

COLLEGE GREENS WEST RETAIL CENTER

8363 Folsom Boulevard | Sacramento, CA | 95826



Lender Foreclosure Sale

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



PROPERTY HIGHLIGHTS

- Lender Foreclosure Sale - Property being sold in "As-Is" Condition
- Anchored by Raley's Super Market, Dollar Tree, Carl's Jr., Starbucks Coffee, and Autozone.
- 10,849 SF Strip Retail Center
- Built in 1990, Renovated in 2007
- Low Vacancy in Neighborhood
- Lease up large vacancy (previously borrower space or occupy as owner user)
- In place Existing Tenants

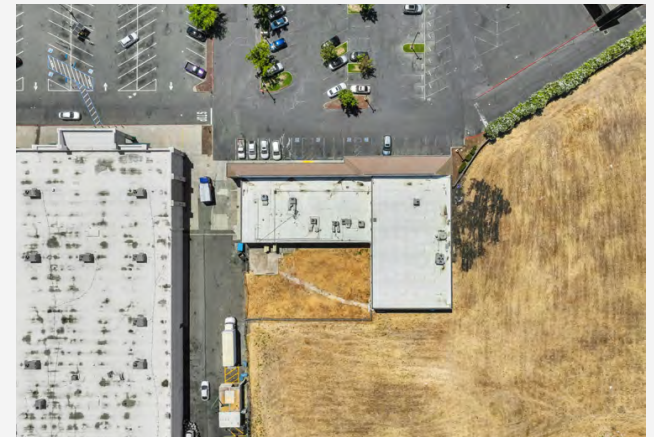
PROPERTY DESCRIPTION

Introducing an exceptional opportunity for Retail investors or an Owner User to take the large vacancy, the property is situated at 8363 Folsom Boulevard, Sacramento, CA. Apart of College Greens West Shopping Center, this investment consists of 10,849 SF including a recycling tenant in the rear of the property, this prime investment was initially built in 1990 and underwent a substantial renovation in 2007. The property has been taken back via a foreclosure, so the property is being sold in "As-IS" Condition with very little information on the property. There are four existing tenants that will remain on a Month-to-Month basis for the new ownership to establish a long-term tenancy with them. This investment allows a new owner to be a part of a large Market, anchored Center with other national retailers in a thriving area of Sacramento.

