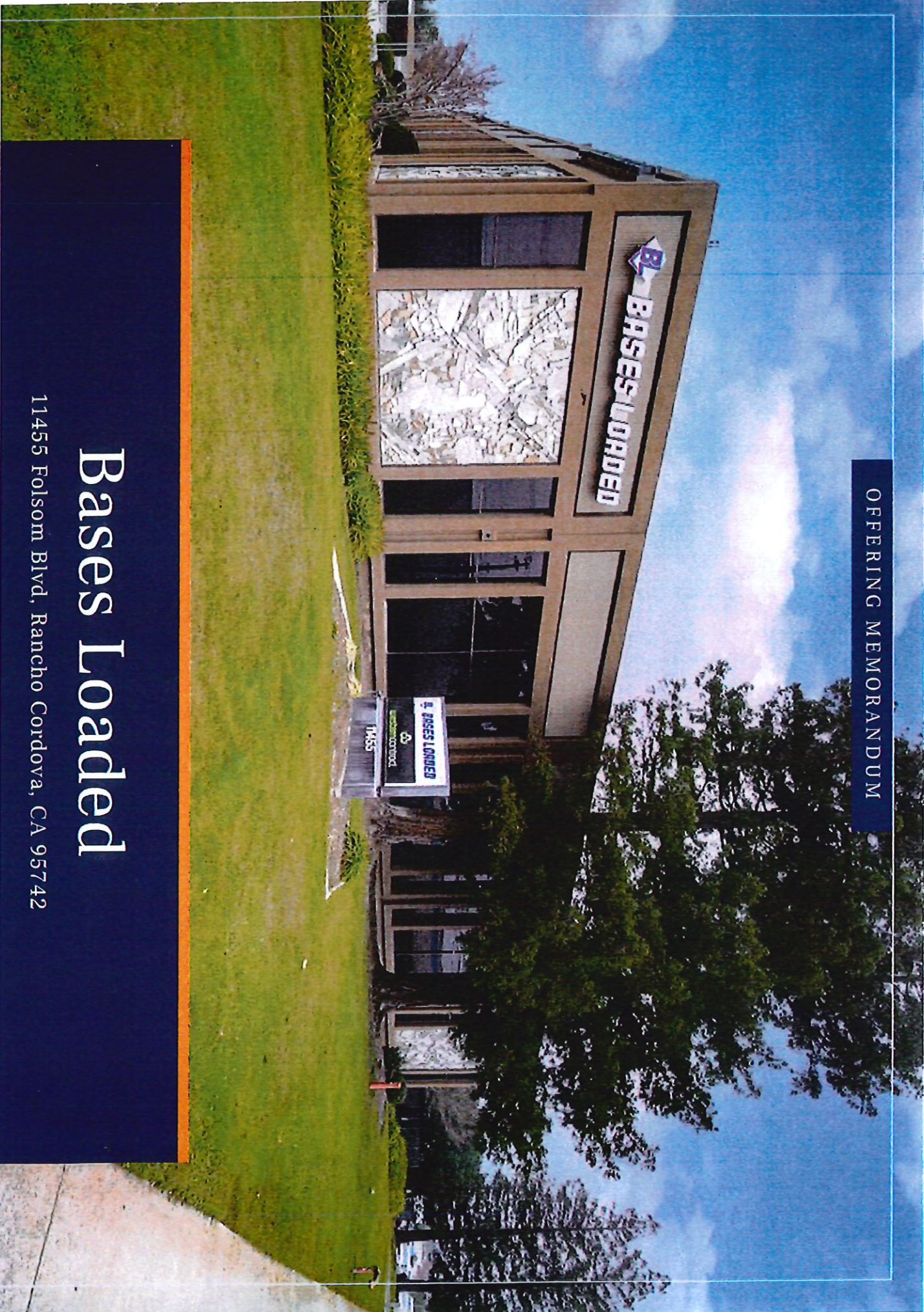
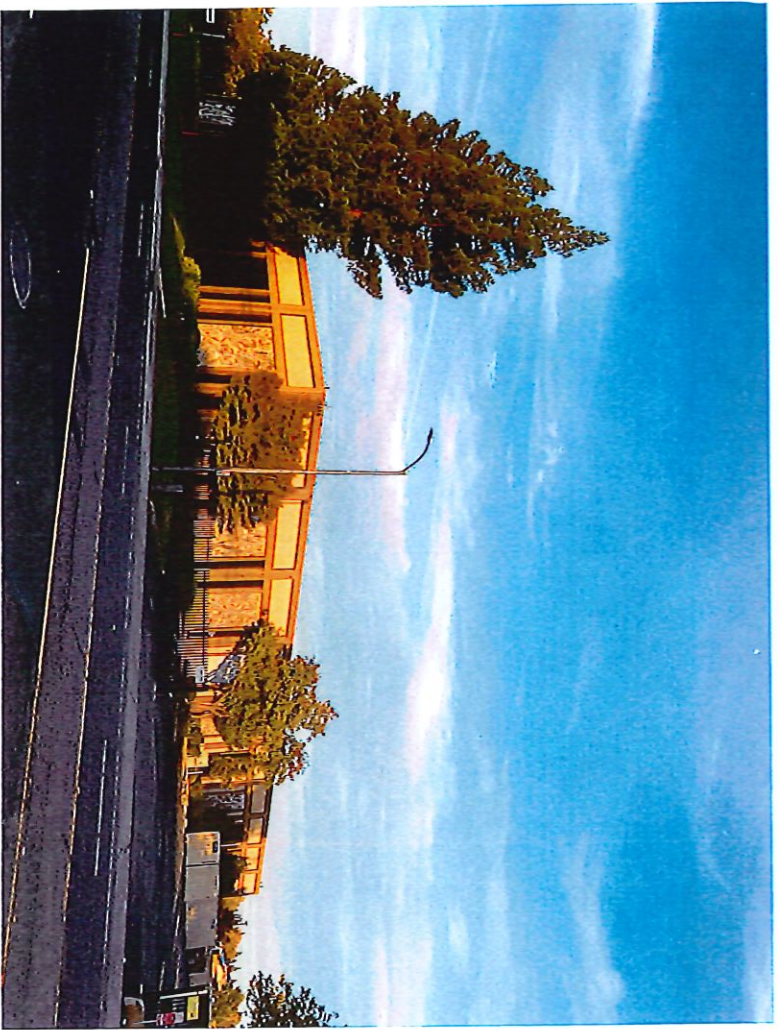


