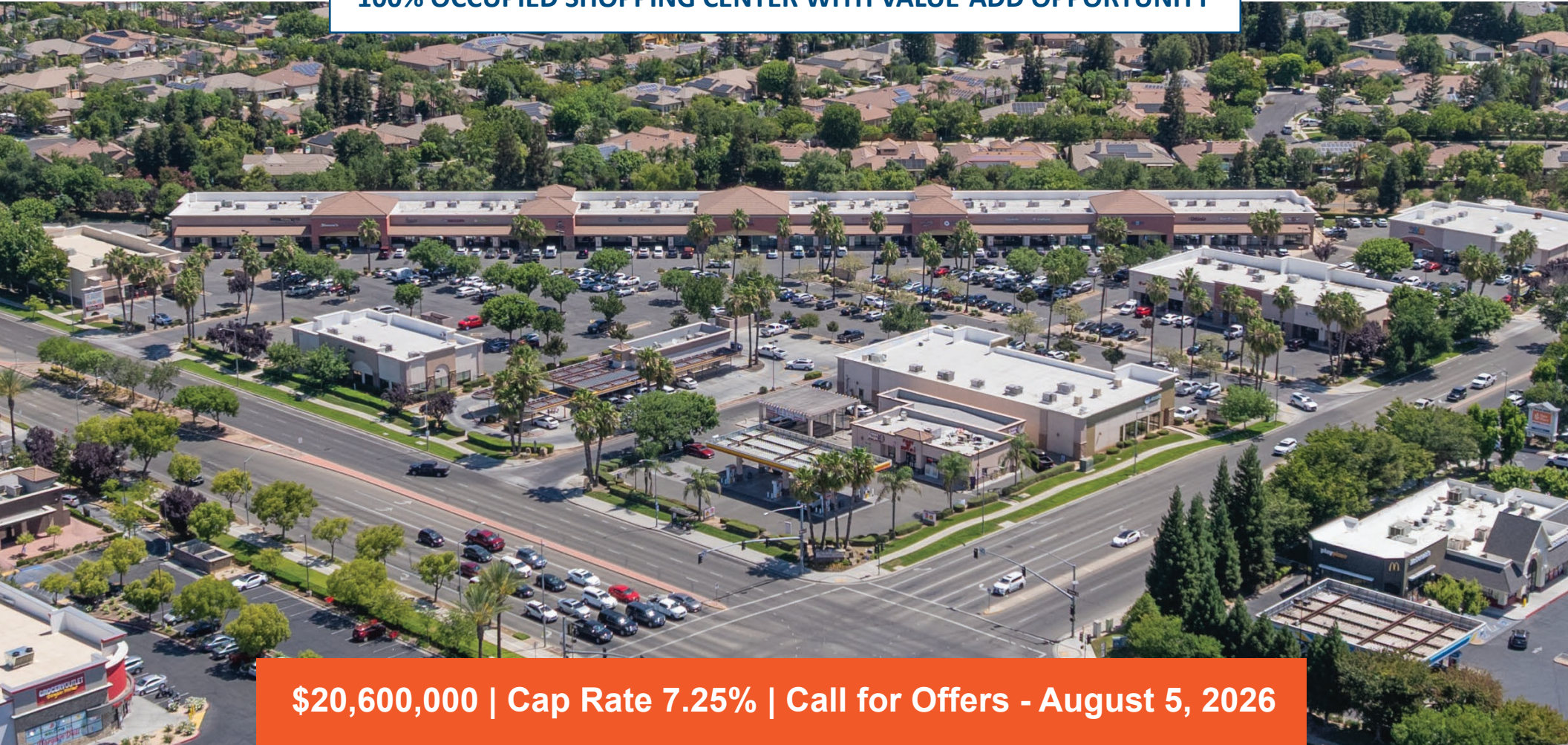


*For Sale*

# PARKWAY TRAILS SHOPPING CENTER

NEC of Willow & Nees Avenue | Clovis, California (Fresno MSA)

**100% OCCUPIED SHOPPING CENTER WITH VALUE-ADD OPPORTUNITY**



**\$20,600,000 | Cap Rate 7.25% | Call for Offers - August 5, 2026**

**VISINTAINER  
GROUP**

INVESTMENT REAL ESTATE

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### DISCLAIMER AND DISCLOSURE AGREEMENT

The information in this document is being provided in good faith using data from sources deemed reliable, and in no way do we verify or guarantee the ultimate accuracy of information contained herein, including without limitation: values of properties; square footage; zoning or land use; any condition of title; land borders or boundaries. You understand that this document contains abbreviated or summary versions of key facts or data and are not intended to be comprehensive or all-inclusive lists of information. No warranty or representation, expressed or implied, is made by the agent, the broker of record, or our company as to the accuracy of the information contained herein or any other written or oral communication.

