

OFFERING MEMORANDUM

7111 S. Watt Ave.,
Sacramento, CA 95829



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DISCLOSURE

The Offering Memorandum information is strictly confidential. It is intended to be received from Property Alliance and shall not be reviewed or distributed without the prior written consent of Property Alliance.

The Offering Memorandum has been prepared to provide a summary and all information is subject to the review and verification of prospective purchasers. Prospective purchasers shall not substitute the information provided in this Offering Memorandum for a thorough due diligence investigation and inspection.

Property Alliance does not makes any warranty or representation with respect to income and expense information of the property, future financial performance and projections of the property, the size and square footage of each unit, the building, lot, improvements, physical condition, any presence of contaminating substances, PCB's and/or asbestos; the Federal and State regulations, and any future plans for the usage on the property.

The information provided has been obtained from sources believed to be reliable.

All prospective Buyers must take it upon themselves to verify all of the information set forth herein.

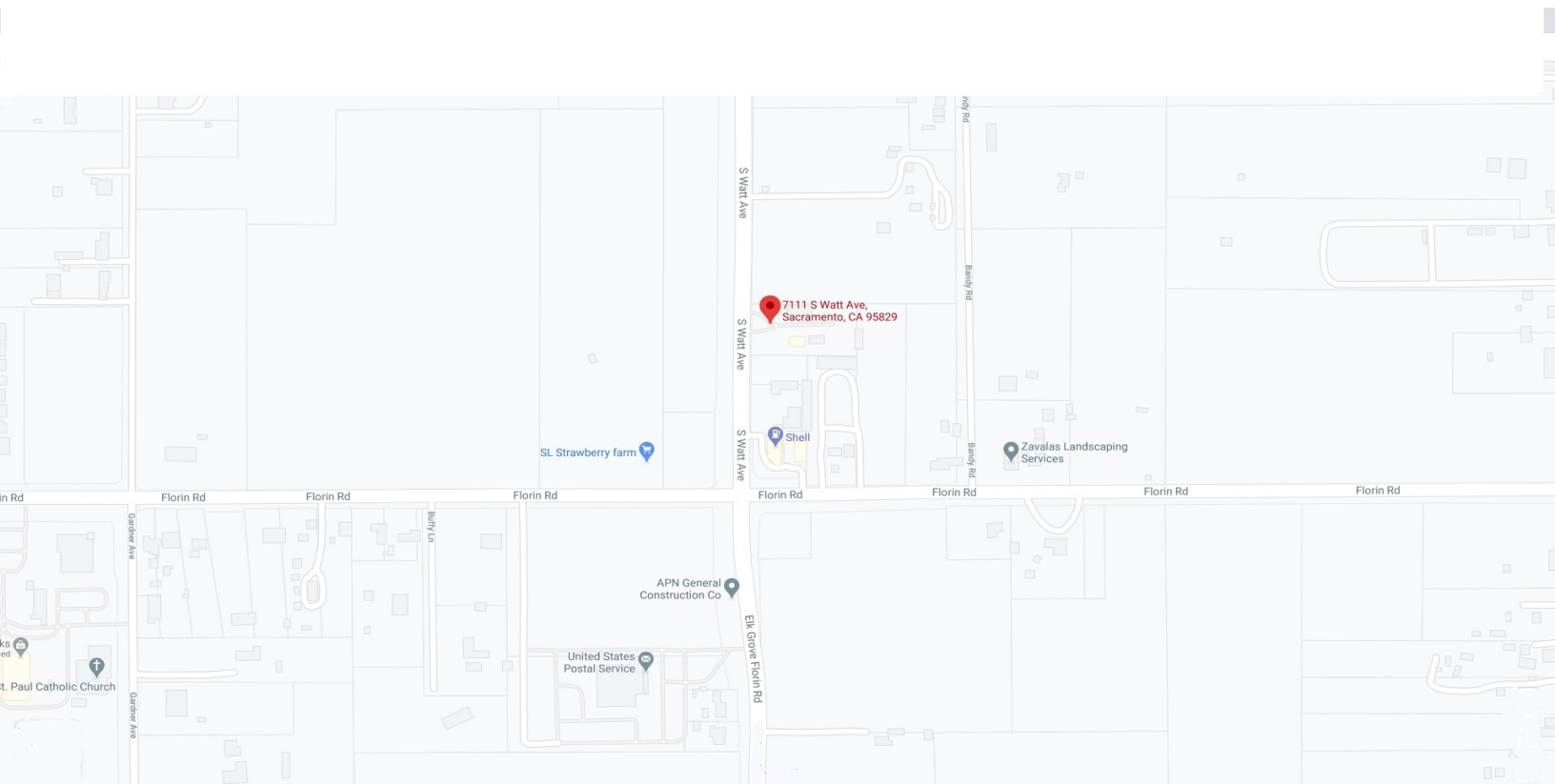
PLEASE NOTE: All property showings must be scheduled in advance with the listing Broker.

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SECTION 1: Property Description

Property Alliance is pleased to offer the exclusive listing for 7111 S. Watt Ave., Sacramento, CA 95829. Subject property is a great owner use opportunity - total building size: 5,603 sq ft. (2,873 sq ft. office(1,673 + 1,200) + 2,730 sq ft. warehouse (1,350 +1,380), and approx. 750 sq ft. awning in main street of South Watt Ave and Florin Road. Total land area equals 60,113 sq ft. (1.38 acre), property zoned GC (General Commercial). Current use Office, Shop/Warehouse, and Auto related.

Subject property was built in 1989. There is easy access to Highway - 99, Highway - 50, highly visible, excellent signage, and street front property. This property is located on South Watt Ave. and Florin Road which situated in a heavily trafficked industrial corridor of south Sacramento.

This property affords an owner -user opportunity with a great location to access nearby cities (Rancho Cordova and Elk Grove).



Summary

Property:	South Watt Ave.
Property Address:	7111 South Watt Ave., Sacramento, CA 95829
Assessor's Parcel #:	064-0080-056-0000
Zoning:	GC
Number of Units:	4
Number of Buildings:	1
Number of Stories:	1
Year Built/Renovated:	1989
Building Square Feet:	5,603
Lot Size:	1.38 Acres
Type of Ownership:	Fee simple
Parking:	7.65/1,000 SF
Topography:	Flat

Property Photos



SECTION 2: Pricing and Financial Analysis

Property Address:	7111 S. Watt Ave., Sacramento, CA 95829
Price:	\$ 1,995,000.00
Price per sqft:	\$ 356.00 / s q f t
CAP Rate (Current):	4.5%

Financials Snapshot

Total Income	\$104,400
Total Expenses	\$ 10,721
Net Income	\$ 89,679

Expenses Snapshot

Annual Expenses	Year
Insurance	\$7,004
Landscape, Parking Lot	N/A
Property Taxes	\$6,174
Utilities (Sewer)	\$1,605

*** For a full breakdown of income & expense statements, please contact listing Broker.**

SECTION 3: Rent Roll

Tenant	Size (SF)	Monthly Rent	Monthly CAM	Lease start	Lease end	Notes
Marquez Enterprises	5,603	\$8,700	N/A	08/01/2025	60 days Notice	M-To-M
Vacant	N/A	N/A	N/A	N/A	N/A	Vacant