OFFERING MEMORANDUM



# Bases Loaded

11455 Folsom Blvd, Rancho Cordova, CA 95742



Offering Summary

Listing Price  
\$7,801,000

Cap Rate  
5.76%

Price sq. ft.  
\$270.87

Financial

Listing Price \$7,801,000  
Year 1 Net operating Income \$ 448,908  
Cap Rate 5.76%  
Price sq. ft. \$270.87

Property

Square Feet 28,800 sq. ft.  
Lot Size 2.54 acres (110,642 sq. ft.)  
Year Built/Renovated 1985/2015  
County Name Sacramento  
Zoning M1 (Rancho Cordova)

## Property Details & Highlights

Re/Max Executive represents the property with Bases Loaded, a single tenant Absolute Net leased flex building in Rancho Cordova, CA (Sacramento MSA). The property consists of open single-story showroom/office Building totaling 28,800 sq. ft., located in an irreplaceable location with visibility along Highway 50.

The current occupant, Bases Loaded lease term is an Absolute Net lease With two five-year options to renew. The lease rate results in a very Conservative rent-to-sales ratio of below four percent on the company's Revenue. Bases Loaded has become well-known as one of the largest baseball and Softball equipment and supply retailers in the United States. The company has been listed among one of the fastest growing businesses in the nation by INC Magazine.

The building was extensively renovated by Bases Loaded in 2015 with a conversion Of the interior space into a high-end showroom and offices for the company. The buildings improvements, irreplaceable location and signage along Highway 50, as well the proven strength of the tenant and its commitment to this Location provide as attractive passive income investment opportunity.

### Investment Highlights

- In-Place Cap Rate 5.76% with rental increases
- Passive Net-leased investment with no management responsibility
- Freeway Frontage on Highway 50 and close proximity to downtown Sacramento
- Financially strong tenant with rent to sales ratio below 4.0%
- Five years remaining with two five year options to renew



## Bases Loaded

# **BASES LOADED** THE BASEBALL AND SOFTBALL SUPERSTORE

### ENANT HIGHLIGHTS

- One of the largest retailers in the County that is solely focused on Baseball & Softball.
  - Ranked one of the fastest growing businesses in the U.S. by INC Magazine and The Business Journal year over year.
  - Top 10 supplier in the nation for all the major manufacturers meaning they offer lowest prices and largest selection.
- Bases Loaded has been listed in the INC 5000 Fastest Growing Companies in the U.S. for 5 years in a row.