## Offering Terms

**\$20,600,000**  
PRICE

**\$1,493,121**  
NOI

**7.25%**  
CAP RATE

**72,065**  
SQUARE FEET

**100%**  
OCCUPANCY



# PRIME LOCATION

## Affluent Demographics & Ideally Located in Desirable Fresno/Clovis Area

Average HH Income of \$145,049 within 1 mile and \$130,116 within 3 miles of the property

Located within 1.2 miles of Buchanan High School (2,700± students) and Alta Sierra Middle School (1,400± students)

High traffic Location with 36,577 VPD

Densely populated with over 112,306 total population within a 3-mile radius of the property

Located directly along the Clovis Old Town Trail, the property benefits from consistent daily pedestrian and bicycle traffic connecting surrounding neighborhoods with Old Town Clovis

### PARKWAY TRAILS



### Montecito Plaza



### Willow Station



Nees Avenue (13,502 VPD)

Willow Avenue (23,075 VPD)



## Property Overview

Address 1215, 1225, 1305-1365 N Willow Avenue  
Clovis, CA 93619

[View on Google Maps](#)

APNs 560-020-45, 46, 47, 52, 53

Total Square Footage 72,065 SF

Occupancy 100%

Notable Tenants Sherwin Williams, Sports Clips, Sugar & Spice, Edible Arrangements, Allstate, NinjaZone, Grogg's Irish Pub, Dr. Bhatia, DDS, Tumble America, Yolked Kitchen, Steven's Bicycles, Honey Hair Salon, 13 Prime Steakhouse, Pho 777, Judy's Donuts, Ooh La La, Slice of India, Spirit Made Cakes

Year Built 2006

# PARKWAY TRAILS SHOPPING CENTER



## Property Highlights

### Strong Synergistic Tenant Mix

■ The center features a strong mix of dining, fitness, dental, and service-oriented tenants that drive consistent daily traffic and cross-shopping synergy throughout the project. Upscale dining concepts including 13 Prime Steakhouse and Yolked Kitchen cater to the area's affluent demographic, while Steven's Bicycle Shop benefits from direct access to the Clovis Old Town Trail.

### Immediate Upside

- Below market rent across the center offers investors meaningful upside for current MTM tenants and tenants expiring in 26 with no options (53% of the SF).
- No vacancy on the current intersection and minimal spaces for lease in the trade area.

### Smaller Spaces Maximizes Leasing Versatility

■ 19 of the 29 suites (66%) are below 2,500 SF, creating greater leasing flexibility and typically allowing for faster absorption and easier backfilling of vacant space.

### Long-Term Historical Occupancy

■ 46% of the SF and 49% of Rent have been at the center for over 10 years

### Staggered Lease Expirations

■ Limits owner's vacancy exposure by preventing multiple tenants from rolling at the same time, reducing risk of large income disruptions and providing more stable, predictable cash flow.



# INFLUX OF NEARBY DEVELOPMENT

Over 900 Apartment Units built within 2 miles of the property in the last five years and located just south of the Heritage Grove master-planned development area, a ±2,500-acre mixed-use expansion featuring significant retail, commercial, and residential development currently advancing in north Clovis.



Heritage Grove  
master-planned development area

**SUBJECT PROPERTY**

*Willow Avenue (23,075 VPD)*

*Nees Avenue (13,502 VPD)*

# PLACER AI HIGHLIGHTS



Subject property and surrounding retail centers boast multiple high-performing tenants



