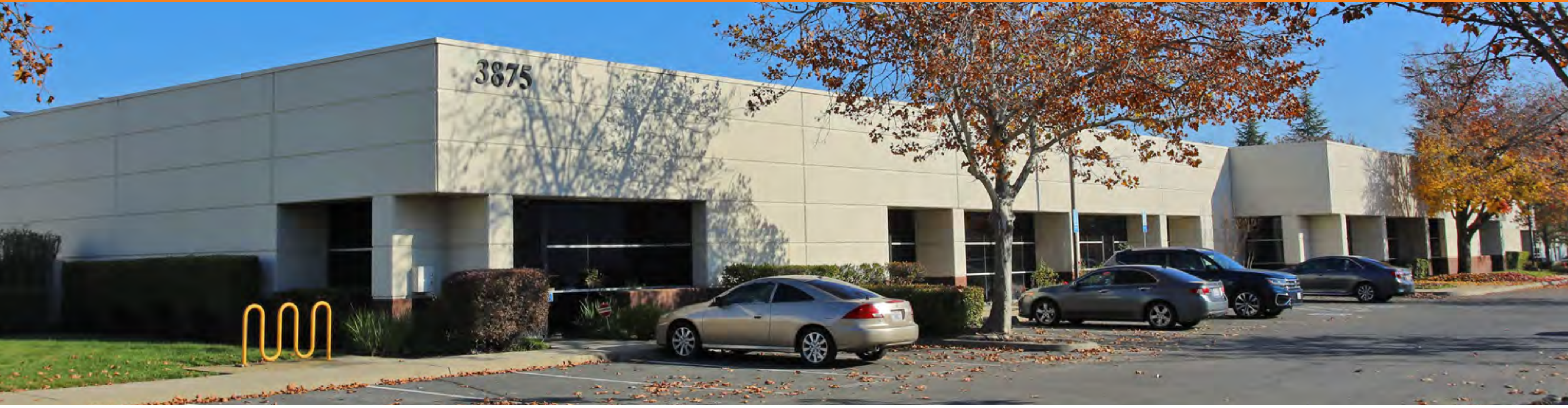
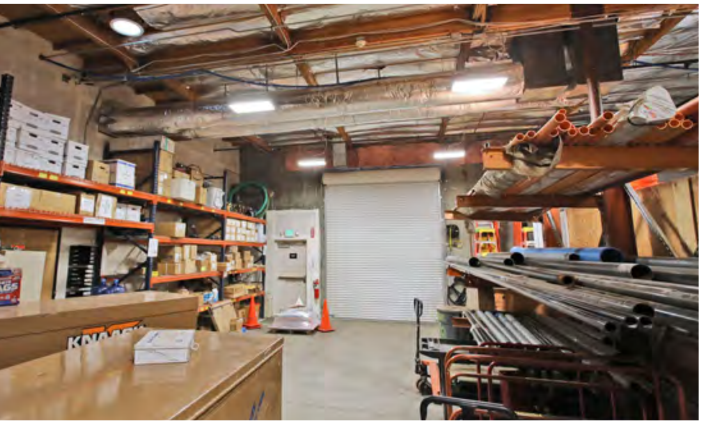
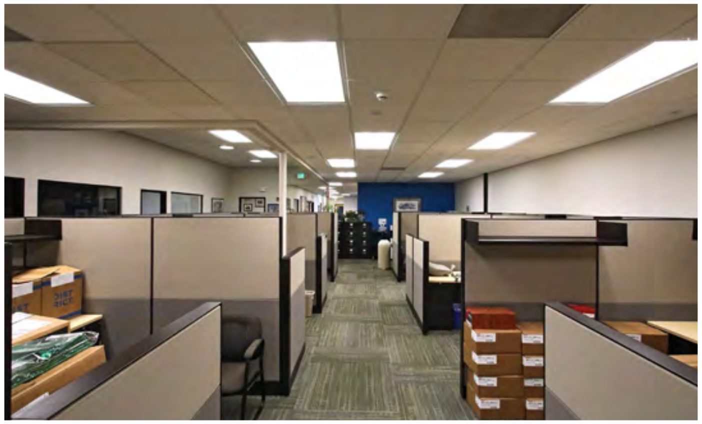
3875 Atherton Road
Rocklin, CA 95765

