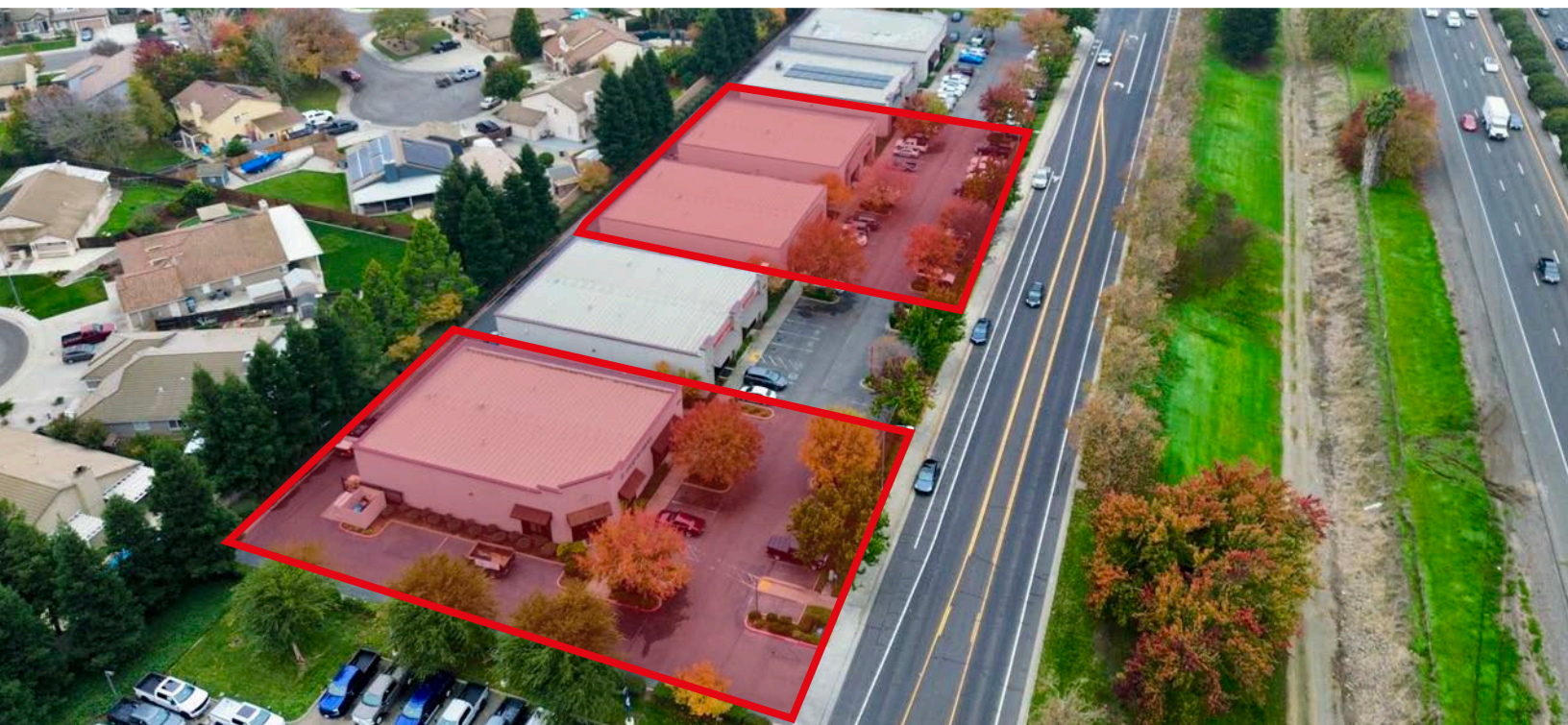




NORTH LINCOLN COMMERCE CENTER

1660, 1670 & 1690 N. LINCOLN STREET
DIXON, CA 95620

INVESTMENT | OFFERING MEMORANDUM



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LIMITING CONDITIONS

This Offering Memorandum is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of, or investment in, the subject Property (the "Property").