SURROUNDING RETAIL



# Amenities Map

**The Row**  
 SAIZON | Habit | OtherSide | Capriotti's  
 AMPERSAND ICE CREAM

**The Residences at The Row**  
 255 Units

**Heritage Grove Master Plan Development Area**  
 (2,500-acre mixed use development)

**The Avenue**  
 WILLOW OSTERIA | THE FOUNDRY | ENZO'S TABLE

**Clovis West High School**  
 (2,200 students)

**Montecito Plaza**  
 GROCERY OUTLET (opened 2025) | THE POINT | Golden 1 Credit Union

**Nees Park Villas**  
 92 Units

**Boulder Creek Apartments**  
 160 Units

**Rock Ranch Luxury Apts**  
 176 Units

**E NEES AVE (13,502 VPD)**

**Future Multi-Family Development**

**PARKWAY TRAILS**  
 Shell | 1-800-SportClips | O'Reilly | SONIC | GROGG'S | Steven's Bicycles | edible | AAM

**Alta Sierra Middle School**  
 (1,400 students)

**Woods Elementary**  
 (660 students)

**Buchanan High School**  
 (2,700 students)

**Garfield Elementary**  
 (615 students)

**W NEES AVE**

**Avalon Commons**  
 105 Units

**Palms Luxury Condos (Built in 2025)**  
 28 Units

**Villas at Ellis Manor (Built in 2025)**  
 177 Units

**Vintage Park**  
 296 Units

**Community Behavioral Health Center**

**E HERNDON AVE**

**Willow Station**  
 Valero | SaveMart | CHASE | McDonald's | CVS pharmacy | TEN TAVERN

**The Depot**  
 SOLITA | STARBUCKS | TACO BELL | TRADER JOE'S | TOGO'S

**Solivita Commons**  
 60 Units

**Harmony Bay Apartments**  
 130 Units

**Veneto Park**  
 185 Units

**Medical Campus**  
 Currently Under Construction

**N WILLOW AVE (23,075 VPD)**

**HWY 168**

**Saint Agnes Medical Center**  
 436 beds

**E HERNDON AVE**

**Clovis Commons**  
 TARGET | BEST BUY | TJ-MAXX | PETS MART | DOLLAR TREE | Durlington

**W HERNDON AVE**

# Site Plan

## PARKWAY TRAILS



### SUBJECT PROPERTY

APN 560-020-53		
Suite	1215 N Willow Avenue	SF
100	Sherwin Williams Paint	4,580
140	Klatt Offices	1,083
150	Happy Foot Massage	1,410
160	Tutoring	1,040
170	Sport Clips	1,260
180	Edible Arrangements	1,400

APN 560-020-52		
	1225 N Willow Avenue	
100	Allstate Insurance	1,833
120	NinjaZone	1,369
130	Dance Academy	4,920
180	Grogg's Irish Pub	2,800

APN 560-020-47		
	1305 N Willow Avenue	
100	Love at First Flight	1,208
110	Dr. Bhatia, DDS	1,800
120	Sugar & Spice	1,427
140	Ooh La La	2,655
150	Tumble America	2,500
160	Notable Music Conservatory	1,820
170	Bushido Kai Karate Do	2,947
190	Yolked Kitchen	2,380

APN 560-020-46		
	1345 N Willow Avenue	
100	Spirit Made Cakes	2,030
110	Slice of India	1,400
120	Gym-U-Tots	8,480
190/192	13 Prime Steakhouse	4,923

APN 560-020-45		
	1365 N Willow Avenue	
100	Pho 777	1,890
120	Judy's Donuts	1,120
130	Le Nails & Spa	1,400
140	Honey Hair Salon	1,500
150	Steven's Bicycle Shop	4,000
160	Golden Grill	2,800
180/190	Dance Studio	4,090

- NOT A PART**
- 1205 N Willow Ave - America's Kids in Motion Swim Center
  - 1235 N Willow Avenue - Shell
  - 1255 N Willow Avenue - Sonic
  - 1275 N Willow Avenue - 4 Creeks
  - 1375 N Willow Avenue - O'Reilly Auto Parts
  - 1395 N Willow Avenue - Express Lube

## Featured Tenants



### AMERICA'S KIDS IN MOTION

**24,262**      **1997**  
Square Feet      Year Founded

America's Kids in Motion (AKM) is a locally owned youth enrichment organization serving the Central Valley through multiple facilities in Clovis and the surrounding area.

Since 1997, AKM has provided gymnastics, swimming, dance, preschool, music, camps, ninja training, and other youth development programs to more than 37,000 families.

The organization operates under a family of brands including Gym U Tots, Ninja Zone, AKM Dance, AKM preschool, and AKM Day Camps.

They offer more than 1,200 classes a week, making it one of the region's largest providers of youth recreation and enrichment services.

