

Multi-Tenant Leased Investment 7.50% Cap Rate

SALE PRICE:
\$11,520,000 (\$125 PSF)

±92,160 SF on ±5.53 acres

3301-3325 Orange Grove Avenue
North Highlands, CA 95660

Warehouse/distribution 7 units total
Roof resurfaced in 2023 (with warranty)



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Property Highlights

Located in the McClellan submarket just northeast of Downtown Sacramento, 3301-3325 Orange Grove Ave provides quick access to Interstate 80 via Watt Avenue, offering excellent connectivity throughout the region. The property is primarily anchored by Johnstone Supply and National Carwash Services. The location offers synergy amongst industries with nearby neighbors including Ferguson, Slakey Brothers, Builders FirstSource, Contractor's Warehouse and more. The property is located near Sacramento McClellan Airport & McClellan Business Park which has been developed into a significant economic hub, providing over 3,000 acres of industrial and office space that houses advanced manufacturing, logistics and aerospace tenants as well as an active runway for commercial and private aviation.

PROPERTY FEATURES

BUILDING

±92,160 SF

ACRES

±5.53 total

APN

240-0540-074-0000

FAR

0.38

ZONED

M1 light industrial
unincorporated Sacramento Couty

BUILT

1972

CLEAR HEIGHT

±24' - 26'

SPRINKLERS

Wet system

DOCKS

Five (5) total

GRADES

Eleven (11) total

ROOF

Resurfaced by Watson Roofing in 2023

Includes 10-year manufacturer material & and 5-year labor warranties

Building Map

SUITE 3301	±25,431 SF
SUITE 3311	±11,040 SF
SUITE 3313	±4,803 SF + yard area
SUITE 3315-3317	±23,370 SF
SUITE 3319	±13,434 SF
SUITE 3321	±9,265 SF
SUITE 3325	±4,817 SF + yard area



Financial Analysis

PURCHASE PRICE \$11,520,000

PRICE PSF \$125.00

PROJECT SF ±92,160

NET RENTAL INCOME		Monthly	Annual
Rental income	includes rents, NNN reimbursements & Base Year tax reimbursements	\$80,741.31	\$1,154,393.92
Vacancy factor	3%		(\$34,631.82)
Total Gross Income			\$1,119,762.10

ANNUAL EXPENSES		Monthly	Annual
Property Taxes	1.25%	-	\$144,000.00
Insurance		-	\$46,192.00
Electricity, sewer, water		-	\$17,200.00
Management Fee	3%	-	\$34,631.82
G & A		-	\$2,000.00
Repairs & maintenance		-	\$12,000.00
Total Expenses			\$256,023.82

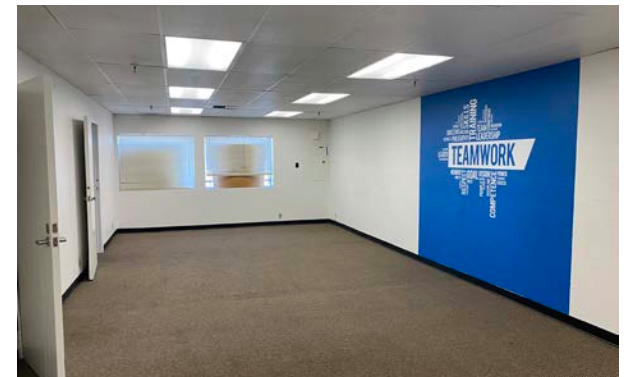
NNN & Base Year Tax Reimbursements	\$185,498.20
NOI	\$863,738.28
Less Debt Service	(\$477,558.05)
Annual Cash Flow	\$386,180.24
Cap Rate	7.50%
Cash/Cash	6.70%

LOAN INFORMATION		
Loan amount	\$5,750,000	50%
Equity	\$5,750,000	50%
Interest rate	6.750%	
Amortization	25	
Debt Service	\$477,558.05	

Vicinity Neighbors



Property Photos

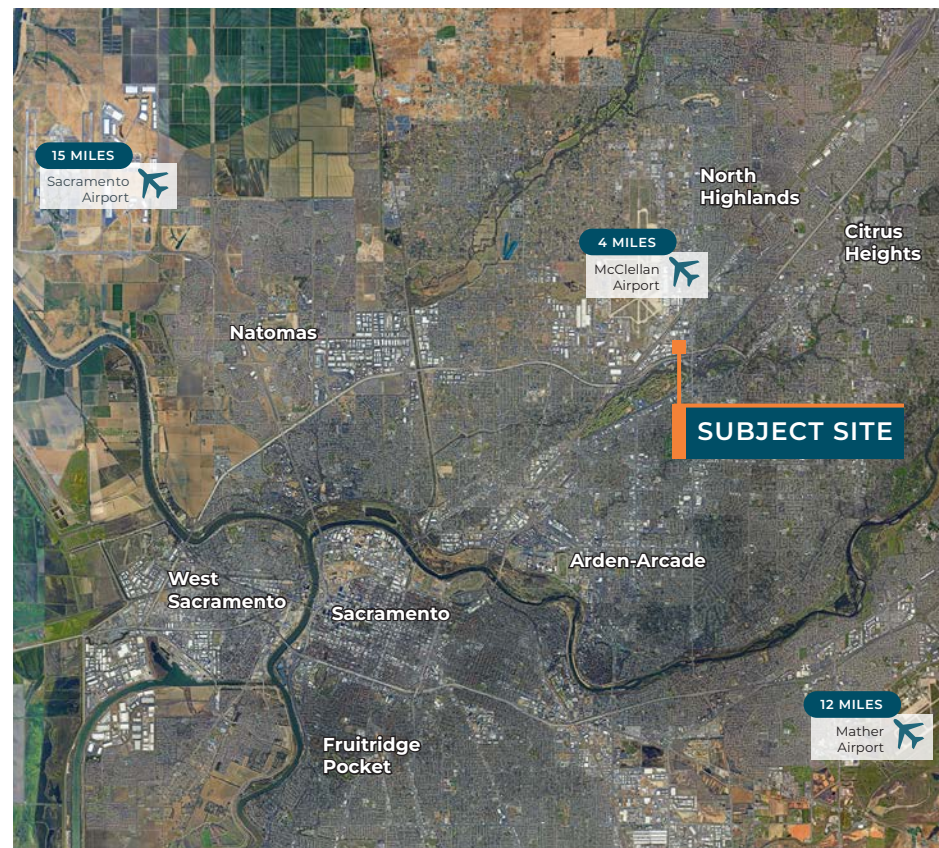


Location Maps

STREET MAP



REGIONAL MAP



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