

OFFERING MEMORANDUM

VICTORY MINE CENTER

Single-Tenant Leased Investment
\$5,950,000, 5.67% Cap Rate



768 PLEASANT VALLEY RD, DIAMOND SPRINGS, CA

km Kidder
Mathews

OFFERING AND DISCLAIMER

The information contained herein is intended to provide a summary of selected aspects of the Property and is not intended to be comprehensive or to contain all information that a prospective purchaser may require. Although the information has been obtained from sources believed to be reliable, neither the Owner nor Broker has independently verified its accuracy or completeness and neither makes any representation or warranty, express or implied, regarding its accuracy, completeness, or suitability for any purpose.

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Seller expressly disclaims any obligation to make repairs, improvements, or modifications to the Property and shall have no liability for any inaccuracies or omissions relating to the Property. No oral statements, marketing materials, or "to the best of Seller's knowledge" representations shall create any warranty or obligation unless expressly set forth in the definitive purchase and sale agreement. Seller shall have no obligations or liabilities that survive the closing except as expressly provided in such agreement.

OFFERING PROCESS

Offers should be delivered to the office of the Exclusive Listing Broker, Kidder Mathews, or by contacting:

TOM CONWELL
916.751.3626
tom.conwell@kidder.com
LIC N° 01394155

TO FACILITATE ANALYSIS OF OFFERS, PROSPECTIVE BUYERS ARE ENCOURAGED TO PROVIDE INFORMATION RELATIVE TO:

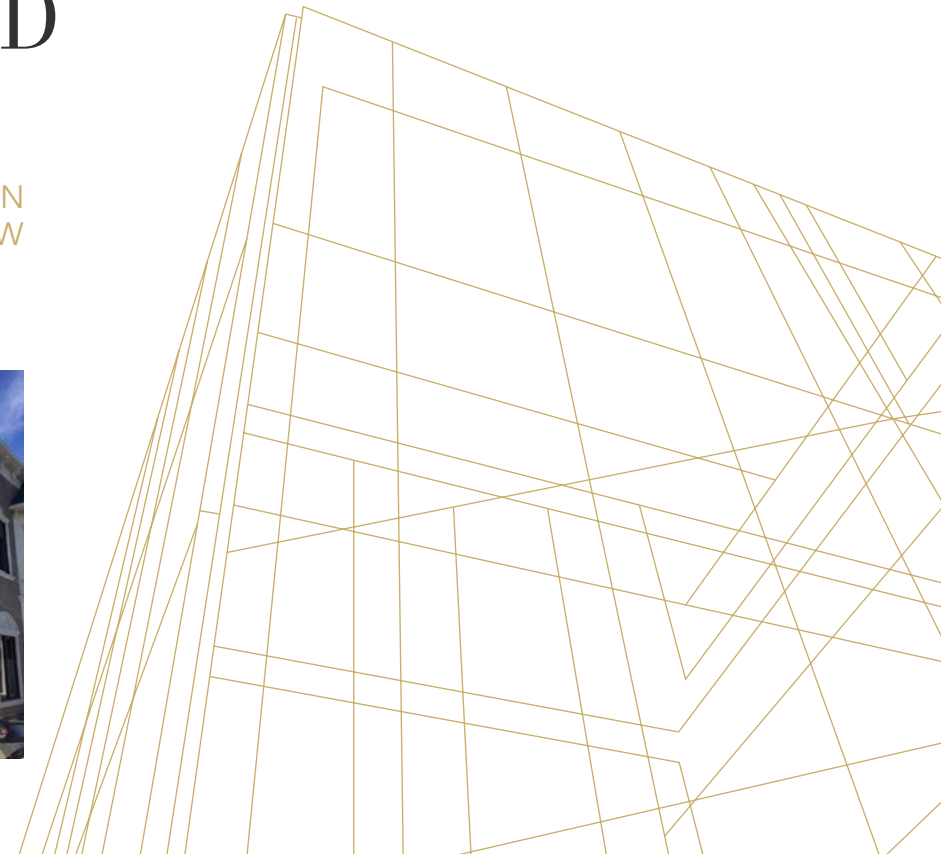
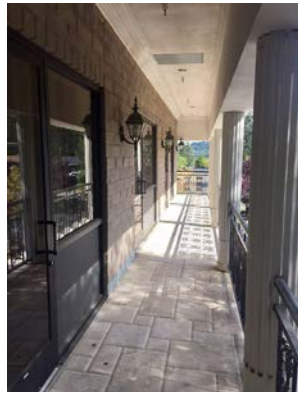
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768 PLEASANT VALLEY RD