[VISIT WEBSITE](#)



### SHERWIN WILLIAMS

**4,580**      **1866**  
Square Feet      Year Founded

Sherwin-Williams is one of the world's largest manufacturers, distributors, and retailers of paints, coatings, and related products, serving professional contractors, commercial users, industrial customers, and homeowners.

Founded in 1866, the company operates more than 5,000 company-owned stores across North America, South America, the Caribbean, and Europe and is widely recognized as a leader in the architectural paint and coatings industry.

Sherwin-Williams offers a comprehensive portfolio of premium paints, stains, coatings, wallcoverings, and application supplies, supported by a strong reputation for product quality, technical expertise, and customer service.

[VISIT WEBSITE](#)



### STEVEN'S BICYCLES

**4,000**      **1955**  
Square Feet      Year Founded

Steven's Bicycles is a locally owned and operated specialty bicycle retailer that has served the Central Valley cycling community for decades. Known for its knowledgeable staff, exceptional customer service, and extensive selection of bicycles, accessories, apparel, and repair services, Steven's Bicycles caters to riders of all ages and skill levels.

The company offers leading bicycle brands and provides expert fitting, maintenance, and repair solutions, making it a trusted destination for both recreational cyclists and competitive riders. Through its longstanding reputation and deep community involvement, Steven's Bicycles has established itself as a premier cycling retailer within the Fresno/Clovis market.

[VISIT WEBSITE](#)



### SPORT CLIPS

**1,260**      **1993**  
Square Feet      Year Founded

Sport Clips is a leading national hair-care franchise specializing in men's and boys' haircuts, with more than 1,800 locations across the United States and Canada.

Founded in 1993, the brand offers a unique sports-themed grooming experience that combines convenience, consistency, and customer-focused service. Sport Clips provides professional haircutting and grooming services tailored specifically to men and boys, supported by a highly recognizable brand and loyal customer base. Sport Clips has established itself as one of the nation's largest and most successful haircare franchise concepts, serving millions of customers annually through its extensive network of franchise locations.

[VISIT WEBSITE](#)

## Featured Tenants



### 13 PRIME STEAKHOUSE

**4,923**      **2018**  
Square Feet    Year Founded

13 Prime Steak is a locally owned and operated upscale steakhouse recognized as one of the premier dining destinations in the Fresno-Clovis market. Established in 2018, the restaurant specializes in prime steaks, fresh seafood, craft cocktails, and American Regional Cuisine, delivering a refined dining experience in a contemporary setting.

The restaurant features an open display kitchen, private dining facilities, an expansive outdoor patio, and a distinctive steampunk-inspired bar, attracting both local patrons and visitors from throughout the Central Valley. 13 Prime Steak has established itself as a highly regarded restaurant brand and a destination dining tenant within the Clovis community.

[VISIT WEBSITE](#)



### EDIBLE ARRANGEMENTS

**1,400**      **1999**  
Square Feet    Year Founded

Edible Arrangements is a nationally recognized specialty gifting retailer offering handcrafted fruit arrangements, chocolate-dipped fruit, fresh fruit boxes, smoothies, and a variety of celebratory gift products. Founded in 1999, the brand has grown to more than 900 locations worldwide and is widely known for transforming fresh fruit into creative, bouquet-style arrangements for birthdays, holidays, corporate events, and special occasions. Combining convenience, quality, and same-day gifting solutions, Edible Arrangements has built a loyal customer base and strong brand recognition across North America. As a leading franchise concept in the specialty gifting sector, Edible Arrangements serves as a well-established retail tenant with broad consumer appeal.

[VISIT WEBSITE](#)



### GROGG'S IRISH PUB

**2,800**      **2006**  
Square Feet    Year Founded

Grogg's Irish Pub is a locally owned and operated neighborhood pub that has become a popular gathering place within the Clovis community. Known for its welcoming atmosphere, traditional Irish pub character, and strong local following, Grogg's offers a full selection of beer, spirits, cocktails, and pub-style fare in a casual and social setting.

The establishment regularly hosts live entertainment, sporting events, and community gatherings, creating a vibrant destination for both residents and visitors. Through its longstanding presence, loyal customer base, and reputation for hospitality, Grogg's Irish Pub has established itself as a recognizable dining and entertainment destination.

