

# 2206 Plaza Dr, Rocklin, CA 95765

10,134 SF | Office Space | FOR SALE (\$268.90/SF)

**WARREN**  
GROUP



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# Offering Summary

## Prime Office Building Investment Opportunity!

This versatile office building offers up to four units, with three currently occupied by the owner. The existing tenant is open to extending their lease with the new owner or can vacate within 60 days, providing flexibility for owner-users or investors. Whether you're looking for an income-generating asset or a space for your own operations, this property presents a prime opportunity tailored to your needs.



# Stanford Ranch Plaza - Bldg F

## Key Features

### Strategic Location

Located in one of Rocklin's most attractive business park environment, this property has convenient access to I-80 and Hwy 65 via Stanford Ranch Rd.

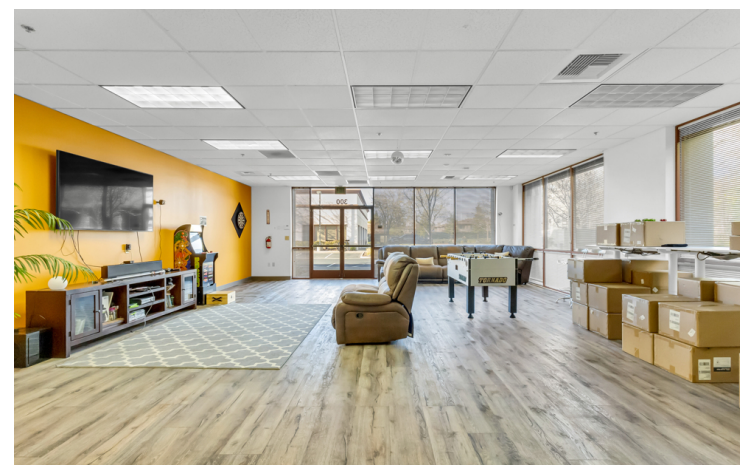
### Impressive Size & Layout

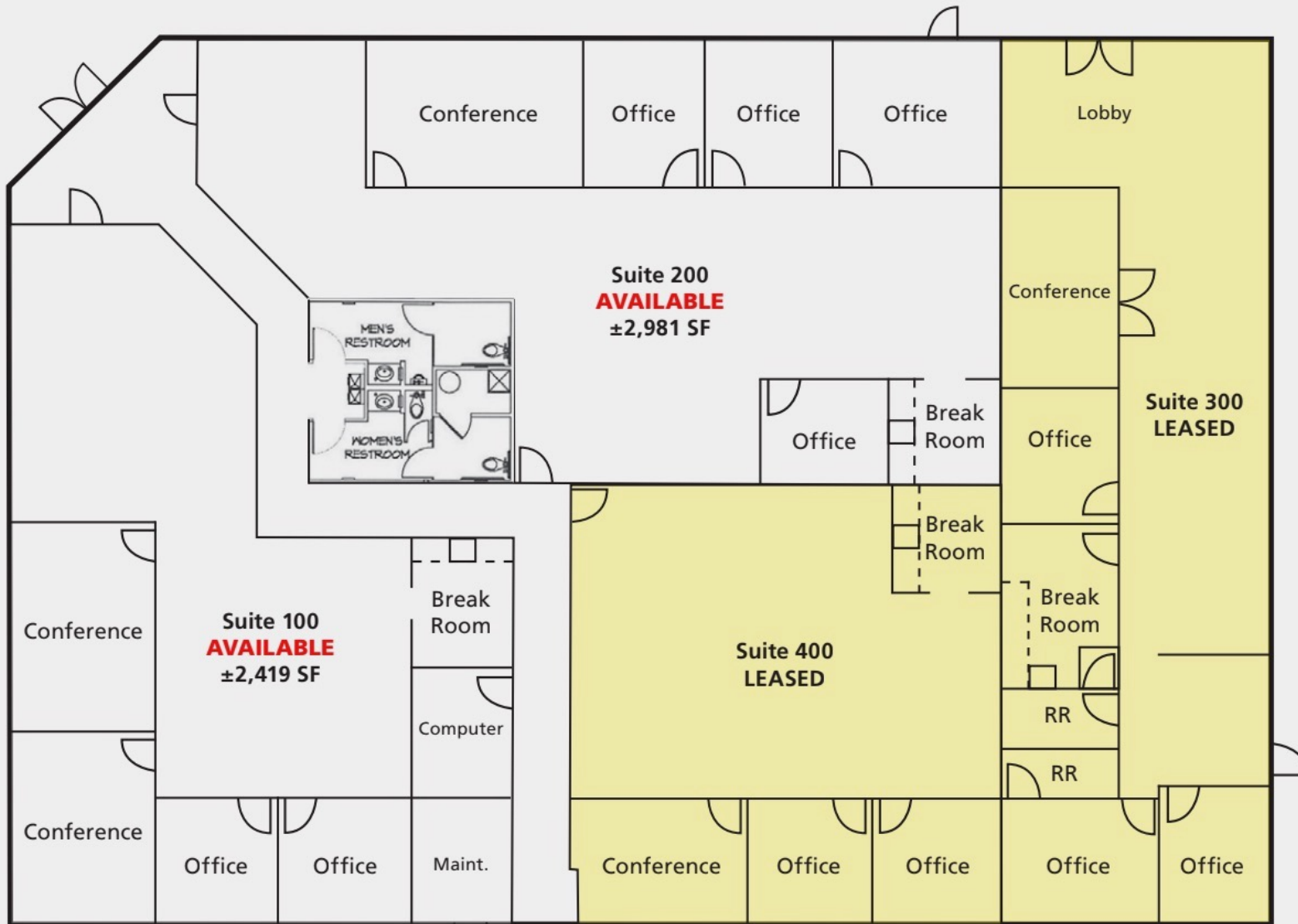
This versatile 10,134 sqft office building has permitted uses for professional office & medical office. Potential for up to four units, with multiple kitchens and bathrooms throughout the building. Numerous office spaces and conference rooms as well.

Built in 2004, the property is in wonderful condition with opportunity to customize it to buyer's needs.