EXECUTIVE
SUMMARY

FINANCIAL
ANALYSIS

LOCATION
OVERVIEW



*Exclusively
Listed by*

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KIDDER.COM

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Mathews**

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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

PREMIER OFFERING IN THE HEART OF EL DORADO COUNTY

Kidder Mathews is pleased to present for sale, a multi-tenant leased investment located in Diamond Springs, CA.

Victory Mine Center is a two-story, 17,405-square-foot office building constructed in 1997. Situated on two parcels totaling 1.7 acres, the property offers a well-maintained, freestanding investment opportunity with stable, long-term income.

The building is 100% leased to

the County of El Dorado's Health and Human Services Department, which has occupied the property continuously since its completion in 1997. With a long-standing government tenant and full occupancy, Victory Mine Center presents investors with a secure, income-producing asset in a well-positioned location.

\$5.95M

OFFERING PRICE

±17,405*

RENTABLE SF

Footprint of building is ±18,200 SF

5.67%

CAP RATE



OFFERING PRICE	\$5,950,000
PRICE/SF	\$326
ADDRESS	768 Pleasant Valley Road, Diamond Springs, CA
PROPERTY TYPE	Office Building
BUILDING SF	±17,405
PARCEL #	097-020-047-000, 097-020-048-000
ZONING	CM (Commercial, Main Street)
TENANT	County of El Dorado (Health & Human Services)
TERM	±8 year term through May 2034 with 4% annual increases
LEASE TYPE	Modified Gross
CAP RATE	5.67%

BUILDING INFORMATION



Construction

Roof Flat (built-up)

Structure Block

Exterior Block/Stucco

Foundation Concrete Slab on Grade



Mechanical

Heat Central

Air Central



Utilities

Water El Dorado Irrigation District

Sewer El Dorado Irrigation District

Electricity PG&E

Garbage El Dorado Disposal



INVESTMENT HIGHLIGHTS

5.67% cap rate (\$5,950,000)

Single-tenant leased investment (County of El Dorado)

1997 construction

Over 8 years left in term with options

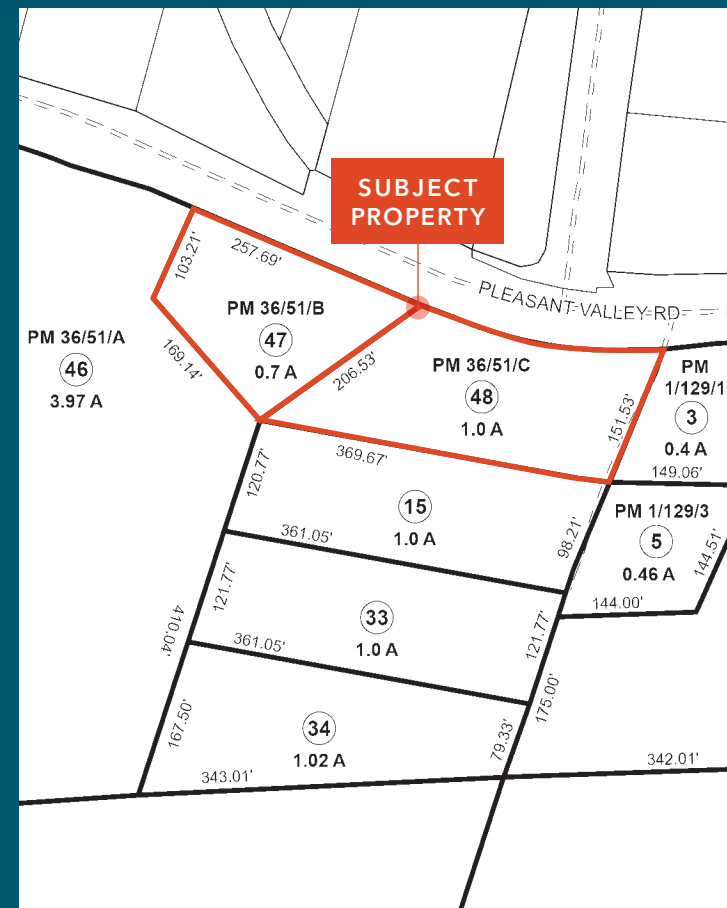
Two parcels totaling ±1.7 Acres

Close proximity to Highway 50 and public transportation

106 parking space (5/1000)