[VISIT WEBSITE](#)



### YOLKED KITCHEN

**2,380**      **2024**  
Square Feet    Year Founded

Yolked Kitchen is a chef-driven breakfast and lunch restaurant established in 2024 by the ownership team behind 13 Prime Steak. The restaurant offers an elevated take on traditional breakfast and lunch fare, featuring scratch-made recipes, regional American-inspired cuisine, craft cocktails, specialty coffee beverages, and a vibrant dining atmosphere. Led by Executive Chef Tommy Chavez, Yolked Kitchen combines culinary creativity with high-quality ingredients and exceptional hospitality, delivering a unique dining experience that sets it apart from traditional breakfast concepts. Building on the success and reputation of 13 Prime Steak, Yolked Kitchen has quickly established itself as a popular destination for both residents and visitors.

[VISIT WEBSITE](#)

# Rent Roll

Suite	Tenant	SF	% of SF	Lease Commencement	Lease Expiration	Nov 2026 Rent	Rent PSF/Month	Market Rent	Market Rent PSF/Month	Lease Type	Rent Increase Date	Rent Increase Amount / Options
1215-100	Sherwin Williams Paint	4,580	6.36%	2/18/2008	2/29/2028	\$12,494	\$2.73	\$12,595	\$2.75	NNN		Option 1: 5 Yr. @ 12.50%
1215-140	Klatt Offices	1,083	1.50%	10/8/2021	MTM	\$1,787	\$1.65	\$2,545	\$2.35	NNN		
1215-150	Happy Foot Massage	1,410	1.96%	2/1/2020	6/30/2033	\$2,566	\$1.82	\$3,314	\$2.35	NNN	7/1/2027 7/1/2028 7/1/2029 7/1/2030 7/1/2031 7/1/2032	\$2,643   \$1.87 \$2,722   \$1.93 \$2,804   \$1.99 \$2,888   \$2.05 \$2,975   \$2.11 \$3,604   \$2.56 Option 1: 5 Yr @ FMV
1215-160	Central Valley Tutoring	1,040	1.44%	9/1/2019	8/31/2029	\$2,035	\$1.96	\$2,444	\$2.35	NNN	9/01/2027	\$2,096   \$2.02 PSF Option 1: 6 Yr @ FMV
1215-170	Sports Clips	1,260	1.75%	8/1/2017	12/31/2028	\$2,457	\$1.95	\$2,961	\$2.35	NNN	1/01/2027	\$2,520   \$2.00 PSF Option 1: 6 Yr @ 4% Inc. Every 2 Yrs
1215-180	Edible Arrangements	1,400	1.94%	6/12/2007	MTM	\$2,520	\$1.80	\$3,290	\$2.35	NNN		
1225-100	Allstate Insurance	1,833	2.54%	7/18/2015	MTM	\$3,299	\$1.80	\$5,041	\$2.75	NNN		
1225-120	Ninja Zone	1,369	1.90%	3/1/2021	MTM	\$2,163	\$1.58	\$3,217	\$2.35	NNN		
1225-130	Dance Academy	4,920	6.83%	5/1/2022	MTM	\$9,140	\$1.86	\$11,562	\$2.35	NNN		
1225-180	Grogg's Irish Pub	2,800	3.89%	9/1/2010	MTM	\$5,880	\$2.10	\$6,580	\$2.35	NNN		
1305-100	Love at First Flight	1,208	1.68%	4/1/2019	3/31/2029	\$2,046	\$1.69	\$2,416	\$2.00	NNN	4/01/2027 4/01/2028	\$2,107   \$1.74 PSF \$2,171   \$1.80 PSF No Options
1305-110	Dr. Bhatia, DDS	1,800	2.50%	08/01/2026	10/31/2033	\$3,300	\$1.83	\$3,600	\$2.00	NNN	11/1/2027 11/1/2028 11/1/2029 11/1/2030 11/1/2031 11/1/2032	\$3,430   \$1.91 \$3,533   \$1.96 \$3,639   \$2.02 \$3,748   \$2.08 \$3,860   \$2.14 \$3,976   \$2.21 Option 1: 5 Yr. @ FMV Option 2: 5 Yr. @ FMV
1305-120	Sugar & Spice	1,427	1.98%	10/15/2012	MTM	\$2,426	\$1.70	\$2,854	\$2.00	NNN		
1305-140	Ooh La La Boutique	2,655	3.68%	2/26/2010	12/31/2026	\$3,630	\$1.37	\$5,310	\$2.00	NNN		No Options
1305-150	Tumble America	2,500	3.47%	6/10/2019	MTM	\$3,750	\$1.50	\$5,000	\$2.00	NNN		
1305-160	Notable Music Conservatory	1,820	2.53%	9/1/2025	8/31/2030	\$3,112	\$1.71	\$3,640	\$2.00	NNN	9/01/2027 9/01/2028 9/01/2029	\$3,203   \$1.76 PSF \$3,294   \$1.81 PSF \$3,385   \$1.86 PSF No Options
1305-170	Bushido Kai Karate Do	2,947	4.09%	9/1/2017	11/30/2029	\$5,305	\$1.80	\$5,894	\$2.00	NNN	12/01/2027	\$5,452   \$1.85 PSF Option 1: 5 Yr. @ \$1.88 Years 1-2, \$1.97 years 3-4, \$2.07 year 5
1305-190	Yolked Kitchen	2,380	3.30%	9/1/2024	8/31/2029	\$4,160	\$1.75	\$4,760	\$2.00	NNN	9/01/2027 9/01/2028	\$4,243   \$1.78 PSF \$4,328   \$1.82 PSF No Options