FULLY LEASED INVESTMENT OPPORTUNITY







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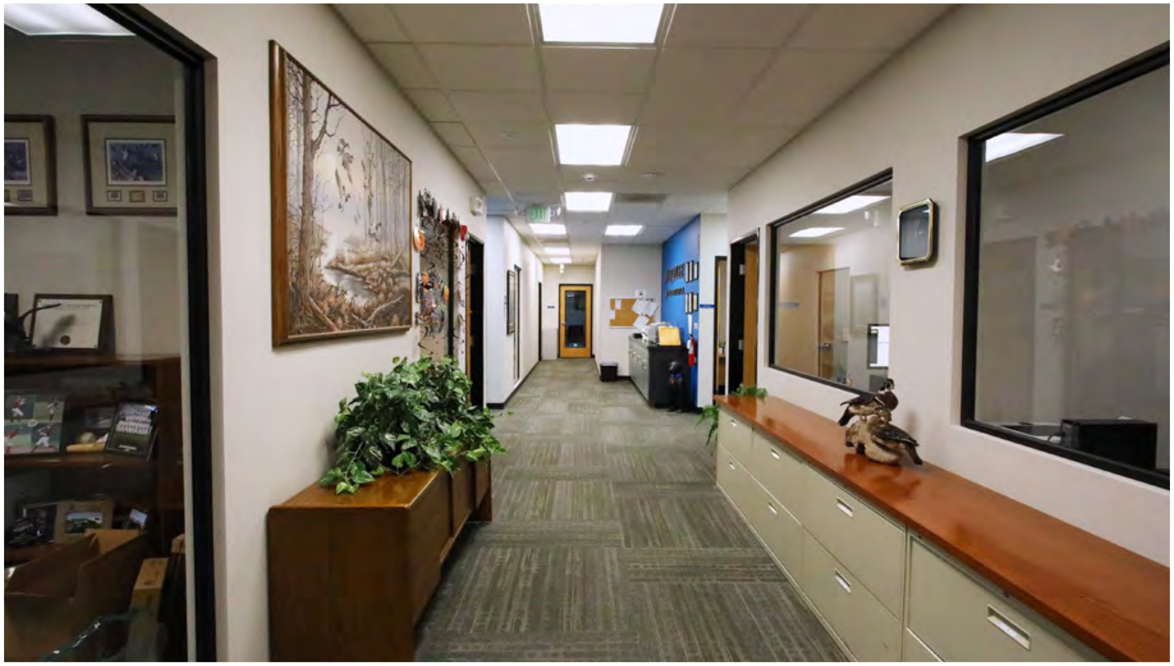
THE OFFERING & INVESTMENT SUMMARY



INVESTMENT HIGHLIGHTS

1. 100% leased NNN asset with highly desirable and recession proof Tenant, Marquee Fire Protection
2. NNN lease is fully guaranteed by privately held, billion-dollar company, Pye-Barker Fire and Safety Company
3. Strong rents showcase strength of Tenant.
4. Located just off Highway 65, providing access to all area freeways, residential communities, and retail amenities
5. Located within Atherton Tech Center, a development housing over 1,000,0000 SF of office and industrial space
6. Atherton Tech Center is home to many significant firms, including Williams Sonoma, the GAP, TASQ, Verifone, and Rocklin Ranch Veterinary
7. Solar panels line the entirety of the roof, creating energy cost savings, renewable energy, energy independence from the local power grid, and an increased property value

