AGILENT TECHNOLOGIES, INC. MANUFACTURING FACILITY | 100% LEASED

91

BLUE RAVINE ROAD
FOLSOM, CALIFORNIA

- Investment grade credit affirmed at BBB+ by S & P Global Ratings and Fitch Ratings
- ±66,414 net rentable square feet | $14,875,000 ($224 PSF)

CBRE

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01

THE OFFERING

CBRE, Inc. is pleased to offer an immaculate, triple mint ±66,414 square foot manufacturing complex fully leased to Agilent Technologies, Inc. The Tenant operates a mission-critical manufacturing and testing facility which supports the creation of analytical solutions used in food safety testing. Gas chromatography is the heartbeat of this facility which conducts the following operations:

1. **Order Fulfillment & Supply Chain**
   The facility handles order fulfillment of analytical products, particularly has chromatography columns and related supplies, that Agilent ships to laboratories and customers.

2. **Production & Distribution of Consumables**
   It supports production, stocking and distribution of scientific consumables related to chromatography.

3. **Laboratory & Application Support**
   This site has customer applications laboratories and collaboration spaces used to demonstrate and support analytical systems for chromatography.

4. **Manufacturing Support**
   Folsom supports Agilent's chromatography hardware supply chain, including parts and components for their state-of-the-art systems.

Agilent has been a tenant at the Subject since 2008.

In 2016 the Company debuted its Center for Excellence next door, a $14.7 million, ±53,000 square foot technology center, in order to expand their ability to deliver chromatography hardware and consumables.

The opportunity is priced at $14,875,000.

The Tenant's initial lease term was July 1, 2008 to June 30, 2015 with a five-year option to extend. A First Amendment to Lease extended the term from July 1, 2011 to June 30, 2020. A Second Amendment to Lease served to increase renewal option rent. A Third Amendment to Lease memorialized an expansion of the physical plant, entirely paid for by Agilent, and provided for an extension of the primary lease term from approximately January 1, 2015 to December 31, 2030 plus two five-year options. Agilent has just extended its lease yet again from June 1, 2026 to May 31, 2036.

Offering Summary

Property Type	High technology manufacturing and testing facility
Address	91 Blue Ravine Road, Folsom, CA 95630
Total leased area	±15,275 square feet manufacturing (23%) ±21,917 square feet lab/test areas (33%) ±29,222 square feet office support (44%) ±66,414 square feet of net rentable area
Current expiration date	The Tenant's lease expires May 31, 2036.
Occupancy	100%
Offering price	$14,875,000 ($224 psf) The roof was replaced at the end of 2019. Effective January 1, 2020 and extending for 20 years or until Tenant terminates its lease monthly payments of $4,104.05 are made to Owner. We took this income stream, discounted it at 4% from May 31, 2036 to September 1, 2026 and added that lump sum to the capitalized value. We did not attribute value to the income stream beyond June 1, 2036 should Agilent further extend its lease.
Capitalization rate	6.0% based upon year one in-place income
Year built/expanded	1984/2015

Investment Highlights

- Offered at $14,875,000 with attractive yields coupled with a rock-solid tenant occupying a mission-critical facility
- The Tenant's commitment to the Subject is strong as is evidenced by its lease extensions, costly expansion and development of a related facility next door creating a de facto campus for the production and testing of equipment and related consumables in the fields of life sciences and chemical analysis.
- Located within the Lake Forest Tech Center, a vital hub for technology and business-related establishments
- The Folsom/El Dorado Hills industrial submarket boasted a Q4 2025 industrial vacancy rate of 5.5% and an overall availability figure of 5.7%.
- Folsom itself is a significant technology hub in the Greater Sacramento region, driven heavily by a long-standing semiconductor and software engineering presence. Folsom has cultivated a "hotbed" reputation through a combination of major anchor companies, a, highly educated workforce, and a growing ecosystem for startups.
- Location offers easy access to public transportation as well as all area freeways

