*

## Tenant profile

<b>Tenant:</b>	<b>DH Construction</b>
<b>Rentable area:</b>	<b>±8,667 SF</b>
<b>Tenant operation:</b>	<b>General contractor</b>

**Overview:** Since its establishment in 1992, DH Construction has forged a strong reputation as a dedicated specialist in insurance re-construction, boasting an impressive 33 years of experience in the field.

They have a full-time dedicated staff that includes 50+ in-house skilled trades people, which handle over 300 projects each year. They provide the expertise, resources and experience to respond quickly and take charge of damaged properties efficiently.

Their comprehensive scope of work encompasses the meticulous repair and thoughtful renovation of homes, particularly excelling in the critical aftermath of events such as fires, consistently tackling major and intricate construction projects with exceptional efficiency and unwavering responsibility. Their scope of work includes emergency and board-up, fire/water/wind/ice and snow/hail damage, vehicle vs. building impact, and vandalism/burglary.

With licenses proudly held in both California and Nevada, the company extends its services across a broad geographic expanse, reaching from Stockton all the way to Redding, and spanning from Reno to Fairfield.

## Lease highlights



**Lease term**  
10 years



**Base rent**  
\$10,432 per month +  
triple net expenses (“NNN”)



**Rent PSF**  
\$1.20



**Annual rent increases**  
three percent (3%)

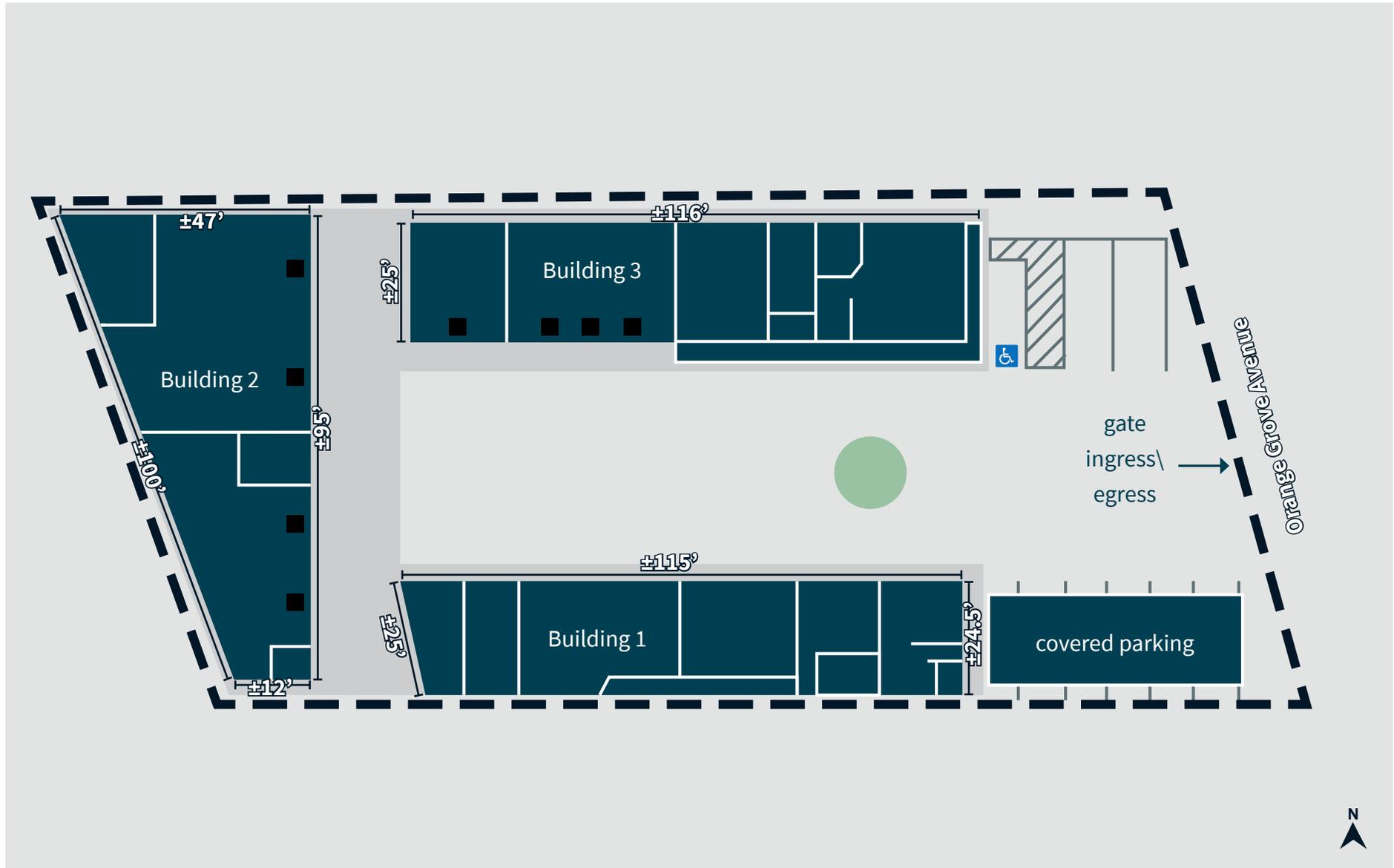


**Options**  
1, five-year at  
fair market value



**Comments**  
occupying 100%  
of the property

# Site plan



■ = Grade-level doors    - - = Perimeter fence

MAP NOT TO SCALE.  
ALL PROPERTY LINES AND DIMENSIONS ARE APPROXIMATE.