PARCEL MAP



LOCATION SUMMARY

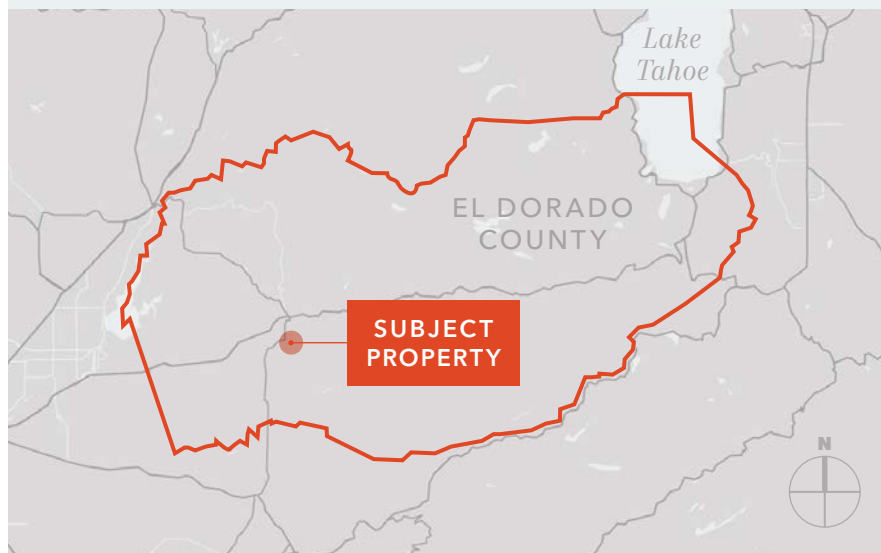
El Dorado County, California, occupies a distinctive position in the Sierra Nevada foothills and mountains, stretching from the eastern edge of the Sacramento metropolitan region to the crest of the Sierra Nevada at the Nevada state line.

Covering approximately 1,800 square miles, the county encompasses a remarkable transition in elevation, climate, vegetation, and land use, making it one of California's most geographically diverse counties.

The county's western foothills are characterized by rolling terrain, oak woodlands, grasslands, and expanding residential communities that benefit from relatively easy access to Sacramento. These lower elevations support agriculture, vineyards, ranching, and rural residential development, reflecting the county's historical roots in the California Gold Rush while accommodating continued population growth.

Transportation corridors play a significant role in shaping the county's geography. U.S. Highway 50 serves as the primary east-west route, connecting Sacramento to South Lake Tahoe and Nevada while providing access through the Sierra Nevada. Communities are largely concentrated along this corridor and within the western foothill region, where infrastructure and services are most accessible.

El Dorado County's location is defined by its unique position between California's Central Valley and the Sierra Nevada, offering a blend of rural communities, historic Gold Country landscapes, mountain recreation, and nationally significant natural resources. Its diverse topography, strategic transportation connections, and proximity to both Sacramento and Lake Tahoe make it an important economic, recreational, and environmental region within Northern California.



FINANCIAL ANALYSIS

INVESTMENT INFORMATION

PRICE	\$5,950,000
RENTABLE SF	17,405
CAP RATE	5.67%

RENT ROLL

Date	Tenant	SF	Monthly Rent	\$/SF	Lease Type	Expires	Options
1/1/26 - 5/31/26	County of El Dorado	17,405	\$34,297	\$1.97	Mod Gross	May 2034	2-5 Year
6/1/26 - 12/31/26*	(Rent Increase)		\$35,669	\$2.05			