## Cash Flow

Fiscal Year (FY) of Ownership Year Ending	FY1 PSF/Month	FY1 PSF/Annual	FY1 Oct 2027
<b>Potential Rental Income</b>	\$1.84	\$22.08	\$1,591,500
Vacancy & Credit Loss	\$0.00	\$0.00	\$0
<b>Effective Rental Income</b>	\$1.84	\$22.08	\$1,591,500
Expense Reimbursements [1]	\$0.82	\$9.88	\$711,864
<b>Gross Operating Income</b>	\$2.66	\$31.96	\$2,303,363
<b>Operation Expenses [2]</b>			
Real Estate Taxes [3]	(\$0.28)	(\$3.40)	(\$245,375)
Management [4]	(\$0.11)	(\$1.28)	(\$92,135)
Insurance	(\$0.09)	(\$1.03)	(\$73,972)
Admin Fee	(\$0.03)	(\$0.39)	(\$27,809)
Lighting	(\$0.01)	(\$0.09)	(\$6,300)
Landscaping	(\$0.00)	(\$0.02)	(\$1,278)
Landscaping Supplies	(\$0.00)	(\$0.00)	(\$48)
HVAC Contract	(\$0.01)	(\$0.11)	(\$7,905)
HVAC R&M	(\$0.00)	(\$0.01)	(\$500)
R&M	(\$0.01)	(\$0.12)	(\$8,688)
Window Washing	(\$0.01)	(\$0.07)	(\$4,836)
Supplies	(\$0.00)	(\$0.00)	(\$155)
Pest Control	(\$0.00)	(\$0.05)	(\$3,566)
Plumbing R&M	(\$0.00)	(\$0.01)	(\$500)
Roof R&M	(\$0.01)	(\$0.16)	(\$11,200)
Fire System	(\$0.01)	(\$0.11)	(\$8,080)
Outside Services	(\$0.01)	(\$0.07)	(\$5,120)
Gas & Electric	(\$0.05)	(\$0.64)	(\$46,309)
Water-Sewer	(\$0.06)	(\$0.74)	(\$53,644)
Advertising	(\$0.00)	(\$0.03)	(\$2,200)
CAM	(\$0.24)	(\$2.92)	(\$210,622)
<b>Total Operating Expenses</b>	<b>(\$0.94)</b>	<b>(\$11.24)</b>	<b>(\$810,242)</b>
<b>Net Operating Income</b>	<b>\$1.73</b>	<b>\$20.72</b>	<b>\$1,493,121</b>

Notes:

[1] Reimbursements are 87.86% of expenses per 2026 budget

[2] FY1 expenses reflect 2026 budget.

[3] Taxes are 1.19114% of list price.

[4] Management is 4.00% of GRI.

Notable NNN Exclusions or CAM Caps:

Sherwin Williams - 5% CAM CAP Over Previous Year (Excluding Taxes, Utilities, Insurance).

Gym-U-Tots - 5% CAM CAP Over Previous Year (Excluding Taxes, Utilities, Insurance).

Steven's Bicycle Shop - 7% CAM CAP Over Previous Year (Excluding Taxes, Utilities, Insurance).