The potential investor is urged to perform its own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this brochure or any materials, statements or information contained herein or otherwise provided.

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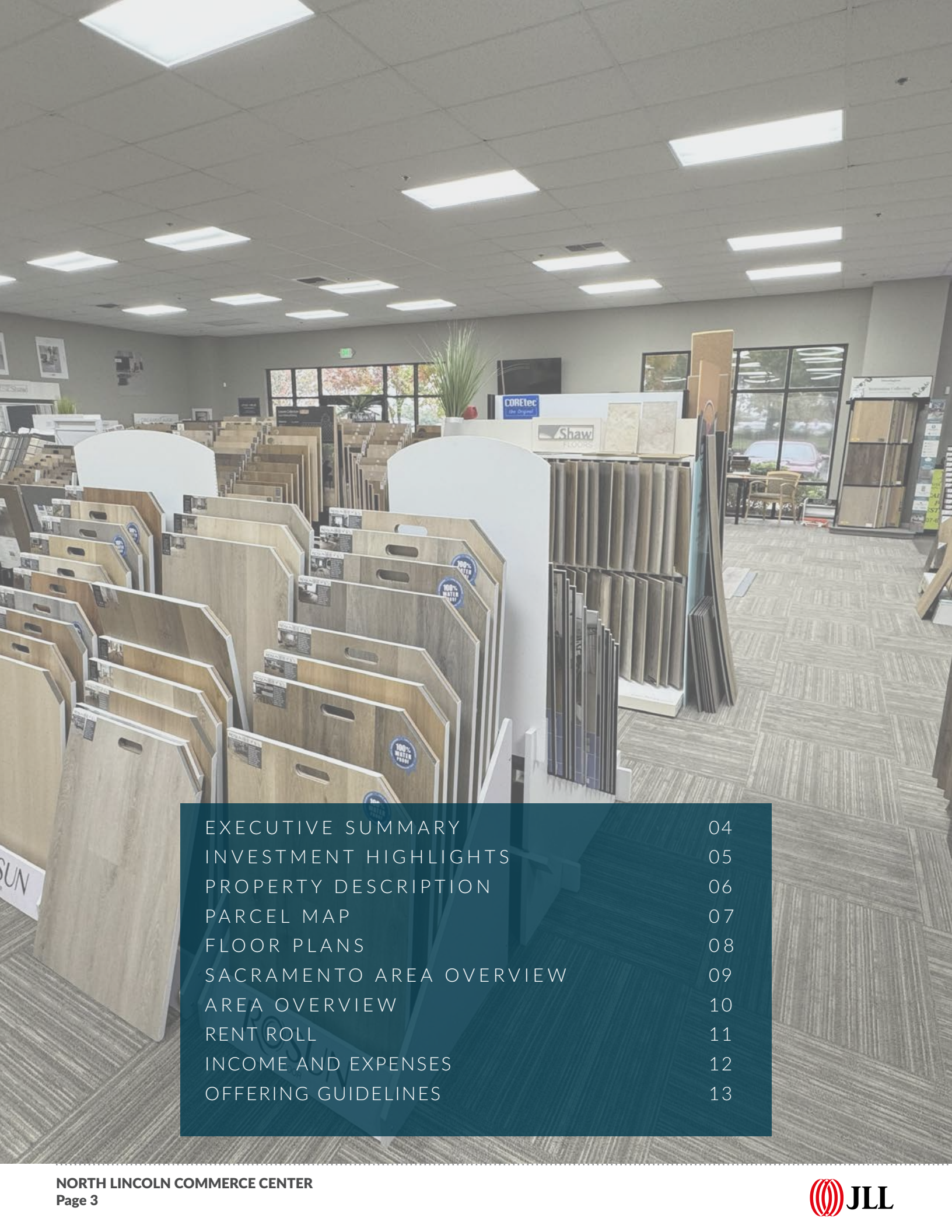
TRANSACTION ADVISORS