PROPERTY OVERVIEW

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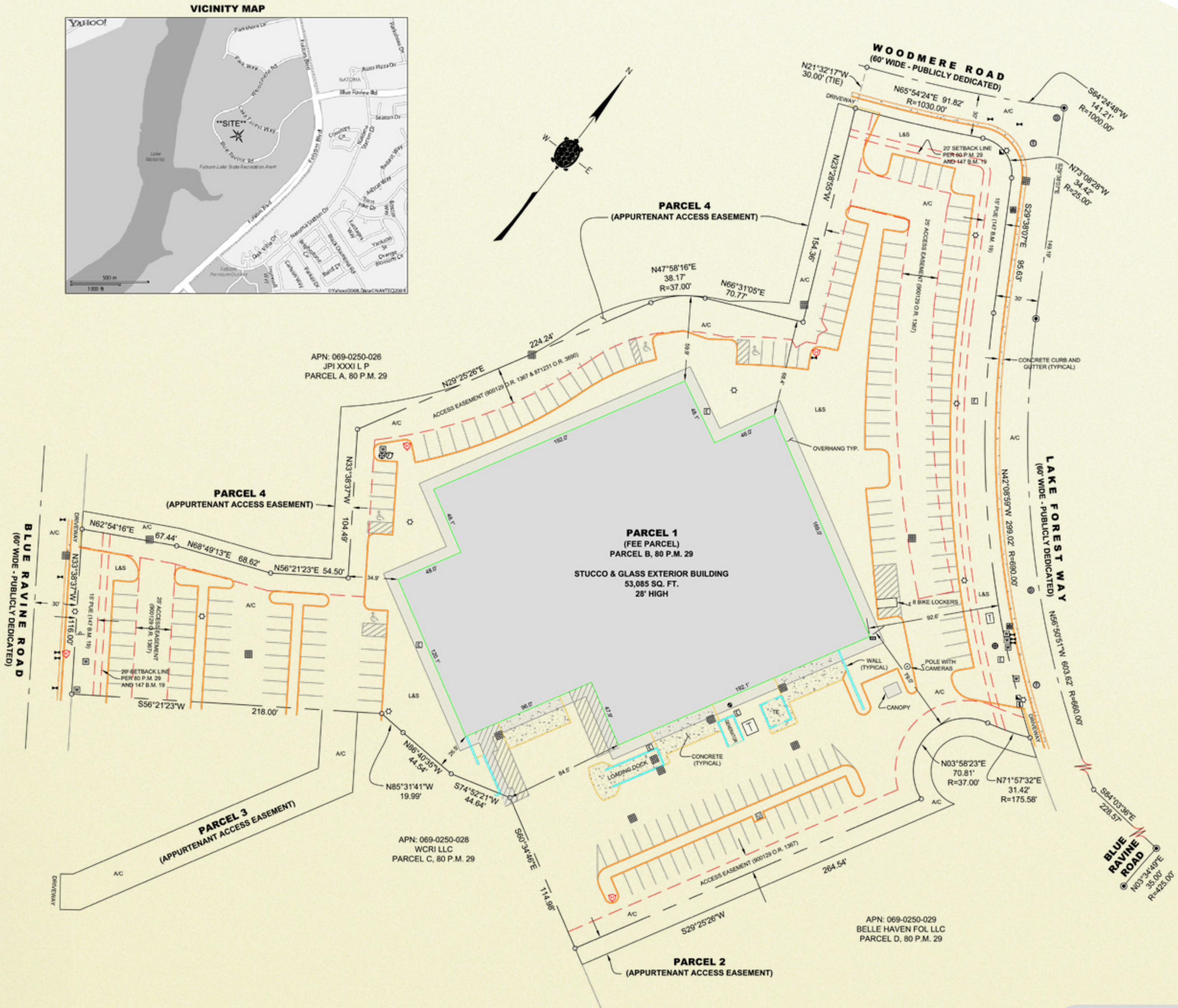
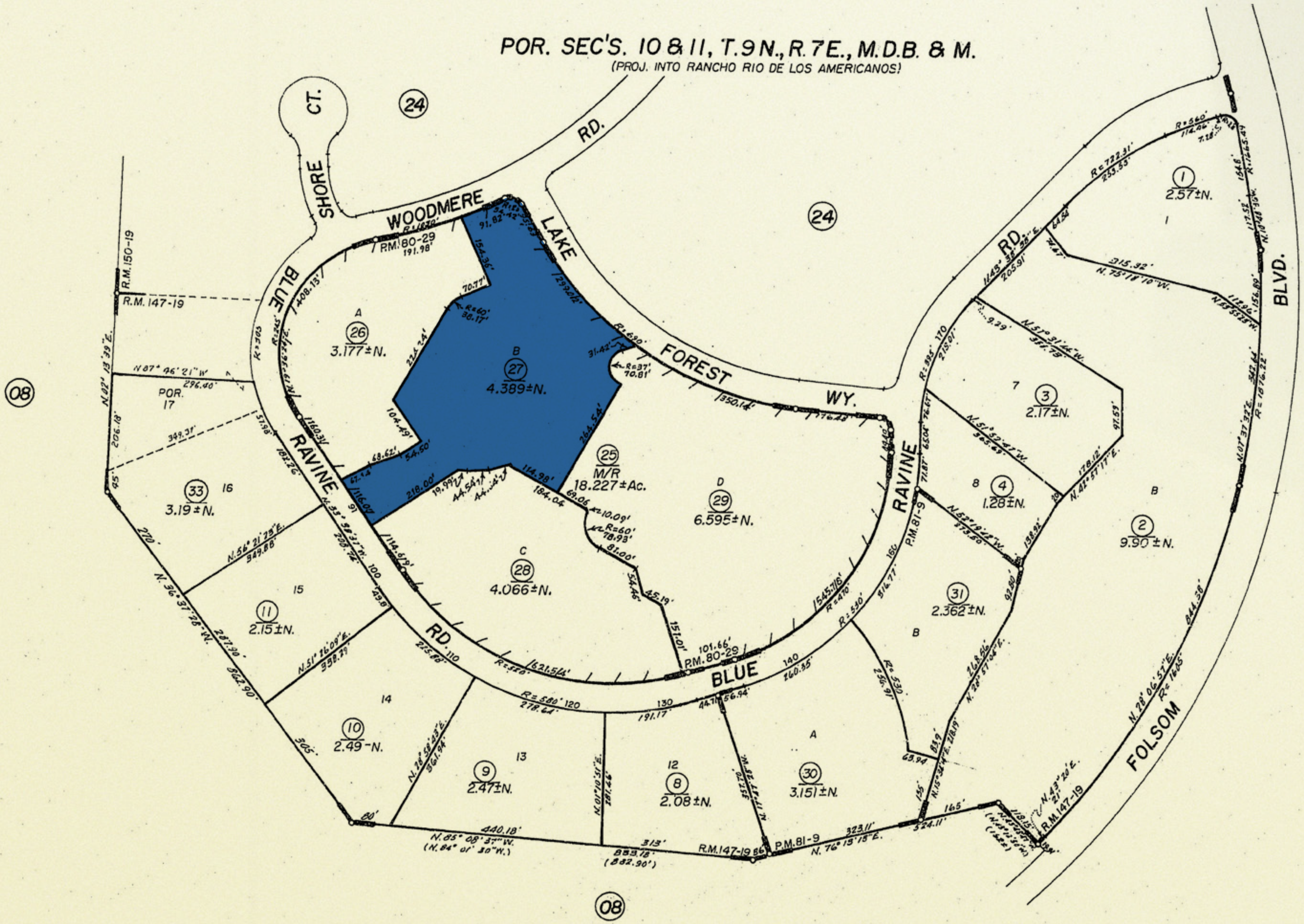
Property Overview