* Annual rental increases of 4% on June 1st each year



FINANCIAL ANALYSIS

INCOME

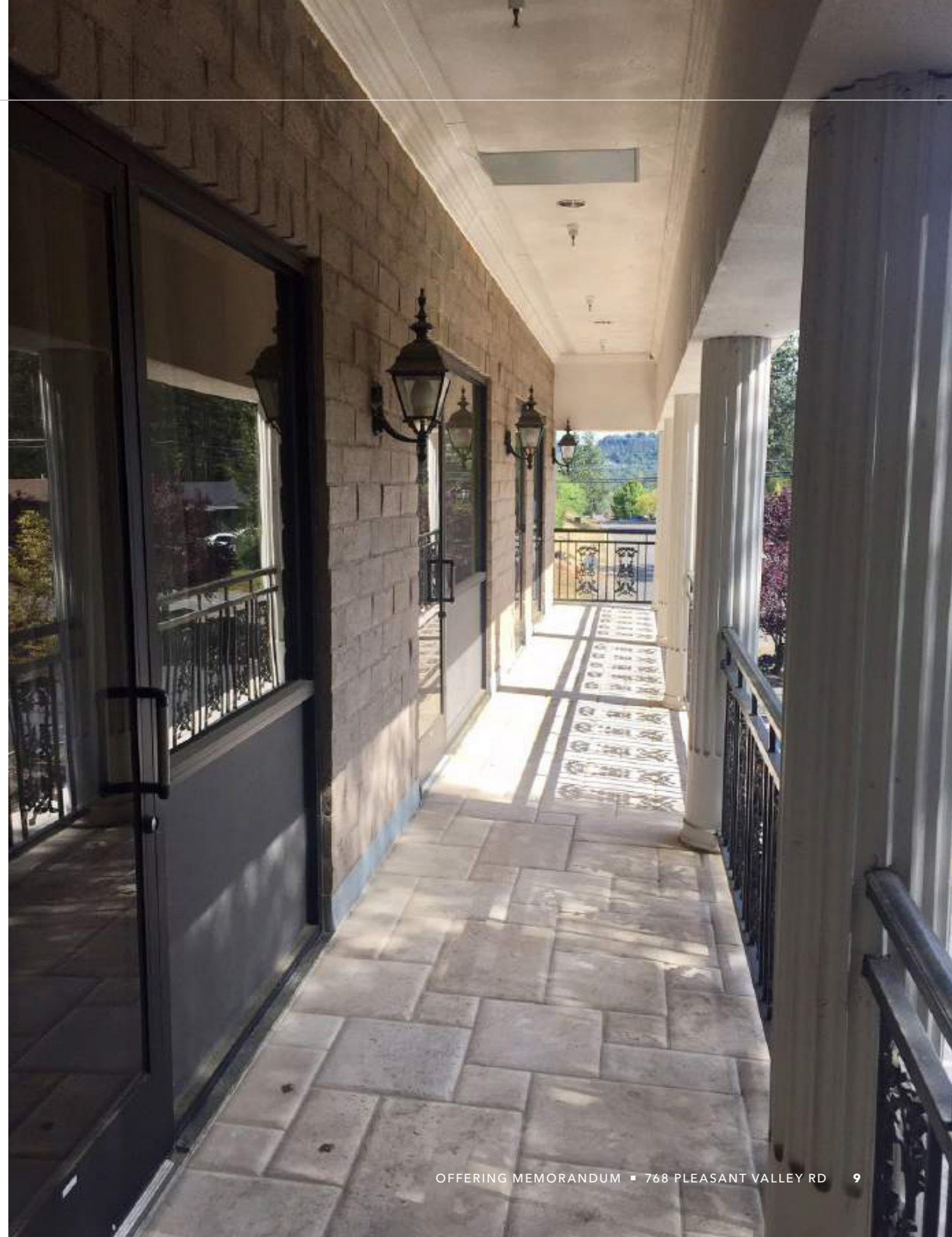
GROSS SCHEDULED INCOME (ANNUALLY)	\$421,168
LESS VACANCY (FULLY LEASED)	0
EFFECTIVE GROSS INCOME	\$421,168