### Tenant Overview

Company	Bases Loaded (Founded 1997)
Total Revenue	\$17,500,000 in 2025
Headquarters	Rancho Cordova
Website	<a href="https://basesloaded.com">https://basesloaded.com</a>
Lease Rate	\$1.30 per sq. ft. per month
Rent to Sales Ratio	Approx. 4.0%
Lease Term	Five years remaining
Renewal Options	2, five year options
Lease Type	Absolute Net
	Rent increases

## Bases Loaded Rent Schedule

Lessee shall pay monthly Base Rent to Lessor according to the rent schedule listed below:

April 1, 2022 to March 31, 2023:	\$34,560
April 1, 2023 to March 31, 2024:	\$35,251
April 1, 2024 to March 31, 2025:	\$35,956
April 1, 2025 to March 31, 2026:	\$36,675
April 1, 2026 to March 31, 2027:	\$37,409
April 1, 2027 to March 31, 2028:	\$38,157
April 1, 2028 to March 31, 2029:	\$38,920
April 1, 2029 to March 31, 2030:	\$39,309
April 1, 2030 to March 31, 2031:	\$39,309

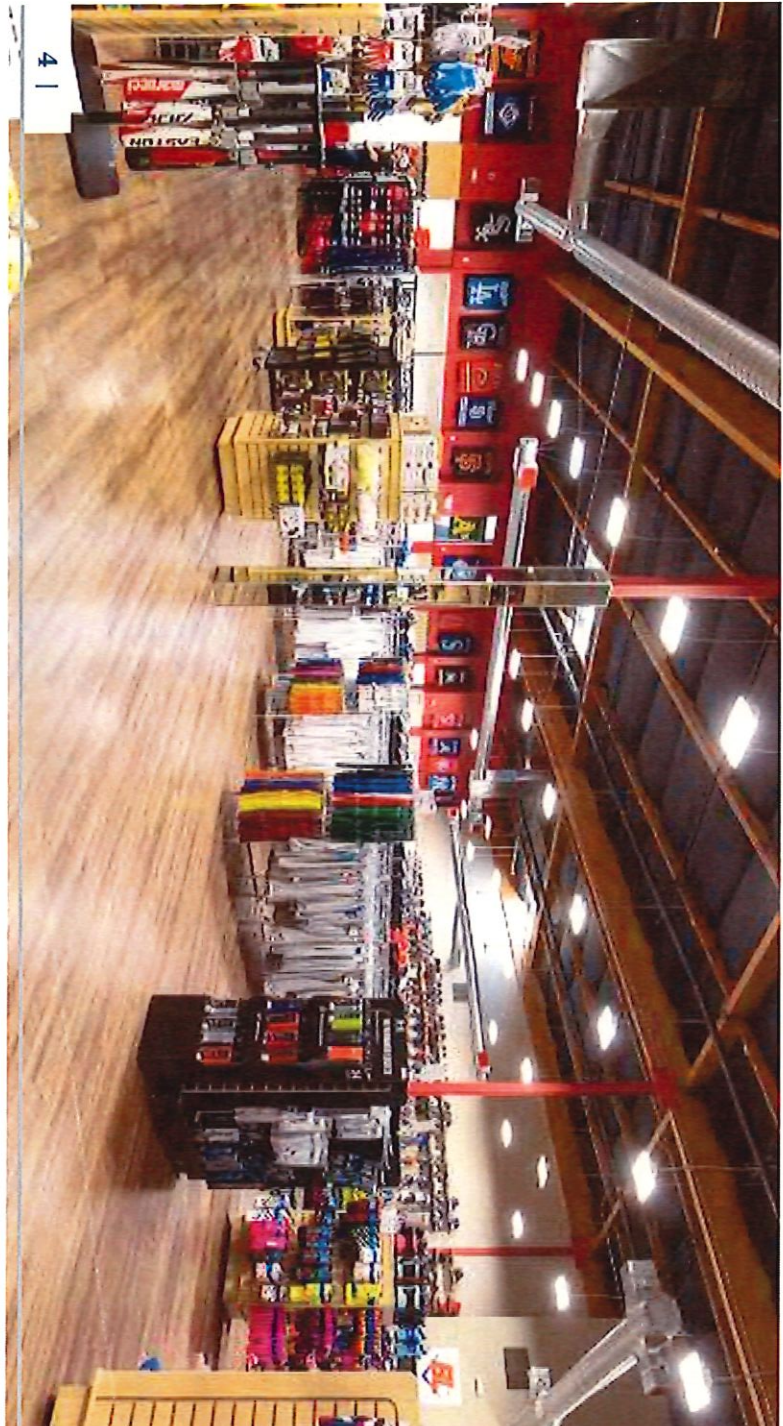
52. Provided Lessee is not in default of its lease Lessee shall have two (2) renewal options to extend its lease by five (5) additional years per option by delivering to Lessor a written notice at least 60-days prior to the expiration of its then current lease term. The Base Rent during such option shall increase 2.0% per year over the prior year's Base Rent.