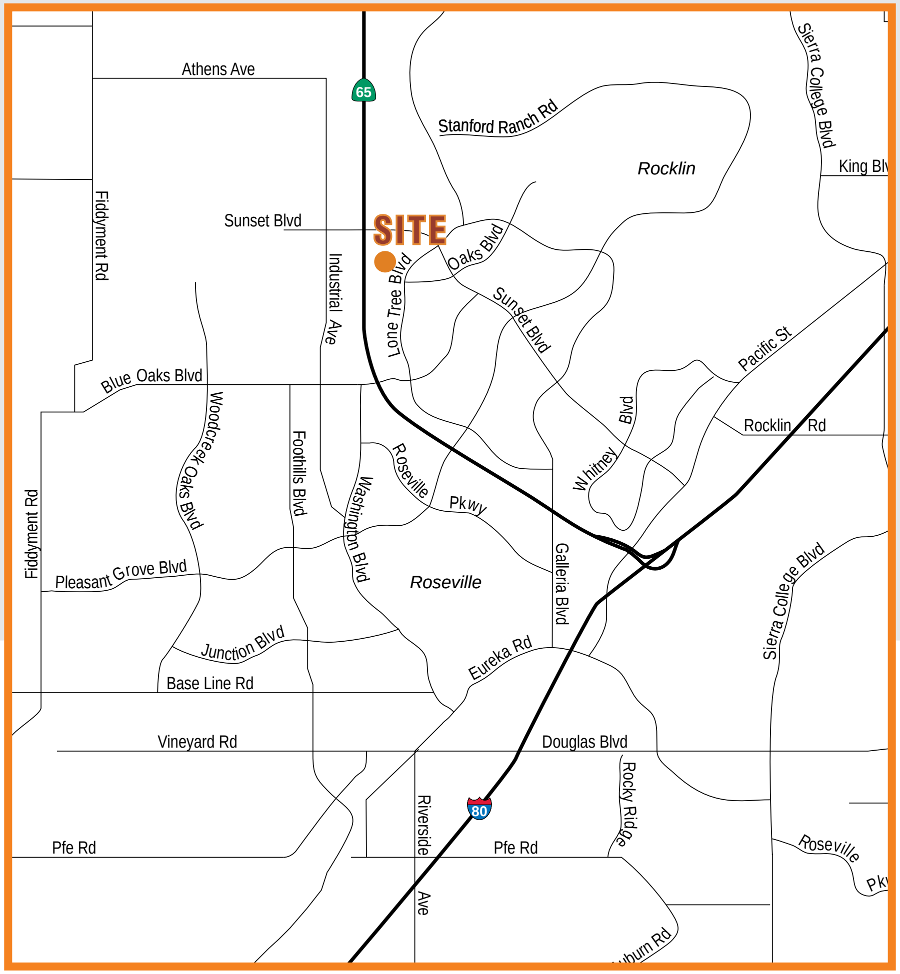
*As the exclusive brokers, Gallelli Real Estate is pleased to present this Offering Memorandum for the sale of a fully leased, managed NNN investment deal located at 3875 Atherton Road in Rocklin, Ca 95765 (the "Property"). The 11,078 GSF (including pro rata share of common area) flex condo space is 100% occupied by Marquee Fire Protection who has a GLA of 11,021 SF.

This asset represents the opportunity to acquire a fully leased NNN investment. The flex condo unit is part of a 19,183 GSF office flex building. The subject unit is occupied by Marquee Fire Protection, a premier fire sprinkler contractor that was established in 1989 and is a division of Pye-Barker Fire and Safety Company. The building is located off the Highway 65 corridor in the established business corridor on Atherton Road. This asset gives an investor the opportunity to own a fully leased NNN deal with an exceptionally strong Tenant and lease in place as part of a highly sought after asset type in Placer County.

$3,400,000 PRICE	**$238,452** CURRENT NOI	**7.0%** CAP RATE	**±11,021 SF** GLA
±11,078 GSF INCLUDING COMMON AREA (CONDO SF)	**SINGLE TENANT** 100% OCCUPANCY	**NNN** LEASE TYPE	**MARQUEE FIRE PROTECTION** TENANT *A PYE-BARKER FIRE & SAFETY COMPANY*

THE PROPERTY

Address	3875 Atherton Road, Suite 200, Rocklin, CA 95765
Total GLA	±11,021 SF
Condo GSF	±11,078 SF
Occupancy	100% of the Condo
Year Built / Renovated	1991 / 2023
Site Area Acres	±0.46 Acres
Building Parking Total / Ratio	33 Stalls
APN's	017-282-077-000
County	Placer
Zoning	Light Industrial
Property Use	Office, Industrial Flex
Foundation	Concrete slab-on-grade
Construction	Superstructure of load bearing tilt up panels and a wood framed roof
Roof	Flat TPO-60 over OSB decking with solar panels installed in 2009
Ceiling Heights	14 feet
HVAC	6 gas fired rooftops manufactured by Trane
Utilities	Water: City of Rocklin Electricity: Pacific Gas & Electric (with existing solar) Natural Gas: Pacific Gas & Electric Sewer: City of Rocklin