Daniel Baker
Vice President
T +1 916 440 1839
RE License #01705912

Michael Stassi
Executive Vice President
T +1 916 440 1824
RE License #01198564

500 Capitol Mall, Suite 2300
Sacramento, CA 95814

Tel: +1 916.447.6300
www.jll.com/Sacramento



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EXECUTIVE SUMMARY

JLL is pleased to present 1660, 1670, & 1690 N Lincoln Street, comprising three of the six buildings within the North Lincoln Commerce Center project. This value-add investment opportunity boasts a 77% occupancy rate, offering significant upside potential through additional lease-up and renewals. The property presents a secure NNN leased investment, providing investors with a stable income stream and growth prospects in a prime location.

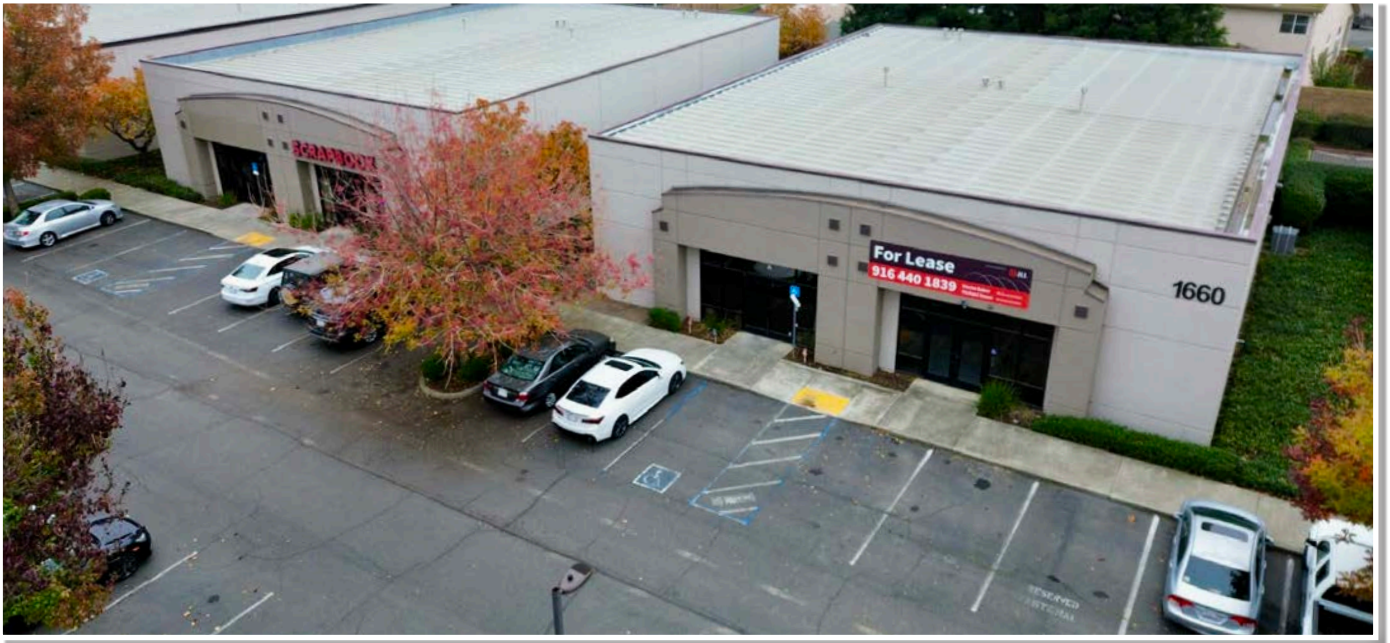
1660, 1670, & 1690 N. LINCOLN STREET

PRICE	\$3,050,000 (\$184/SF)
IN-PLACE NOI	\$172,594
PROFORMA NOI	\$249,936
BUILDING SF	±16,575 SF (each building is ±5,525 SF)
LAND SF	±58,370 SF (1.34 acres)
YEAR BUILT	2006