53. It is the intent of the Lessor and Lessee that this lease is a NNN lease with Lessee responsible for all necessary building operating expenses. Lessee shall be solely responsible for maintaining the roof, HVAC units, parking lot, interior improvements, and pay all utilities and service contract vendors required to maintain the Premises.

54. Lessee shall have the option to sublease its space provided however: 1). Lessee shall be solely responsible for the actions of its subtenants and shall assure its subtenants comply with all of Lessee's obligations under this lease, and 2). Lessee shall continue to be responsible for its lease obligations (including rent payments) to Lessor for the entire Premises throughout the lease term.

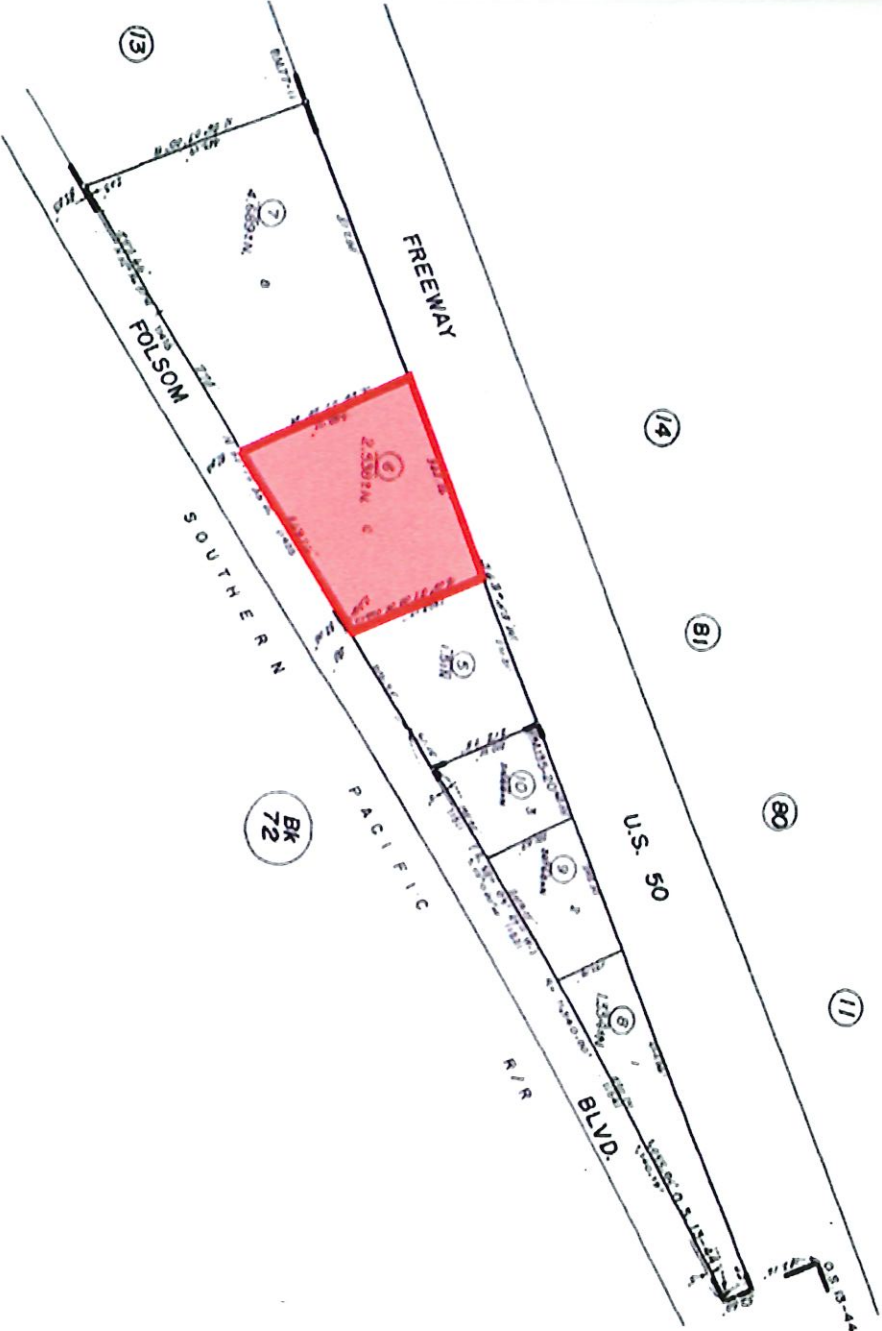


Average Daily Traffic: 117,000+



**Bases Loaded // PLAT MAP**

**POR. SEC. 19, T9N, R7E, M.D.B. & M.**  
(PROD. INTO RANCHO RIO DE LOS AMERICANOS)



69-12

REV - 5 1981

For Natamas Co. Property, O.S. Bk 13, Pg. 4 (10-9-58)

Assessor's Map Bk. 69, Pg. 12  
County of Sacramento, Calif.

# 6X honor for Bases Loaded being listed in the Inc. 5000 Fastest Growing Companies in the U.S. for 2023

Posted by Colton Wells Social Media & Marketing Manager Bases Loaded 1-866-983-0633  
colton@ebasesloaded.com on 14th Sep 2023