Tenant	Agilent Technologies, Inc.
Address	91 Blue Ravine Road, Folsom, CA 95630
County	Sacramento
Parcel Number	069-0250-027-0000
Land Area	±4.39 acres
Parking Total / Ratio	190 regular spaces and 4 handicap spaces to total 194 per ALTA report
Zoning	M-1 PD (Light Industrial/Planned Development)
Year Built	1984 / 2015 expansion
Construction Type	Tilt up
Roof Type / Age	BUR, TPO and Silicone - 2019
Stories	1
Speclalized Tenant improvements	Infrastructure for the manufacturing, testing and distribution of laboratory analytical instruments, software, and supplies for life sciences, diagnostics, and applied chemical markets.
Fire Sprinklers	Yes. Cintas.
Irrigation Controls	Carson Landscape
Security System	Privately installed, owned and maintained by Tenant
Capital Improvement Projects	Paint rafters, bollards and light poles – 2020 Back trellis work – 2020 Exterior LLED lighting upgrade - 2022 Parking seal and stripe - 2023 Landscaping improvements – 2025 by Carson Landscape HVAC work by Tenant – ongoing
Confidentiality Agreement & Due Diligence Access	Please contact us if you would like to receive a link to the confidentiality agreement and access to additional information in the due diligence site.

Site Plan


VICINITY MAP
SITE
WOODMERE ROAD
(60' WIDE - PUBLICLY DEDICATED)
LAKE FOREST WAY
(60' WIDE - PUBLICLY DEDICATED)
BLUE RAVINE ROAD
(60' WIDE - PUBLICLY DEDICATED)
BLUE RAVINE ROAD
PARCEL 1
(FEE PARCEL)
PARCEL B, 80 P.M. 29
STUCCO & GLASS EXTERIOR BUILDING
53,085 SQ. FT.
28' HIGH
PARCEL 2
(APPURTENANT ACCESS EASEMENT)
PARCEL 3
(APPURTENANT ACCESS EASEMENT)
PARCEL 4
(APPURTENANT ACCESS EASEMENT)
PARCEL 4
(APPURTENANT ACCESS EASEMENT)
APN: 069-0250-026
JPI XXXI L P
PARCEL A, 80 P.M. 29
APN: 069-0250-028
WCRI LLC
PARCEL C, 80 P.M. 29
APN: 069-0250-029
BELLE HAVEN FOL LLC
PARCEL D, 80 P.M. 29
LOADING DOCK
CANOPY
OVERHANG TYP.
CONCRETE CURB AND GUTTER (TYPICAL)
8 BIKE LOCKERS
POLE WITH CAMERAS
CONCRETE (TYPICAL)
WALL (TYPICAL)