INVESTMENT HIGHLIGHTS

- 77% leased
- Three (3) ±5,525 SF Buildings
- Three (3) APN's
- Diverse rent roll
- Flexible buildings (office, retail or flex)
- Freeway visible signage (134,000 cars per day)
- Balance of project is 100% occupied



PROPERTY DESCRIPTION

GENERAL INFORMATION

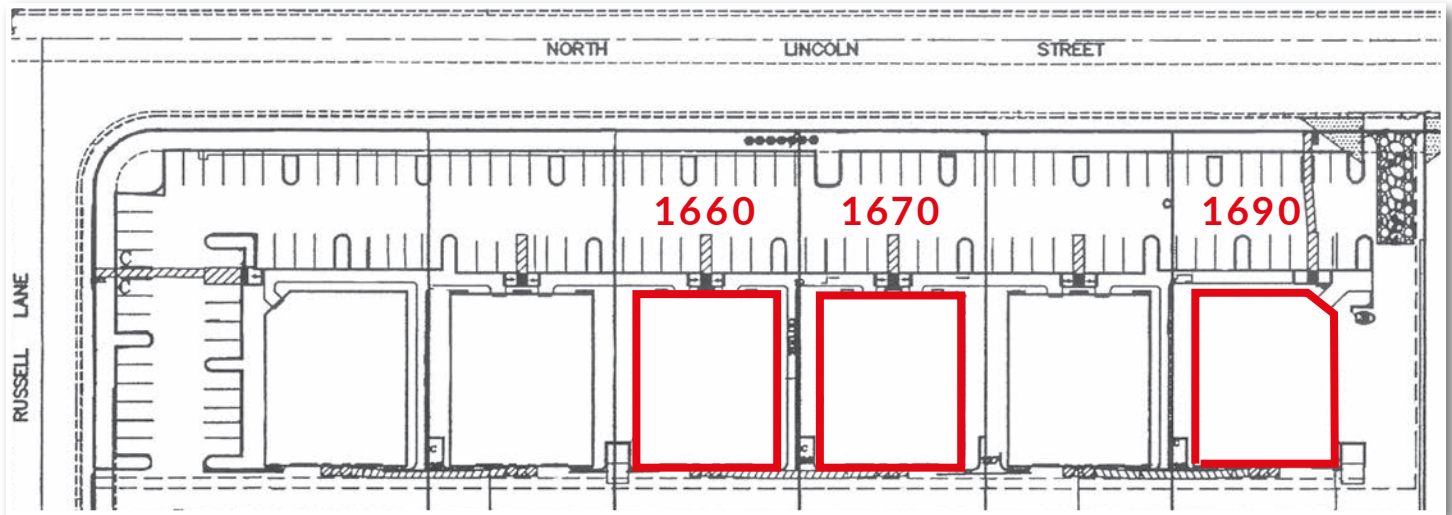
BUILDING SF	±16,575 SF (3 BUILDINGS EACH ±5,525 SF)
PARCEL SIZE	±1.34 acres (±58,370 SF)
ASSESSOR PARCEL NUMBER	0108-330-030 0108-330-040 0108-330-060
COUNTY	Solano
ZONING	CMX (Corridor Mixed-Use)
YEAR BUILT	2006
PARKING	3.6 parking spaces per 1,000 rentable square feet



PARCEL MAP



SITE PLAN

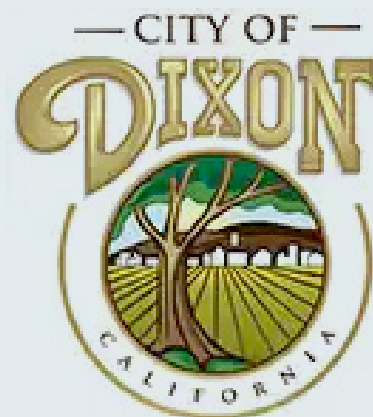


DIXON AREA OVERVIEW

Dixon, California is a charming agricultural city located in Solano County, approximately 60 miles northeast of San Francisco and 23 miles southwest of Sacramento. With a population of around 20,000 residents, Dixon sits strategically along Interstate 80, providing convenient access to major Bay Area and Central Valley markets. The city maintains its small-town character while benefiting from proximity to major metropolitan areas and transportation corridors.

