

11248 Old Mill Lane, Jackson Ca 95642

STARBUCKS-ANCHORED PRIME 4 UNIT RETAIL BUILDING



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EMPLOYEES!**

PLEASE CONSULT YOUR WST PROPERTIES INC AGENT FOR MORE DETAILS.

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CEO / BROKER

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DRE LICENSE #: 02017889

INVESTMENT OVERVIEW

Price: \$2,395,000
Pro-Forma-NOI: \$180,684.96
Square-Footage: 5556
Price Per SF: \$431.07
Lot Size: 33,541 Sqft
Year Built: 2006
Market: Jackson CA

Rent Roll / Income

NNN Expenses Reimbursements

Unit #	SQFT	RENT
STARBUCKS	1803	\$7,257.08
VERIZON	1500	\$3,000.00
LITTLE CEASERS	1400	\$2,800.00
VACANT / VALUE ADD	900	\$2,000.00
Monthly Rental Income		\$15,057.08
PRO-FORMA NOI		\$180,684.96

Description	Current(T-12 Expenses)
Property Taxes	\$16,203.00
Insurance	\$3,985.00
Ace Waste Services Inc	\$29,266.00
Amador Water Agency	\$30,762.00
Landscaping	\$4,140.00
Misc Expenses	\$5,000.00
Estimated Expenses	\$89,356.00

Footnotes:

- (1) (a) Tenant's responsibility for property tax increases due to sale is limited to once every five years, per sec. 10.4 of the lease. This will be the second such sale (b) 6% annual cap on CAM increases excluding property taxes and insurance. Tenant to reimburse its share of outside Management expense actually incurred not to exceed 10% of operating expenses. (sec. 12.5). (2) Effective with Tenant's next option to extend 10/1/23 rent increases annually per the schedule in the original lease.
- (3) All leases are NNN. Little Caesars Owner is Paying Rent and Partial Cam Charges due to market slowdown. Full NNN charges to continue in 2026.

PROPERTY PICTURES