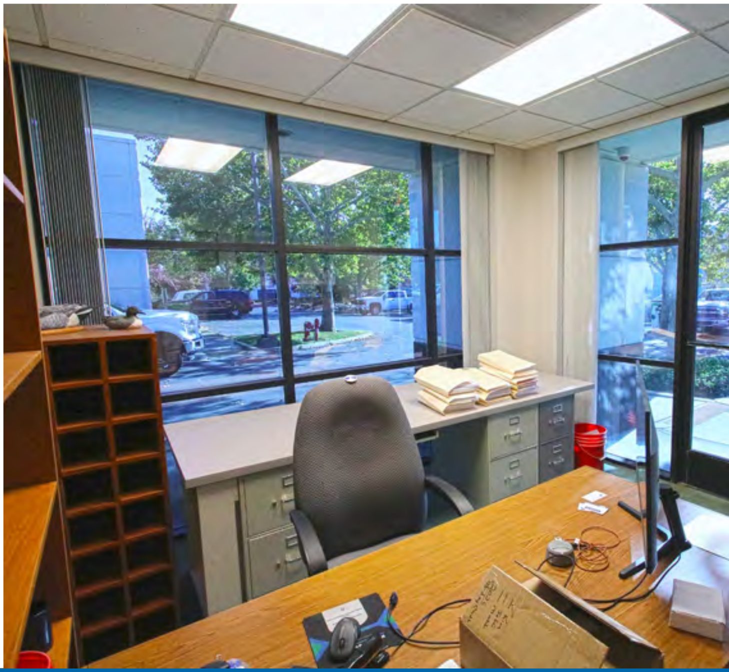
Located in the Atherton Tech Center, this single story flex building houses Marquee Fire Protection who leases about 58% or 11,021 SF of the GBA of the building. A condo map was placed on the building allowing for the independent sale of Marquee Fire Protection's space. The Subjects location off of Highway 65 provides for convenient access to all main freeways as well as retail amenities in the South Placer area, which remains as the best commercial real estate market in greater Sacramento. The building's office/industrial flex buildout and light industrial zoning provides for a variety of uses in a highly sought after location. The interior configuration is greatly appealing to the requirements of today's tenants. The space is made up of a mix of open areas, private offices, as well as warehouse space with ample clear height, a roll up door, showers and lockers, and an abundance of natural light. The building's roof is also covered in solar panels, which were installed in 2009, creating substantial energy costs savings.

RENT ROLL

Suite	Tenant	Net Usable SF	Lease Term		Current Base Rent		
			Start	End	Monthly	Per SF	Annual
200	Marquee Fire Protection	11,021	Mar-23	Jun-28	$19,871	$1.80	$238,452

Lease Type	Escalations		
	Date	New Monthly Rent	Per SF
NNN	Mar-25	$19,292	$1.75
	Mar-26	**$19,871**	**$1.80**
	Mar-27	$20,467	$1.86
	Mar-28	$21,081	$1.91

Buyer is solely responsible for independently verifying the information in this Memorandum.
ANY RELIANCE ON IT IS SOLELY AT BUYER'S RISK.



TENANT PROFILE

Marquee Fire Protection LLC is a division of Pye-Barker Fire & Safety Company. Established in 1989, Marquee operates as a premier fire sprinkler contractor with a full team of estimators, designers, and installers. Specializing in installation, design, repairs, maintenance, and inspections for both standpipe fire systems and fire pumps, Marquee is recognized as one of Northern California top fire inspection companies.

Website: *www.marqueefire.com*, *www.pyebarkerfs.com*

Guarantee: Corporate Guarantee by Pye Barker Fire & Safety

Leased Area: 11,021 SF

Rent Schedule:

Mar 26	$19,871/month
Mar 27	$20,467/month
Mar 28	$21,081/month

Options: None

Lease Type: Managed NNN

Tenant Expenses: The Tenant's lease requires that Marquee pay all costs and expenses associated with Landlord's operation of the Property (pro-rata share). Refer to Lease section 4.2.2 for more detail on responsibilities.