# Property photos



# Permitted uses

**Zoned: GC - General Commercial**  
County of Sacramento

USE (USE, SERVICE OR FACILITY)	PERMITTED IN GC ZONING
<b>Business services</b>	<ul style="list-style-type: none"><li>• general business service</li></ul>
<b>Office uses</b>	<ul style="list-style-type: none"><li>• general office</li></ul>
<b>Repair services</b>	<ul style="list-style-type: none"><li>• general repair services</li><li>• tool repair, sharpening, reconditioning (i.e. small engines or power tools)</li></ul>
<b>Vehicle-related uses</b>	<ul style="list-style-type: none"><li>• auto broker</li><li>• automobile lease/rental, limousine service</li><li>• automobile repair, major &amp; minor</li><li>• parking lot or garage</li><li>• towing service</li><li>• utility truck/trailer rent, sales or services</li></ul>
<b>Manufacturing and processing uses</b>	<ul style="list-style-type: none"><li>• service yard, workshop</li></ul>
<b>Storage and warehousing uses</b>	<ul style="list-style-type: none"><li>• mini storage</li><li>• warehousing</li></ul>



For more information, view or download the full Sacramento County zoning code

**The GC zone permits a broad range of commercial uses, including more intense uses such as small warehousing operations, auto repair shops, and truck service stations.**

*NOTE: This chart is provided as a courtesy only, and is any buyer or occupant's responsibly to confirm any intended use for the property with Sacramento County at (916) 874-3104.*

# Financial analysis

PURCHASE PRICE	\$1,725,000
PRICE PSF	\$199.03
PROJECT SF	±8,667

NET RENTAL INCOME	Term	\$ PSF / Month	Monthly	Annual
DH Construction	10 years	\$1.16	\$10,432	\$125,184.00
Gross Effective Income		\$1.16	\$10,432	\$125,184.00

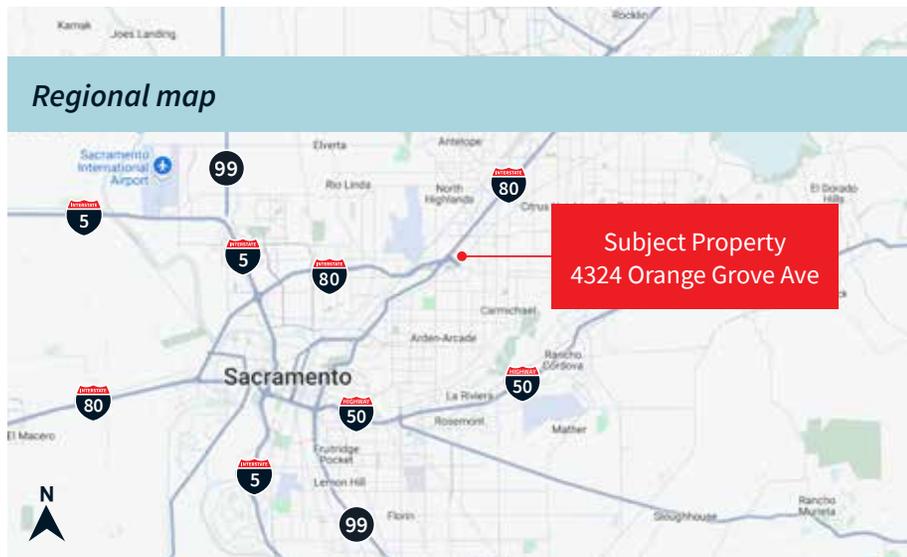
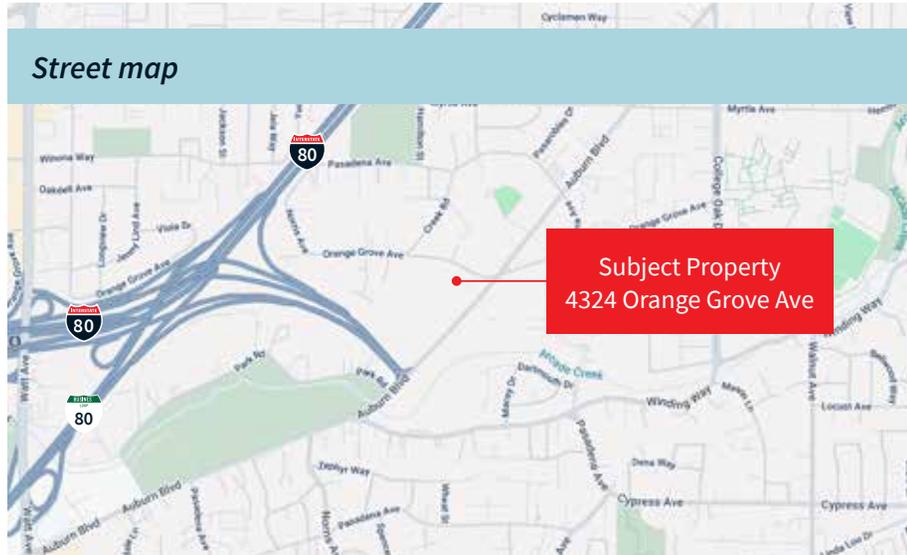
LANDLORD EXPENSES*				Annual
Property Taxes	1.22% of PP	-	-	\$21,045.00
Insurance		-	-	\$7,000.00
CAPEX Reserves				\$5,000.00
Management Fee	4.00%	-	-	\$5,007.36
Total Expenses				\$38,052.36

OPERATING INCOME	
NOI	\$125,184.00
Less Debt Service	(\$71,509.34)
Annual Cash Flow	\$53,674.66
CAP RATE	7.26%
CASH/CASH	6.22%

LOAN INFORMATION		
LOAN AMOUNT	\$862,500	50%
EQUITY	\$862,500	50%
INTEREST RATE	6.75%	
AMORTIZATION	25	
DEBT SERVICE	\$71,509.34	

*\*Landlord annual expenses are estimates and not actual expenses.*

# Location maps



MAPS NOT TO SCALE

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