Parcel Map


POR. SEC'S. 10 & 11, T.9 N., R.7 E., M.D.B. & M.
(PROJ. INTO RANCHO RIO DE LOS AMERICANOS)
SHORE CT.
WOODMERE RD.
LAKE FOREST WY.
BLUE RAVINE RD.
FOLSOM BLVD.
24
08
26
3.177±N.
27
4.389±N.
25
M/R
18.227±Ac.
28
4.066±N.
29
6.595±N.
33
3.19±N.
11
2.15±N.
10
2.49-N.
9
2.47±N.
8
2.08±N.
30
3.151±N.
31
2.362±N.
1
2.57±N.
2
9.90±N.
3
2.17±N.
4
1.28±N.
R.M. 150-19
R.M. 147-19
P.M. 80-29
P.M. 81-9
POR. 17

03

Assumptions

BUILDING PROFILE	
Project Name	91 Blue Ravine Road
Street Address	91 Blue Ravine Road
City	Folsom
State	CA
Property Type	Industrial
Rentable Square Feet	66,414 SF
Absorption Period	-
Projected Occupancy as of 6/1/26	100.00%

GLOBAL UNDERWRITING ASSUMPTIONS	
Commencement Date	September 1, 2026
Hold Period	10 Years
Growth Rates	
Operating Expenses	3.00%
Real Estate Taxes Growth [1]	2.00%
Market Rent	3.00%
CY 2027 + -	3.00%
General Vacancy Loss [2]	0.00%
Management Fee (% of EGR)	3.00%
Capital Reserves (CY 2026 Value)	$0.20 PSF

LEASING ASSUMPTIONS	
Market Leasing Type	$1.50 NNN
Retention Ratio	100.00%
Financial Terms	
2026 Monthly Market Rent	$1.50 PSF
Rent Adjustment	3.00% Annually
Lease Term	5 Years
Expense Recovery Type	NNN (0% GU)
Tenanting Costs	
Free Rent	
New	5.0 Month(s)
Renewal	2.0 Month(s)
Weighted Average	2.00 Month(s)
Tenant Improvements ($/NRSF)	
New	$30.00 PSF
Renewal	$10.00 PSF
Weighted Average	$10.00 PSF
Leasing Commissions [3]	
New	6.50%
Renewal	0.00%
Weighted Average	0.00%
Downtime	
New	0 Month(s)
Weighted Average	0 Month(s)

[1] Real Estate Taxes have been reassessed at the estimated purchase price based on a millage rate of 1.071700% with no special assessments.

[2] No General Vacancy Loss modeled in this analysis.

[3] Leasing Commissions are assumed to remain flat throughout the analysis.

Pricing Matrices

GUIDING METRICS							
$14.88 M Purchase Price	**$224 PSF** $/PSF	**$133 PSF** Contractual NOI	**$226 PSF** All-In Basis $PSF	**6.00%** Year 1 Cap Rate	**5.88%** Unleveraged IRR	**1.59x** Unleveraged Equity Multiple	**6.30%** Year 10 Return on Cost

PRICING MATRIX

Purchase Price [1]		All-In Basis		Capitalization Rates	10-Year Unleveraged		Return on Cost
	$/PSF [2]	Total Price	$/PSF [2]	Year 1 Yield	IRR	Equity Multiple	Year 10
$15,794,000	$238	$15,949,318	$240	5.50%	5.08%	1.50x	5.94%
$15,108,000	$227	$15,263,318	$230	5.75%	5.67%	1.56x	6.21%
$14,478,252	**$218**	**$14,633,570**	**$220**	**6.00%**	**6.25%**	**1.63x**	**6.47%**
$13,899,000	$209	$14,054,318	$212	6.25%	6.81%	1.70x	6.74%
$13,365,000	$201	$13,520,318	$204	6.50%	7.35%	1.77x	7.01%

PRICING MATRIX (AMORTIZATION INCLUSIVE)

Purchase Price [3]		All-In Basis		Capitalization Rates	10-Year Unleveraged		Return on Cost
	$/PSF [2]	Total Price	$/PSF [2]	Year 1 Yield	IRR	Equity Multiple	Year 10
$16,191,000	$244	$16,346,318	$246	5.37%	4.75%	1.46x	5.80%
$15,505,000	$233	$15,660,318	$236	5.60%	5.32%	1.52x	6.05%
$14,875,420	**$224**	**$15,030,738**	**$226**	**5.84%**	**5.88%**	**1.59x**	**6.30%**
$14,296,000	$215	$14,451,318	$218	6.08%	6.42%	1.65x	6.56%
$13,762,000	$207	$13,917,318	$210	6.31%	6.94%	1.72x	6.81%

Exit Cap	6.50%
Gross Residual PSF	$226

[1] All Purchase Prices reflect Real Estate Taxes reassessed at the target price of $14,478,000. Real Estate Taxes have not been reassessed at each Purchase Price on this schedule.

[2] Based on 66,414 Square Feet.

[3] The total purchase price is based on applying an 6.0% capitalization rate to Year-1 NOI, plus the present value of TIs/CapEx reimbursements. The sum of TI/CapEx Amortization payments from Agilent Technologies, Inc. is $480,173.85, discounted at 4.0% over 117 months to a present value of $397,168.