Landlord Expenses: Landlord is responsible for unamortized capital expenditures as well as roof and structural repairs/replacement. Refer to Lease sections 4.3 and 5.1.5 for more details on responsibilities.

GUARANTOR:

https://pyebarkerfs.com/

Pye-Barker Fire & Safety is the nation's leader in fire protection, life safety and security services with over 250 locations across 46 US states.

Pye-Barker Fire & Safety was founded by John Pye and Ben Barker, as a supply company, selling fire protection and safety equipment, but soon jumped into helping businesses throughout Atlanta, Georgia comply with newly created city safety ordinances.

In recent years, more than 100 fire protection, sprinkler and security companies have joined the Pye-Barker family. Operating now as Pye-Barker our family of companies represent the best in the industry for: portable extinguishers, restaurant fire suppression, special hazard systems, fire sprinklers, fire alarms, intrusion alarms, access control, CCTV and security.

Pye-Barker Fire & Safety – the largest fully integrated and full-service fire protection, life safety and security services provider in the United States – has ranked No. 849 on the 2024 Inc. 5000, the prestigious annual list of fastest-growing private companies in America. Pye-Barker moved up the list 105 spots since 2023. This is Pye-Barker's fifth time appearing on the Inc. 5000, reflecting the company's steadfast growth. Pye-Barker Fire & Safety's net worth is not publicly disclosed because it is a privately held company however, the company's revenue exceeded $1 billion in 2023, and is projected to exceed $2 billion in 2025.

PROPERTY AERIAL

THE LOCATION

3875 Atherton Road is located near just off Highway 65 at the Sunset Blvd Exit, allowing for easy access to all surrounding suburban communities of Roseville, Rocklin, Lincoln, Loomis, and Auburn.

The Roseville/Rocklin submarket boasts strong numbers of stability and future grown. Within a five-mile radius, the population base is over 200,000 people with a five-year projection of over 220,000. The median household income is approximately $110,067 and over 41,000 of total households are making above $100,000 per year. Over 42% residents within a five-mile radius have a Bachelor's Degree or higher, over 57,000 own their own house, spend approximately $800 mm in food & alcohol, and close to $500 mm in entertainment and hobbies.

The Roseville/ Rocklin submarket continues its strong resurgence not only as a leader in the Sacramento Region, but also as a relevant player among Northern California secondary commercial markets. This submarket is the third largest in the region with a tremendous amount of master-planned growth in the future. Newer, affordable commercial product, housing, a plethora of retail along with highly respected public schools make the region a very compelling option.

- More affordable housing: People are moving out of the Bay Area for more reliable and affordable housing.
- Major technology employers: The arrival of Hewlett Packard in 1979 and NEC in 1983 contributed to the city's growth, most recently Robert Bosch Semiconductor LLC
- Recent data from the Greater Sacramento Economic Council reveals that the region is known for having a welcoming and collaborative business climate.
- Location: The suburbs of Sacramento offer a balance of places to work and raise a family, along with access to Lake Tahoe, San Francisco, Napa Valley and the Sierra Nevada Mountains
- The Placer County Economic Forecast predicts that the population of Placer County will grow at an average rate of 1.4% per year from 2022 to 2027

*(*Source: Costar, City of Roseville)*

THERE ARE MANY EXPANSION PROJECTS IN WEST ROSEVILLE AND ROCKLIN, CALIFORNIA

- Sierra College is planning to invest around $500 million over the next decade to modernize and construct new facilities at its Rocklin campus. This includes projects such as the Performing Arts Modernization and Expansion, a Public Safety Training Center, and the Student Union Modernization and Expansion.

- The Hewlett Packard (HP) Campus Oaks Master Plan established development regulations for approximately 500 acres at the southwest corner of Blue Oaks and Foothills Boulevards.