OFFERING SUMMARY

SALE PRICE:	\$1,995,000
PROFORMA CAP RATE:	8.12%
BUILDING SIZE:	10,849 SF
PRICE PER FOOT:	\$183.89 SF

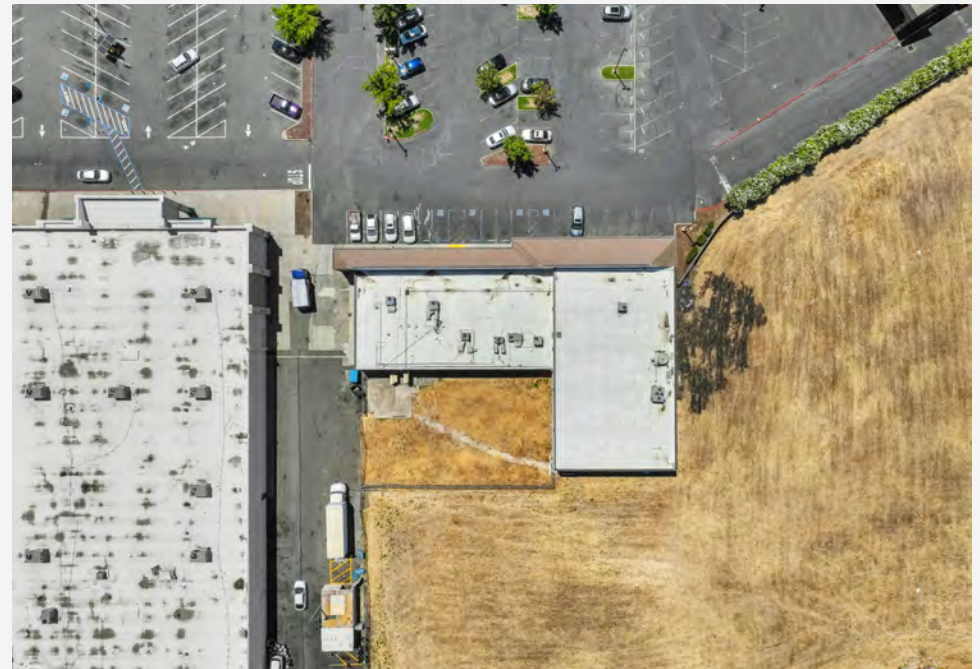






Google

SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	% OF BUILDING	PRICE / SF / MONTH	LEASE START	LEASE END
-	Vacant	6,792 SF	\$6,792	62.60%	\$1.15	-	-
-	TMobile - JMC Wireless, LLC	925 SF	\$2,060	8.53%	\$2.23	4/1/2015	Month to Month
-	Shela Beauty Salon	1,172 SF	\$1,774	10.80%	\$1.51	8/1/2012	Month to Month
-	Expert Hair	494 SF	\$1,379	4.55%	\$2.79	6/1/2009	Month to Month
-	Vacant	1,466 SF	\$1,979	13.51%	\$1.35	-	-
-	Santana Recycling	-	\$1,910	-	-	7/17/2023	Month to Month
AVERAGES		2,170 SF	\$2,649	20%	\$1.81		



INVESTMENT OVERVIEW

PROFOMA INCOME AND EXPENSE (AFTER LEASE UP OF THE TWO VACANCIES)

PRICE	\$1,995,000
PRICE PER SF	\$184
PRICE PER UNIT	\$399,000
GRM	10.46
CAP RATE	8.12%
CASH-ON-CASH RETURN (YR 1)	8.12%
TOTAL RETURN (YR 1)	\$162,082

OPERATING DATA

PROFOMA INCOME AND EXPENSE (AFTER LEASE UP OF THE TWO VACANCIES)

GROSS SCHEDULED INCOME	\$190,729
OTHER INCOME	\$57,333
TOTAL SCHEDULED INCOME	\$248,062
VACANCY COST	\$9,536
GROSS INCOME	\$238,526
OPERATING EXPENSES	\$76,444
NET OPERATING INCOME	\$162,082
PRE-TAX CASH FLOW	\$162,082

FINANCING DATA

PROFOMA INCOME AND EXPENSE (AFTER LEASE UP OF THE TWO VACANCIES)

DOWN PAYMENT	\$1,995,000
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INCOME SUMMARY

PROFOMA INCOME AND EXPENSE (AFTER LEASE UP OF THE TWO VACANCIES)

PER SF

GROSS INCOME

\$248,062 \$22.86

EXPENSES SUMMARY

PROFOMA INCOME AND EXPENSE (AFTER LEASE UP OF THE TWO VACANCIES)

PER SF

PROPERTY TAXES BASED ON \$1,995,000 ESTIMATED AT (1.125%)