### Long-term Lease Opportunity

The property presents a long-term lease opportunity for the current tenant in place who is open to renegotiating a new deal. Future buyer can occupy a unit and lease the rest of the unit, or bring in new tenants all up to market rent.





Suites 200 - 400 have been combined into one large unit.

Can be put back easily to how it was.

Floor Plan Not to Scale.

**Cashflow & Purchase Scenario**

Purchase Price	\$ 2,725,000			<b>Rent Roll</b>	
Down Payment	\$ 2,725,000	100.0%		Unit 100	\$ 4,838.00 (\$2/SF/Month)
Renovation Costs				Unit 200	\$ 5,962.00 (\$2/SF/Month)
Loan Amount	\$ -			Unit 300	\$ 4,368.00 (\$2/SF/Month)
Interest Rate	7.500%			Unit 400	\$ 3,846.00 (\$2/SF/Month)
Term Years	30				
Term Months	360				
Monthly Payment	\$0.00			<b>Total</b>	<b>\$ 19,014.00</b>

	<b>Pro Forma</b>
<b>Gross Income</b>	\$ 228,168
Less Vacancy	\$ (5,704)
<b>Operating Income</b>	<b>\$ 222,464</b>
<b>Annual Operating Expenses</b>	<b>\$ (71,803)</b>
Real Estate Taxes	\$ (34,063)
Insurance	\$ (3,420)
Water/Sewer/Trash	\$ (19,272)
Repairs/Maintenance	\$ (1,200)
HOA Dues	\$ (13,849)
<b>Net Operating Income</b>	<b>\$ 150,660</b>
	\$ -
<b>Cash Flow</b>	<b>\$ 150,660</b>
<b>CAP Rate</b>	<b>5.53%</b>

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