Property Overview

Property Overview	
Property	**91 Blue Ravine Road**
PSF	**66,414 SF**
Hold Period	**10 Years**
% Leased as of (Sep-26)	**100%**
In-Place NOI	$868,695
Year 1 NOI	$868,695
Mark-to-Market NOI	$1,195,452

Residual Value	
Hold Period	10 Years
Following Year's NOI	$975,777
Terminal Cap Rate	6.50%
Reversion Price	$15,011,947
Cost of Sale (2.00%)	$300,239
Net Proceeds from Sale	$14,711,708
Net Proceeds PSF	$221.52

10-Year Capital Costs		
Category	**Expense**	**PSF**
Tenant Improvements	$0	$0.00
Leasing Commissions	$0	$0.00
Capital Reserves	$155,318	$2.34
Total	**$155,318**	**$2.34**

Cash Flow Projections

Fiscal Year Ending - August 31		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Physical Occupancy		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Overall Economic Occupancy [1]		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Weighted Average Market Rent		$1.53	$1.58	$1.62	$1.67	$1.72	$1.77	$1.83	$1.88	$1.94	$2.00	$2.06
Weighted Average In Place Rent [2]		$1.09	$1.10	$1.11	$1.12	$1.13	$1.14	$1.16	$1.16	$1.18	$1.19	$1.22
Total Operating Expenses PSF Per Year		$8.17	$8.39	$8.61	$8.83	$9.06	$9.30	$9.54	$9.79	$10.05	$10.31	$10.59
Lease SF Expiring (Initial Term Only)		0	0	0	0	0	0	0	0	0	66,414	0
Lease SF Expiring (Cumulative %)		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%
	[3] **FY 2027 $/SF/YR**											
REVENUES												
Scheduled Base Rent												
Gross Potential Rent	$13.08	$868,695	$873,009	$885,949	$890,409	$903,790	$908,309	$921,866	$926,476	$940,304	$947,356	$975,777
Absorption & Turnover Vacancy	0.00	0	0	0	0	0	0	0	0	0	0	0
Free Rent	0.00	0	0	0	0	0	0	0	0	0	0	0
Total Scheduled Base Rent	13.08	868,695	873,009	885,949	890,409	903,790	908,309	921,866	926,476	940,304	947,356	975,777
Expense Recoveries	8.17	542,902	556,895	571,539	586,314	601,771	617,371	633,679	650,151	667,362	684,829	703,437
TOTAL GROSS REVENUE	21.25	1,411,597	1,429,904	1,457,488	1,476,724	1,505,562	1,525,680	1,555,545	1,576,627	1,607,665	1,632,185	1,679,213
General Vacancy Loss	0.00	0	0	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS REVENUE	21.25	1,411,597	1,429,904	1,457,488	1,476,724	1,505,562	1,525,680	1,555,545	1,576,627	1,607,665	1,632,185	1,679,213
OPERATING EXPENSES												
Landscaping	(0.87)	(57,843)	(59,578)	(61,366)	(63,207)	(65,103)	(67,056)	(69,068)	(71,140)	(73,274)	(75,472)	(77,736)
Repairs & Maintenance	(0.38)	(25,152)	(25,907)	(26,684)	(27,484)	(28,309)	(29,158)	(30,033)	(30,934)	(31,862)	(32,818)	(33,802)
Utilities	(3.31)	(219,499)	(226,084)	(232,866)	(239,852)	(247,048)	(254,459)	(262,093)	(269,956)	(278,055)	(286,396)	(294,988)
Management Fee	(0.64)	(42,348)	(42,897)	(43,725)	(44,302)	(45,167)	(45,770)	(46,666)	(47,299)	(48,230)	(48,966)	(50,376)
Insurance	(0.61)	(40,828)	(42,052)	(43,314)	(44,613)	(45,952)	(47,330)	(48,750)	(50,213)	(51,719)	(53,271)	(54,869)
Real Estate Taxes	(2.37)	(157,232)	(160,376)	(163,584)	(166,856)	(170,193)	(173,597)	(177,069)	(180,610)	(184,222)	(187,907)	(191,665)
TOTAL OPERATING EXPENSES	(8.17)	(542,902)	(556,895)	(571,539)	(586,314)	(601,771)	(617,371)	(633,679)	(650,151)	(667,362)	(684,829)	(703,437)

(continued on next page)

[1] This figure takes into account vacancy/credit loss, absorption vacancy, turnover vacancy, and rent abatements.
[2] This figure does not include any amount related to expense reimbursements. Only Scheduled Base Rent and Fixed/CPI Increases are included in this calculation, which is based on the weighted-average physical occupancy during each fiscal year.
[3] Based on 66,414 square feet.