MULTIPLE RETAIL & RESIDENTIAL DEVELOPMENTS, INCLUDING:

- Costco West Roseville
- Blue Oaks Retail Center, 8.4-acre commercial center located at 1480 Blue Oaks Boulevard.
- West Roseville Marketplace; 8.80-acre commercial center located on the northeast corner of Pleasant Grove Boulevard and Fiddyment Road
- The Plaza at Blue Oaks, a 35,000 square-foot anchor grocery store, a 12-pump gas station with an approximate 3,500 square-foot convenience store and car wash, and seven additional buildings ranging in size from approximately 3,750 square feet to 9,750 square feet.

3875 ATHERTON ROAD DEMOGRAPHICS

**Source: AnySite*

TOTAL POPULATION

1 Mile	3 Mile	5 Mile
6,501	85,965	210,258

MEDIAN HOUSEHOLD INCOME

1 Mile	3 Mile	5 Mile
$166,720	$129,660	$113,183

AVERAGE HOME VALUE

1 Mile	3 Mile	5 Mile
$619,231	$581,914	$557,208

DAYTIME POPULATION

1 Mile	3 Mile	5 Mile
10,210	86,551	209,031

TOTAL EMPLOYEES

1 Mile	3 Mile	5 Mile
8,862	40,873	86,631

NUMBER OF HOUSEHOLDS

1 Mile	3 Mile	5 Mile
1,780	29,436	76,273

ROSEVILLE DEMOGRAPHICS