\$22,444 \$2.07

PROPERTY INSURANCE ESTIMATED AT \$1.00 A FOOT

\$11,000 \$1.01

COMMON AREA CHARGES - FROM ADJACENT OWNER OVERSEEING THE SHOPPING CTR

\$37,000 \$3.41

MANAGMENT

\$6,000 \$0.55

OPERATING EXPENSES

\$76,444 \$7.05

NET OPERATING INCOME

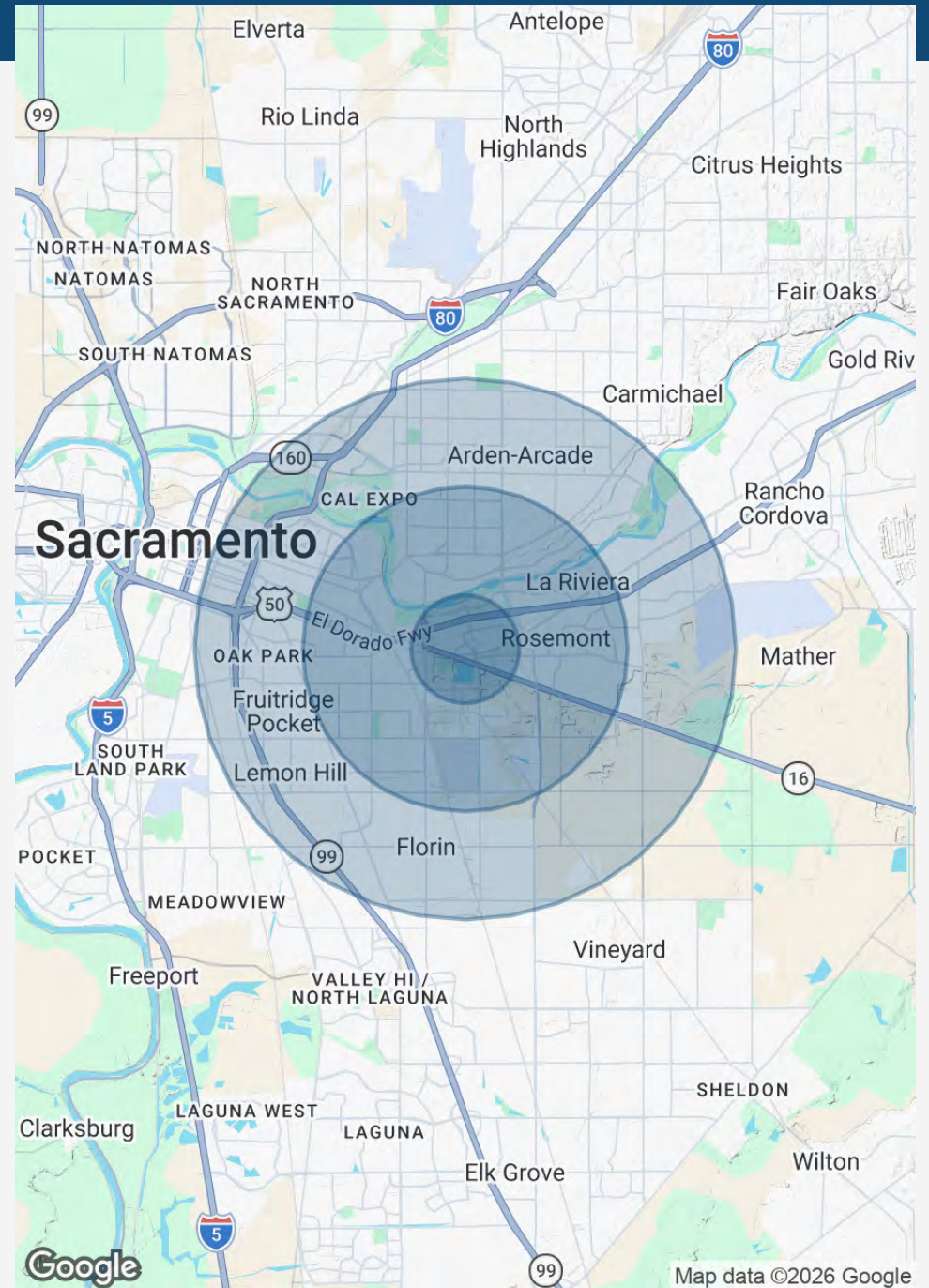
\$162,082 \$14.94



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,902	120,840	346,775
AVERAGE AGE	35.4	36.6	36.7
AVERAGE AGE (MALE)	34.5	36.0	35.8
AVERAGE AGE (FEMALE)	35.0	37.1	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,025	48,125	134,798
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$93,578	\$111,138	\$105,501
AVERAGE HOUSE VALUE	\$463,675	\$553,213	\$535,781

2023 American Community Survey (ACS)



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