Cash Flow Projections (continued)

Fiscal Year Ending - August 31		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
NET OPERATING INCOME	**$13.08**	**$868,695**	**$873,009**	**$885,949**	**$890,409**	**$903,790**	**$908,309**	**$921,866**	**$926,476**	**$940,304**	**$947,356**	**$975,777**
CAPITAL COSTS												
Tenant Improvements	0.00	0	0	0	0	0	0	0	0	0	0	0
Leasing Commissions	0.00	0	0	0	0	0	0	0	0	0	0	0
Capital Reserves	(0.20)	(13,548)	(13,955)	(14,374)	(14,805)	(15,249)	(15,706)	(16,178)	(16,663)	(17,163)	(17,678)	(18,208)
TOTAL CAPITAL COSTS	(0.20)	(13,548)	(13,955)	(14,374)	(14,805)	(15,249)	(15,706)	(16,178)	(16,663)	(17,163)	(17,678)	(18,208)
OPERATING CASH FLOW	**$12.88**	**$855,147**	**$859,054**	**$871,576**	**$875,605**	**$888,542**	**$892,603**	**$905,689**	**$909,813**	**$923,141**	**$929,678**	**$957,569**
ACQUISITION & RESIDUAL SALE												
Purchase Price	($14,478,252)	0	0	0	0	0	0	0	0	0	0	All Cash
Net Residual Value [4]	0	0	0	0	0	0	0	0	0	0	14,711,708	IRR
CASH FLOW BEFORE DEBT	**($14,478,252)**	**$855,147**	**$859,054**	**$871,576**	**$875,605**	**$888,542**	**$892,603**	**$905,689**	**$909,813**	**$923,141**	**$15,641,386**	**6.25%**
NOI Return		6.00%	6.03%	6.12%	6.15%	6.24%	6.27%	6.37%	6.40%	6.49%	6.54%	
NOI Metrics												
Annual % Change in NOI		-	0.50%	1.48%	0.50%	1.50%	0.50%	1.49%	0.50%	1.49%	0.75%	
Compound Annual Growth Rate (CAGR)		-	0.50%	0.99%	0.83%	1.00%	0.90%	1.00%	0.92%	1.00%	0.97%	
Return on Cost		5.99%	6.02%	6.10%	6.13%	6.21%	6.24%	6.32%	6.35%	6.43%	6.47%	
Untrended Return on Cost (@ Market)		8.25%	8.24%	8.23%	8.22%	8.22%	8.21%	8.20%	8.19%	8.18%	8.17%	
UNLEVERAGED Cash Return		5.91%	5.93%	6.02%	6.05%	6.14%	6.17%	6.26%	6.28%	6.38%	6.42%	
Rolling - All Cash IRR		N/M	2.09%	3.61%	4.60%	5.02%	5.44%	5.63%	5.87%	5.99%	6.25%	

[4] Net Residual Value is calculated by dividing Year 11 NOI by the Residual Cap Rate of 6.50% and applying a 2.00% Cost of Sale, with a resulting Net Residual Value of $222 PSF.

Rent Roll

				Lease Term		Rental Rates						Free Rent					Market
			% of											Recovery	Tenant	Leasing	Assumption /
Suite	Tenant Name	Sq. Ft.	Property	Begin	End	Begin	Monthly	PSF	Annually	PSF		Date	% Free	Type	Improvements	Commissions	Market Rent
100	Agilent Technologies, Inc.	66,414	100.00%	Jun-2026	May-2036	Current	$72,391	$1.09	$868,695	$13.08	-			NNN (0% GU)	-	-	Option
						Jun-2028	$73,829	$1.11	$885,949	$13.34	1.99%				-	-	$1.50 NNN
						Jun-2030	$75,316	$1.13	$903,790	$13.61	2.01%					-	
						Jun-2032	$76,822	$1.16	$921,866	$13.88	2.00%						
						Jun-2034	$78,359	$1.18	$940,304	$14.16	2.00%						

Notes: Tenant is assumed to remain for an additional five (5)-year term commencing at lease expiration (5/31/2036), with starting rent at 103% of prior rent and 3.0% annual increases thereafter. Tenant reimburses $4,105.05/month in CAPEX amortization over the remaining term. Management fees are capped at 3.0% of total rents (not hit not modeled).

100	Agilent Technologies, Inc.	66,414	100.00%	Jun-2036	May-2041	FUTURE	$80,709	$1.22	$968,513	$14.58	-			NNN (0% GU)	-	-	Renew
				ASSUMED		Jun-2037	$83,131	$1.25	$997,568	$15.02	3.00%				-	-	$1.50 NNN
	(Option 1)					Jun-2038	$85,625	$1.29	$1,027,495	$15.47	3.00%					-	
						Jun-2039	$88,193	$1.33	$1,058,320	$15.94	3.00%						
						Jun-2040	$90,839	$1.37	$1,090,070	$16.41	3.00%						

Tenant is assumed to remain in place for an additional five (5)-year term beginning at lease expiration (5/31/2036), with starting rent at 103% of prior rent and 3.0% annual increases thereafter (modeled).