In the Spotlight Dance Conservatory - CAMs capped at \$768 per month for Suite 180.

# Demographics

## POPULATION

	<a href="#">1 MILE</a>	<a href="#">3 MILES</a>	<a href="#">5 MILES</a>
2025 POPULATION	15,621	112,306	254,632
POPULATION (2030 FORECASTED)	15,990	113,849	257,350
HOUSEHOLDS	5,779	43,293	95,718

## INCOME AND AFFLUENCE

HH INCOME \$100,000+	60.7%	49.6%	32.6%
AVERAGE HH INCOME	\$145,049	\$130,116	\$117,991

## POPULATION BY AGE

MEDIAN AGE	41.2	38.9	36.7
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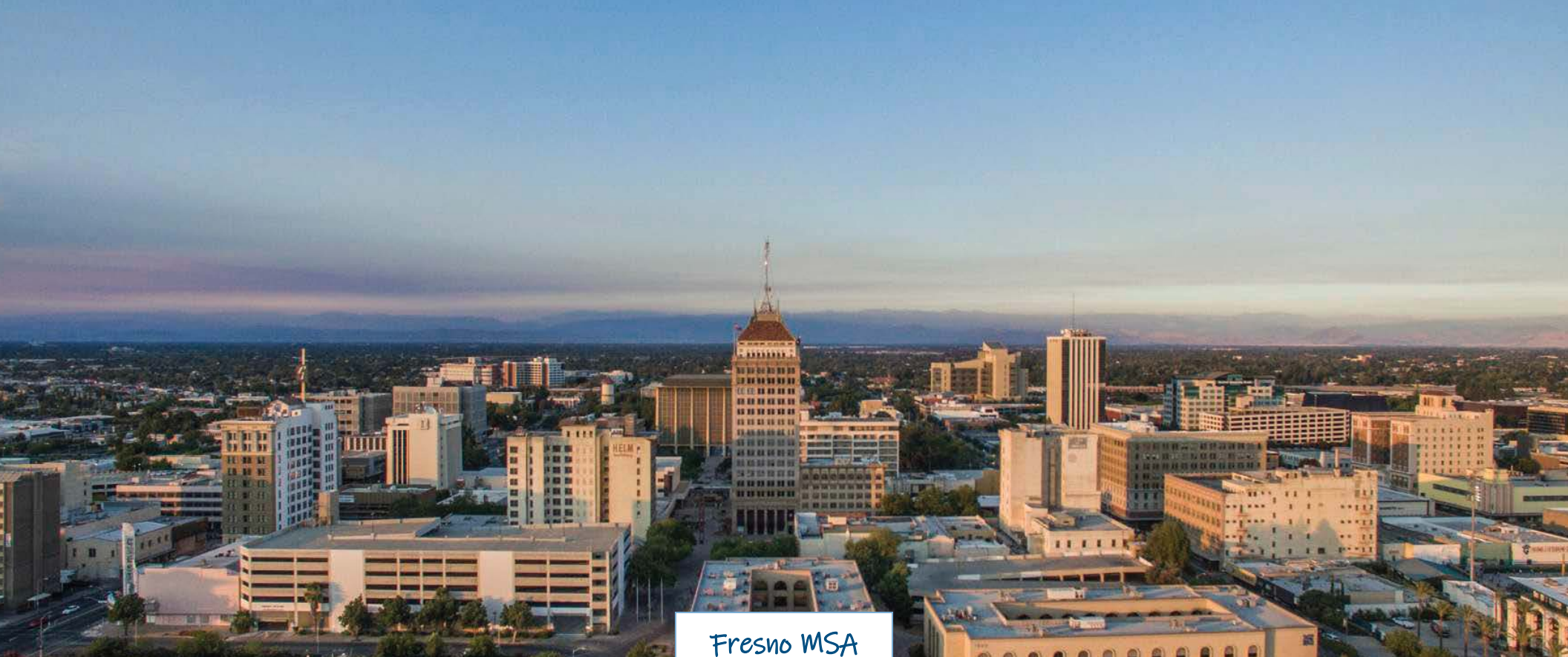
## BUSINESS SUMMARY

TOTAL BUSINESSES	386	4,309	11,205
TOTAL EMPLOYEES	3,117	47,083	113,879

## TRAFFIC SUMMARY

**36,577 VPD**  
at Willow Avenue & Nees Avenue





## Fresno MSA

### CITY OVERVIEW

Fresno is the economic and cultural center of California's Central Valley and the 5th largest city in the state, with a population of approximately 550,000 and a regional population exceeding 1 million. The city serves as the primary hub for commerce, healthcare, education, and distribution in the region.