Rancho Cordova, CA, August 29, 2023 – Bases Loaded, an omnichannel retailer of baseball and softball apparel and equipment across in-store, online, and marketplace sales channels, is marking another extraordinary milestone. Achieving a perfect 6 for 6 in a game might be unheard of in sports, but accomplishing 6 years as one of the fastest growing enterprises in the US is truly unprecedented. Bases Loaded proudly declares that it has secured the #4595 spot in Inc. Magazine's annual Inc. 5000 Fastest Growing Companies for 2023. This marks the 6X that Bases Loaded has been honored with inclusion in this esteemed ranking, a feat of remarkable rarity. The Inc. 5000 list stands as the most comprehensive and authoritative catalog of the nation's fastest growing privately-owned companies.

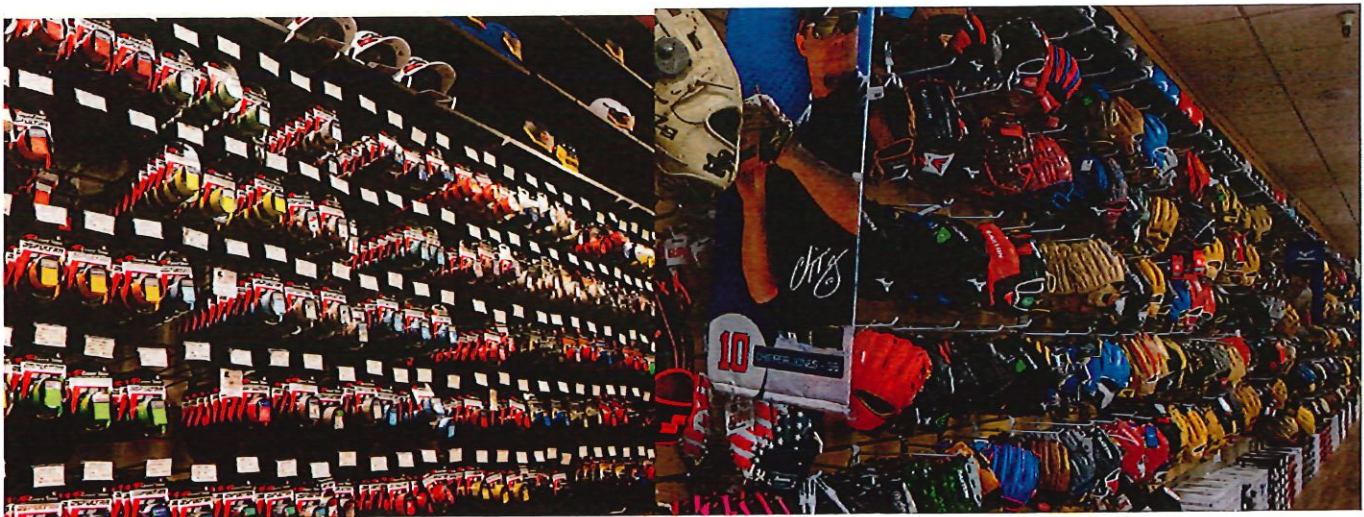
Bases Loaded President, Shawna Wells, expressed, "Our commitment to sustainable and profitable growth, centering around our employees, customers, and invaluable partnerships, has been the bedrock of our success. We're thrilled to share this prestigious recognition with all those who have contributed to it. Bases Loaded maintains an extensive in-stock collection of baseball and softball apparel and equipment, solidifying our position as a leading authority in the field. We extend our special appreciation to our dedicated staff, tirelessly devoted to delivering exceptional service to our steadfast patrons and enthusiasts."