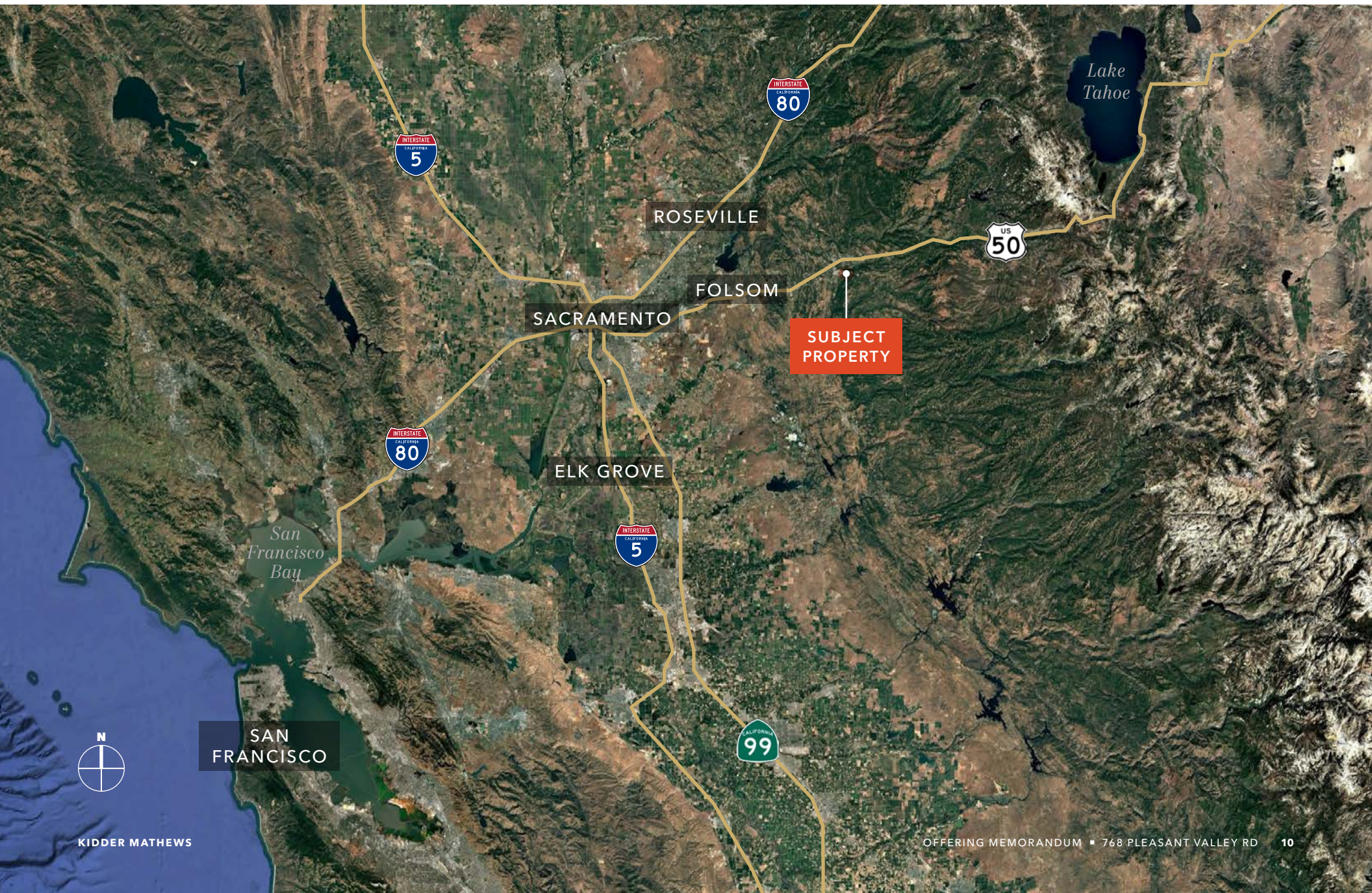
EXPENSES

PROPERTY TAX*	\$64,260
INSURANCE	\$7,500
UTILITIES	\$5,900
MAINTENANCE/REPAIRS/LANDSCAPE	\$6,000
TOTAL EXPENSES	\$83,660

NET OPERATING INCOME	\$337,508
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*BASED ON \$5,950,000 PURCHASE PRICE







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