TOTALS / AVERAGES	**66,414**		**$72,391**	**$1.09**	**$868,695**	**$13.08**

OCCUPIED SqFt	**66,414**	**100.0%**
VACANT SqFt	**0**	**0.0%**
TOTAL SqFt	**66,414**	**100.0%**

Click here to download full Financial Analysis (PDF)

You are solely responsible for independently verifying the information in this confidential memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

04

Agilent Technologies

Tenant:	Agilent Technologies, Inc.
Tenant Profile:	Per Dunn & Bradstreet Agilent Technologies is a global leader in life sciences, diagnostics, and applied markets, providing application focused solutions that include instruments, software, services, and consumables for the entire laboratory workflow. The company supplies a slew of analytical and measurement instruments, including gas and liquid chromatographs, mass spectrometers, spectroscopy, vacuum technologies, cell analysis, sample preparation products, and labeling systems, among others. Additionally, the company also provides active pharmaceutical ingredients (APIs) for oligo-based therapeutics, along with reagents, instruments, software, and consumables that enable customers in the clinical and life sciences research areas to analyze samples at the cellular and molecular level. The Company maintains a significant global footprint and operates across the Americas, Europe and Asia-Pacific with over 18,000 employees worldwide. The company was incorporated in 1999 and, per its website, supports more than 285,000 laboratories across 110 countries, thus advancing scientific discovery and innovation on a global scale.
Website:	https://www.agilent.com/en
Credit Rating:	BBB+ per both S & P Ratings and Fitch Ratings
Leased Area:	±66,414 square feet in the Subject building and ±53,000 square feet next door at 101 Blue Ravine Road

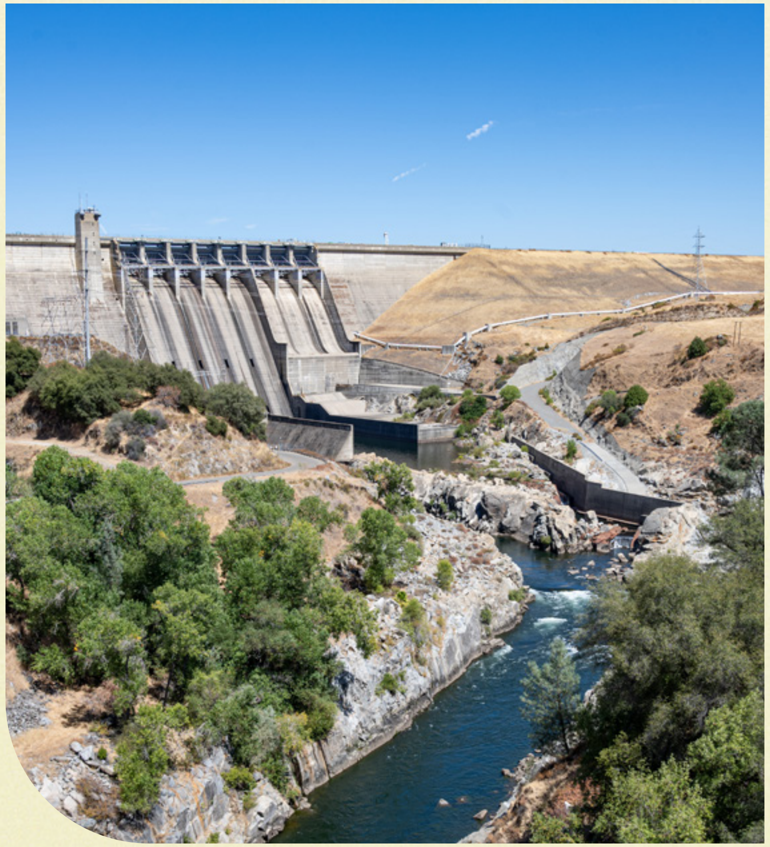
05

FOLSOM

The Folsom submarket is one of the Sacramento region's most affluent and desirable communities, defined by exceptional demographics, a robust employment base, and a highly amenitized environment.

Located twenty miles east of Sacramento, Folsom offers a high quality of life supported by top ranked public schools, extensive parks and recreation assets, and immediate access to major retail destinations such as Palladio, Folsom Gateway, and the Folsom Premium Outlets, along with a wide range of grocery and convenience retailers.

The city's population of approximately 92,500 residents enjoys a median household income that is the most affluent in Sacramento County, with homeownership rates near 69% and low unemployment. Its economic foundation is anchored by major employers including Intel, the California State Prison system, Folsom Cordova Unified School District, Mercy Hospital, California ISO, and Micron Technology, contributing to more than 42,000 jobs across 3,626 businesses.



FOLSOM (continued)

Folsom also benefits from a highly educated and diverse population and a strong outdoor lifestyle offering through 48 developed parks, extensive trail networks, and direct access to Folsom Lake and the American River Parkway.

Together, these factors create a stable, demand rich environment that supports continued residential, commercial, and mixed use growth, positioning the Folsom submarket as a premier destination within the greater Sacramento region.