**In addition to our retail location we offer:**

**Free Curbside Pickup on all orders**

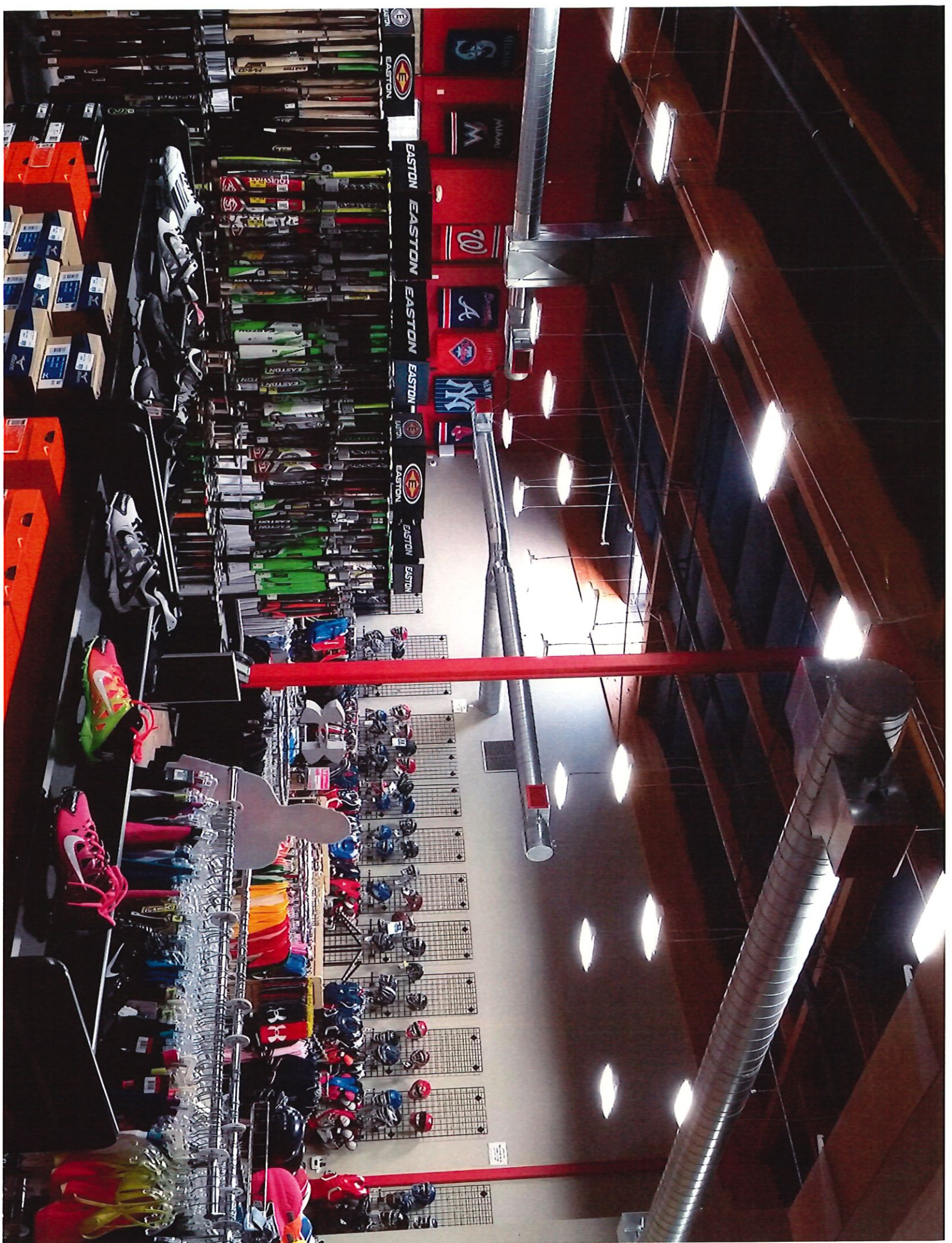
**Free 1-2 Day delivery in CA on orders over \$60**











**Bases Loaded**  
The Official Baseball Equipment Store

**YOUR GLOVE  
YOUR WAY**



**MORE  
CUSTOM**

**\$149**

Slide to Open

**RESISTANCE BANDS**