### STRATEGIC LOCATION

Located along Highway 99, Fresno is approximately 200 miles north of Los Angeles, 170 miles south of Sacramento, and within a day's drive of the San Francisco Bay Area, providing efficient access to California's largest population centers and ports.

### TRANSPORTATION & LOGISTICS

The city's central location has attracted 500+ trucking and warehousing firms, benefiting from proximity to major north-south transportation corridors and serving as a key distribution point for statewide and national supply chains.

### EDUCATION & HEALTHCARE

Fresno is home to California State University, Fresno, with enrollment exceeding 24,000 students, along with major regional healthcare providers and medical campuses that serve the broader Central Valley, supporting long-term employment and demand for services.

### ECONOMIC DRIVERS

Fresno County is widely recognized as the most productive agricultural county in the world, generating billions annually across more than 350 crops. Additional economic drivers include food processing, logistics and distribution, healthcare, manufacturing, and education, creating a diversified and stable employment base.

### QUALITY OF LIFE

Fresno offers a lower cost of living relative to coastal California markets and is the southern gateway to Yosemite National Park, located approximately 65 miles north, driving tourism, hospitality demand, and year-round visitor traffic.



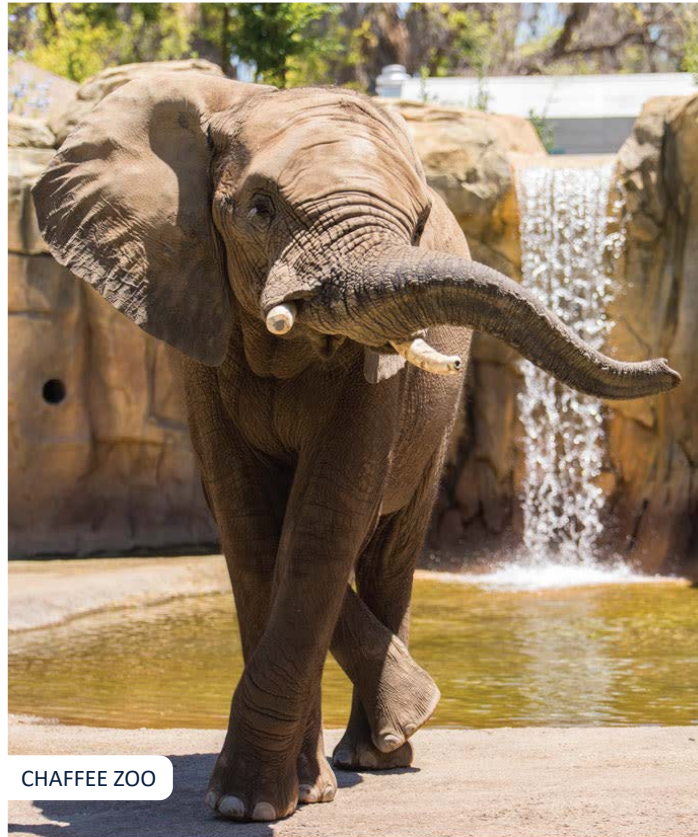
SANTA FE PASSENGER DEPOT



CALIFORNIA STATE UNIV. FRESNO



BLOSSOM TRAIL



CHAFFEE ZOO



OLD FRESNO WATER TOWER

# Fresno, California

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You also understand that the information in this Offering Memorandum is being provided in good faith and largely using information provided by our client or public resources, and that in no way do we verify or guarantee the ultimate accuracy of information contained herein, including without limitation: values of properties; square footage; zoning or land use; actual versus projected NOI figures; the strength or intentions of any tenant; any condition of title; area tenants or tenant mixes; comparable sales; land borders or boundaries; the existence or absence of any hazardous materials or substances; the topography or suitability of land for construction or expansion; and/or the coverage, duties or limitations imposed by any CC&Rs, DDAs, REAs or otherwise.

You and your client's due diligence (once in escrow) is the opportunity you have to complete a final verification of any information you determine is necessary for vetting the property or properties and you may not rely on information in this Offering Memorandum.

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