The local economy centers heavily on agriculture, with Dixon serving as a hub for farming operations throughout the surrounding fertile valleys. The area is particularly known for livestock, dairy farming, and crop production including almonds, tomatoes, and other specialty crops. This agricultural foundation has shaped Dixon's identity and continues to drive economic activity, though the city has also seen growth in logistics and distribution centers due to its strategic location along major transportation routes.

Dixon offers residents a quiet suburban lifestyle with access to parks, recreational facilities, and community events while maintaining relatively affordable housing compared to nearby Bay Area communities. Its location provides residents easy commuter access to employment centers in Sacramento, the Bay Area, and Davis, making it attractive to families seeking small-town living with urban job opportunities.



AREA OVERVIEW



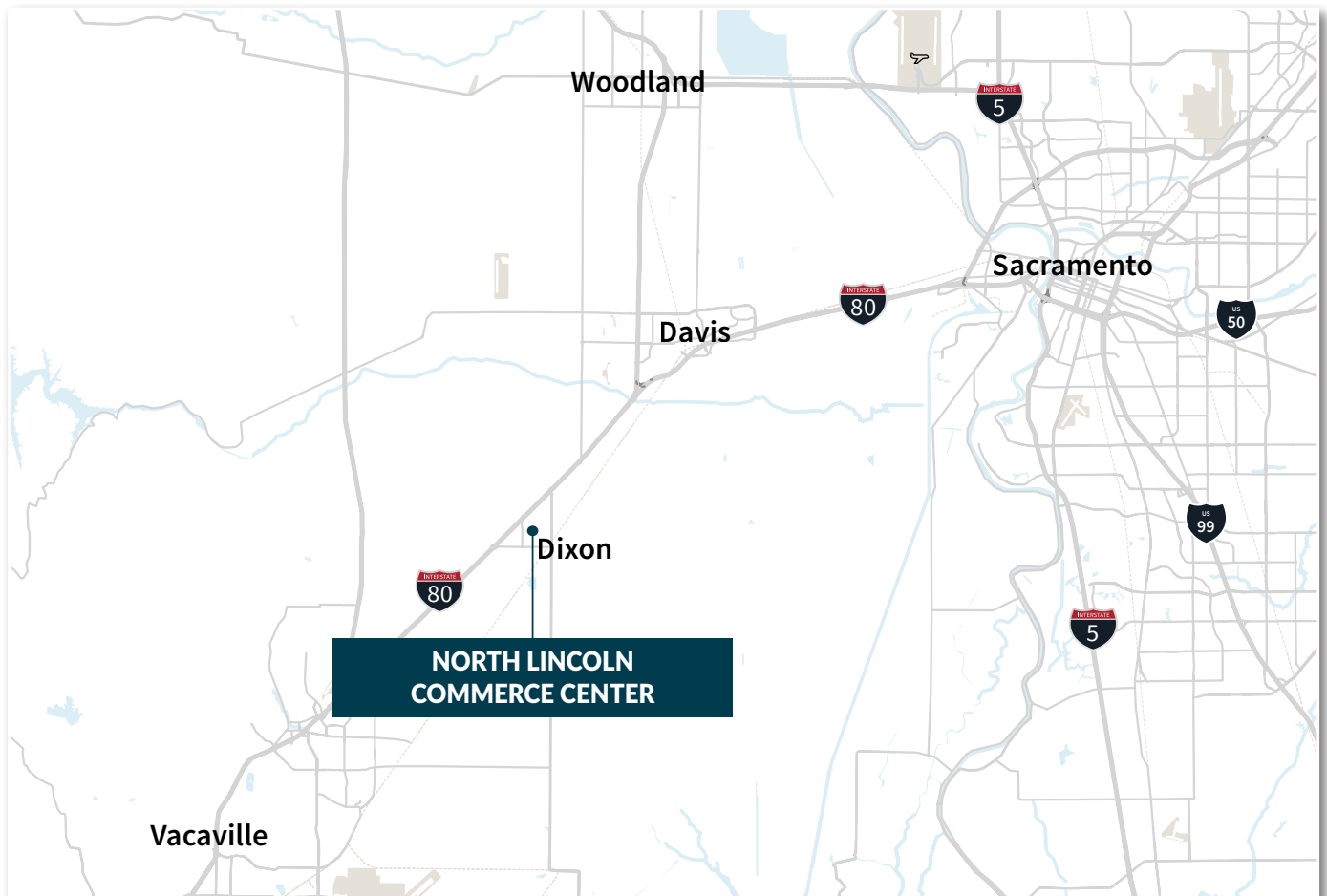
POPULATION
19,309



MEDIAN HOUSING VALUE
\$575,600



MEDIAN HOUSEHOLD INCOME
\$98,798



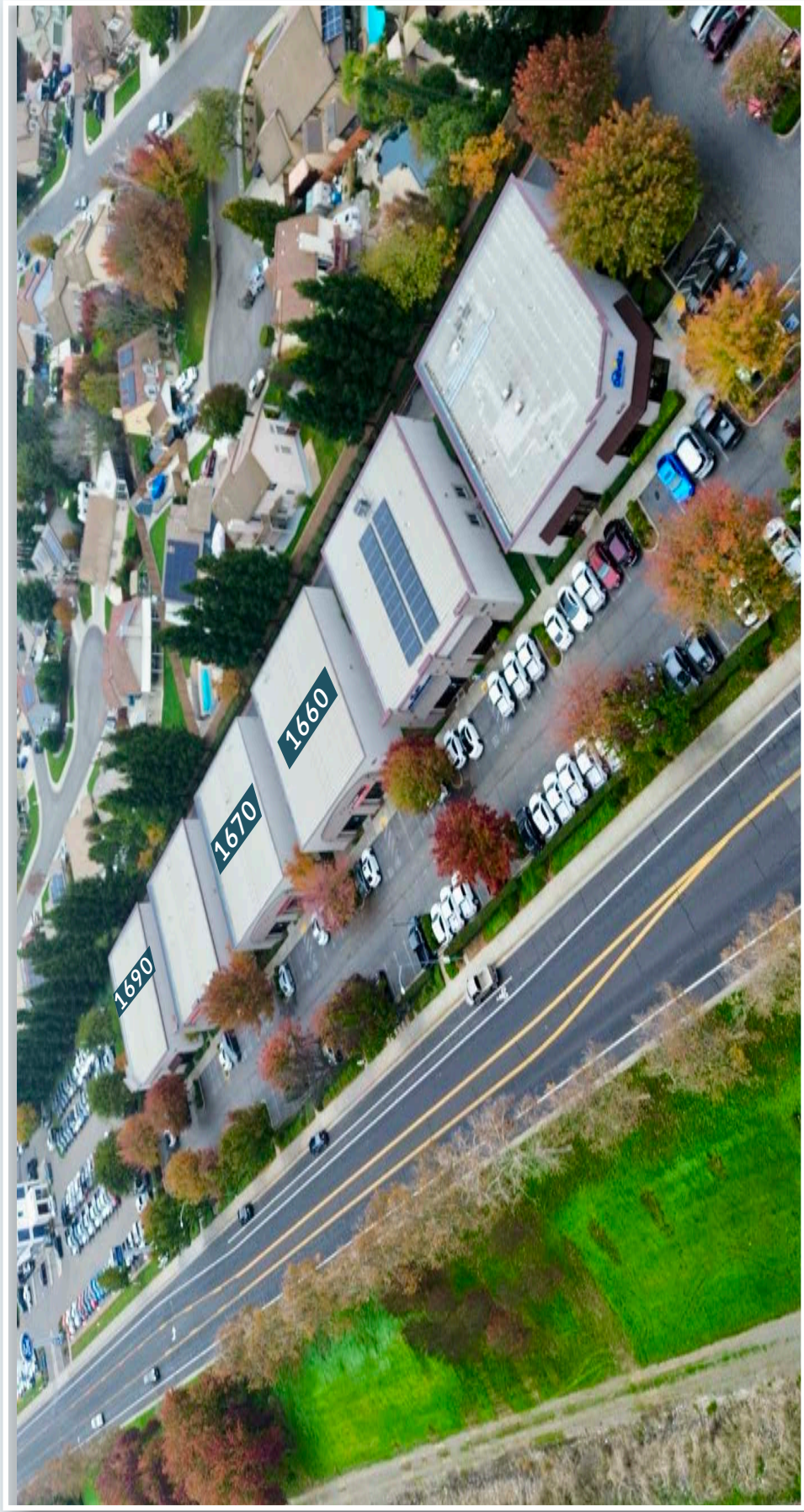
RENT ROLL