**Source: Roseville.ca.us*

TOTAL POPULATION

154,392

MEDIAN HOUSEHOLD INCOME

$111,466

AVERAGE HOME VALUE

$649,000

NUMBER OF JOBS

90,200

NUMBER OF BUSINESSES

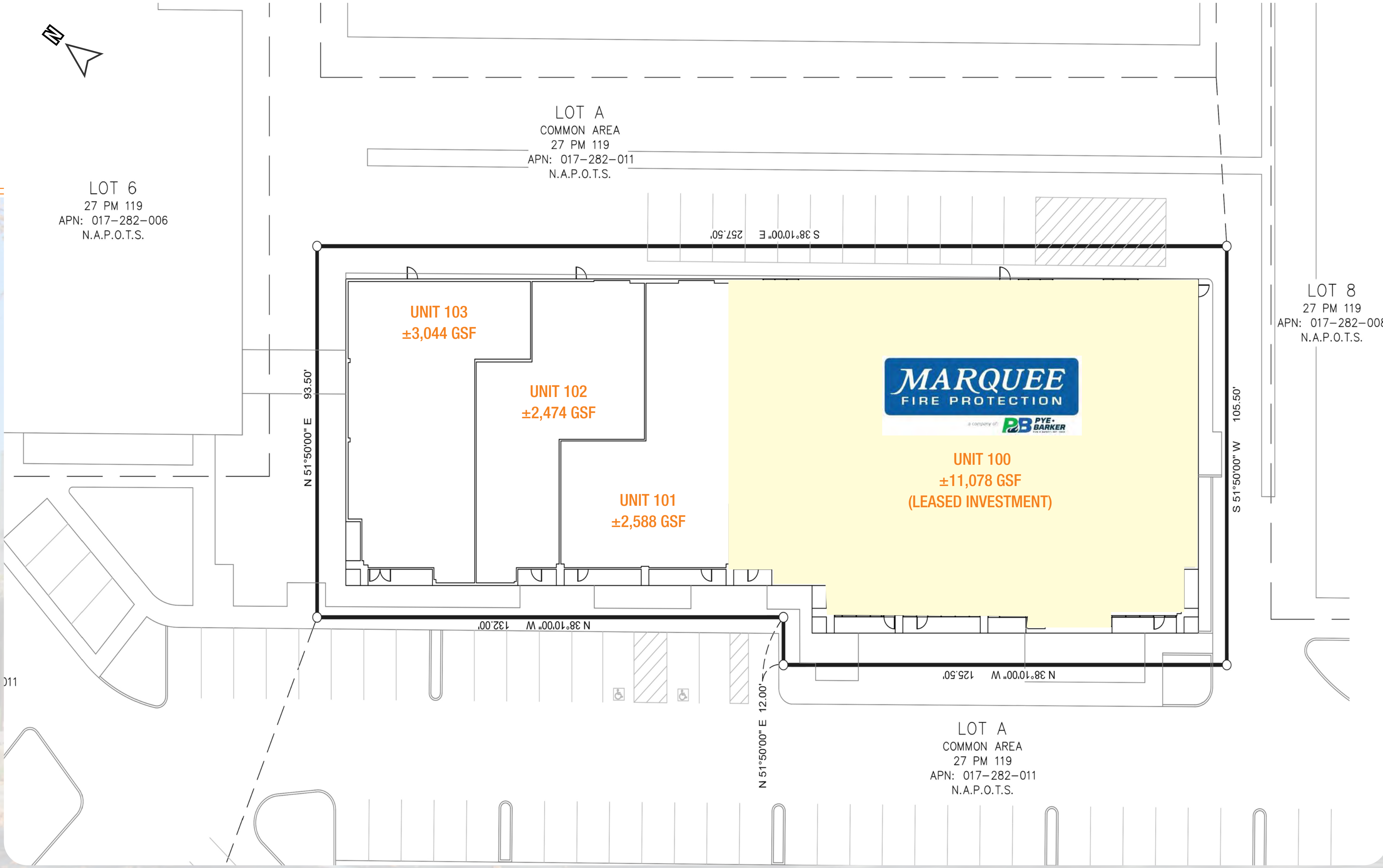
6,660

HOUSING UNITS

58,400

RETAIL AERIAL

CONDO MAP



N
LOT A
COMMON AREA
27 PM 119
APN: 017-282-011
N.A.P.O.T.S.
LOT 6
27 PM 119
APN: 017-282-006
N.A.P.O.T.S.
LOT 8
27 PM 119
APN: 017-282-008
N.A.P.O.T.S.
S 38°10'00" E 257.50'
N 51°50'00" E 93.50'
S 51°50'00" W 105.50'
N 38°10'00" W 132.00'
N 38°10'00" W 125.50'
N 51°50'00" E 12.00'
UNIT 103
±3,044 GSF
UNIT 102
±2,474 GSF
UNIT 101
±2,588 GSF
MARQUEE
FIRE PROTECTION
PYE-BARKER
UNIT 100
±11,078 GSF
(LEASED INVESTMENT)
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COMMON AREA
27 PM 119
APN: 017-282-011
N.A.P.O.T.S.

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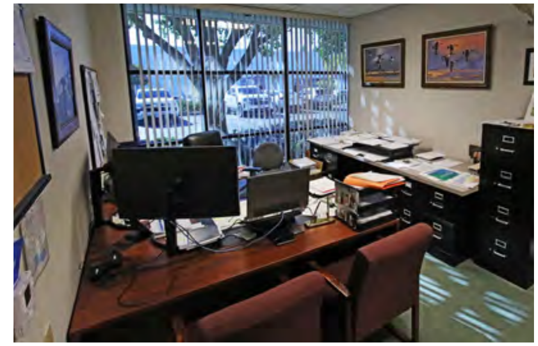

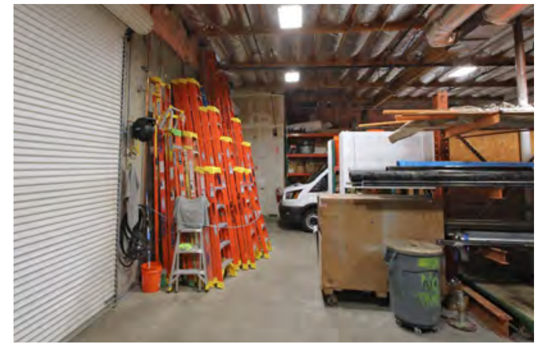

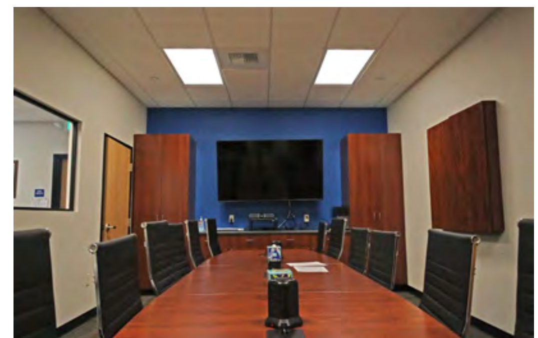

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