Focusing specifically on the Lake Forest Tech Center of which the Subject is a part, the business park contains a total of 22 buildings totaling approximately 1,123,895 sq. ft. of improvements of which ±29,053 sq. ft., or ±2.6%, are vacant. The business park provides its occupants with not only a beautiful and nature-centric work location but is also proximate to a variety of high-quality residential options, area freeways as well as excellent public transportation options.

Sale Comps








	SUBJECT 91 Blue Ravine Rd. Folsom	1 1710 Prairie City Rd. Folsom	2 104 Woodmere Rd. Folsom	3 21 Natoma St. Folsom	4 80 Iron Point Cir. Folsom	5 107 Woodmere Rd. Folsom	6 1743 Creekside Dr. Folsom	7 910 Glenn Dr. Folsom
Date Sold	***TBD***	Dec. 31, 2025	May 15, 2025	May 1, 2025	Apr. 1, 2025	Feb. 21, 2025	Oct. 31, 2024	May 31, 2024
Sale Type	***TBD***	Owner User	Owner User	Investment	Investment	Investment	Investment	Owner User
Purchaser	***TBD***	CareDesk Sacramento	Muslim Community of Folsom Inc. Folsom	Powerhouse Minstries Folsom	Market Street Healthcare Properties Newport Beach	Kader Investments Laguna Niguel	Shak Properties LLC Mountain View	Icon General Contractors Rancho Cordova
Tenant(s)	***Agilent Technologies***	Folsom Hindu Temple and Cultural Center; Juvo Autism + Behavioral Health; others	None	Folsom Wellness Center; Thomas & Associates CPAs; The Daily Crave; others	Benefit and Risk Mgmt Svcs; Visionary Integration Professionals; Harbor HR; Jimboy's Tacos Corp.	Stellant Systems	Folsom Orthopaedics; Hanger Clinic; Edgewood Partners Insurance	None
Year Built/ Renovated	***1984 / 2015***	2006	1984 / 2000	2005	2000	1984	2007	2007
Occupancy	***100%***	100%	Vacant	100%	62%	100%	100%	Vacant
Price	***$14,875,000***	$4,256,700	$13,000,000	$2,312,500	$12,800,000	$13,500,000	$7,500,000	$2,010,728
Property Size	***66,414 SF***	14,189 SF	84,756 SF	8,418 SF	64,080 SF	57,496 SF	20,086 SF	8,958 SF
Cap Rate	***6.0%***	Unknown	N/A	4.66%	Unknown	7.08%	7.0%	N/A
Price/SF	***$224.00***	$300.00	$153.38	$274.71	$199.75	$234.80	$373.39	$224.46

Demographics

		1 mile		3 miles		5 miles	
Population	2025 Population - Current Year Estimate	6,163		68,765		173,169	
	2030 Population - Five Year Projection	6,442		69,994		177,498	
	2020 Population - Census	5,610		73,522		164,334	
	2010 Population - Census	4,573		68,931		152,437	
	2020-2025 Annual Population Growth Rate	1.81%		-1.27%		1.00%	
	2025-2030 Annual Population Growth Rate	0.89%		0.35%		0.50%	
Households	2025 Households - Current Year Estimate	2,238		27,409		65,184	
	2030 Households - Five Year Projection	2,324		27,821		66,645	
	2020 Households - Census	2,107		27,218		62,164	
	2010 Households - Census	1,734		24,946		57,041	
	2020-2025 Compound Annual Household Growth Rate	1.16%		0.13%		0.91%	
	2025-2030 Annual Household Growth Rate	0.76%		0.30%		0.44%	
	2025 Average Household Size	2.75		2.48		2.54	
Household Income	2025 Average Household Income	$169,200		$146,441		$159,855	
	2030 Average Household Income	$181,433		$159,554		$174,872	
	2025 Median Household Income	$141,098		$112,258		$123,627	
	2030 Median Household Income	$153,770		$124,186		$141,496	
	2025 Per Capita Income	$62,958		$58,715		$60,659	
	2030 Per Capita Income	$67,188		$63,805		$66,132	
Housing Units	2025 Housing Units	2,373		28,580		68,209	
	2025 Vacant Housing Units	135	5.7%	1,171	4.1%	3,025	4.4%
	2025 Occupied Housing Units	2,238	94.3%	27,409	95.9%	65,184	95.6%
	2025 Owner Occupied Housing Units	1,429	60.2%	16,504	57.7%	45,042	66.0%
	2025 Renter Occupied Housing Units	809	34.1%	10,905	38.2%	20,142	29.5%
Education	2025 Population 25 and Over	4,304		49,724		126,190	
	HS and Associates Degrees	1,863	43.3%	22,585	45.4%	57,361	45.5%
	Bachelor’s Degree or Higher	2,410	56.0%	25,221	50.7%	62,090	49.2%
Place of Work	2025 Businesses	753		3,685		7,149	
	2025 Employees	7,469		35,061		62,500	

Click here to download full Demographic Analytic Report(PDF)

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CMPM OM_91_Blue_Ravine_Rd 07/31/26

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