Based on January 1, 2026 - December 31, 2026

SUITE	TENANT	RENTABLE SF	START	END	MONTHLY	\$ / RSF	ANNUAL	LEASE
1660 - A	PARK BILLING COMPANY, INC. (1)	1,673	MAY-22	JULY-27	\$2,313	\$1.38	\$27,760	NNN
1660 - B	VACANT	3,852			\$0.00	\$0.00	\$0.00	
1670	IT'S ALL ABOUT THE SCRAPBOOK (2)	5,525	AUG-13	DEC-27	\$5,525	\$1.00	\$66,300	NNN
1690	HOUSE OF FLOORS (2)	5,525	JULY-23	JUN-33	\$7,596	\$1.38	\$91,163	NNN
		16,575 SF			\$15,435		\$185,223	

(1) Two (2) options to renew for additional sixty (60) month periods at the then FMV.

(2) No options for renewal. Lease is personally guaranteed.



INCOME AND EXPENSES

FINANCIAL SUMMARY

Operating Expenses	Actual	Proforma
Association Dues	(\$23,400)	(\$23,400)
Taxes	(\$13,184)	(\$34,397)
Insurance	(\$15,768)	(\$15,768)
Repair & Maintenance	(\$1,989)	(\$1,989)
	(\$54,341)	(\$75,554)
	Actual	Proforma
Occupancy	76.8%	100.0%
Scheduled - NNN Income	\$185,223	\$249,936
Expense NNN Reimbursement Revenue	\$41,712	\$75,554
Adjusted - Gross Income	\$226,935	\$325,490
Less Annual Operating Expenses	(\$54,341)	(\$75,554)
Net Operating Income (NOI)	\$172,594	\$249,936



OFFERING GUIDELINES

The offering of 1660, 1670 & 1690 N. Lincoln Street is being distributed exclusively by JLL. The prospective investor will be selected by the Seller in its sole and absolute discretion. JLL is available to answer questions relative to information contained within this Offering Memorandum.

We recommend the following information to be submitted with your offer:

- Offer should be in a non-binding letter form
- Purchase price
- Source(s) of capital (including debt and equity and relative ratios)
- Deposit structure, to include timing and amount of non-refundable deposits
- Outline of proposed schedule for due diligence and closing
- List of contingencies, including buyer's internal approval process required to close

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DIXON, CA 95620

CONTACT DETAILS

All inquiries should be directed to the following JLL professionals:

Daniel Baker

Tel: +1 916.440.1839
daniel.baker@jll.com
RE License #01705912

Michael Stassi

Tel: +1 916.440.1824
michael.stassi@jll.com
RE License #01198564



500 Capitol Mall, Suite 2300 | Sacramento, CA 95814 | www.jll.com

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