

600 ALFRED NOBEL DRIVE

HERCULES, CA



SINGLE TENANT NET LEASED OFFICE | \$4,225,000 | 6.27% CAP RATE

OFFERING MEMORANDUM

NEWMARK

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INVESTMENT OVERVIEW

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire 600 Alfred Nobel Drive (the "Property"), an approximately 11,061 square foot freestanding two-story office condominium in Hercules, California.

The Property is 100% leased on a modified net basis to Chahal & Associates, LLC through April 3, 2035. The lease is guaranteed by Earned Wealth Holdings, L.P., a PE-backed financial services firm serving nearly 19,500 clients with approximately \$3.4 billion in assets under management.

Earned Wealth Holdings acquired Chahal & Associates in April 2025 and has since raised over \$200 million in growth equity from Summit Partners and Silversmith Capital Partners. The guarantor's institutional backing provides meaningful credit enhancement to the lease obligation.

The tenant invested approximately \$1,200,000 in high-quality interior improvements in 2020, reflecting a deep commitment to this location. The building includes an elevator, fire sprinklers, ample parking including 14 covered stalls in a gated lot below the building, and is centrally located with convenient access to Interstate 80, Highway 4, and Interstate 680.



INVESTMENT OVERVIEW

- 10-year lease with Chahal & Associates, LLC – in business over 22 years, founded 2003
- Effectively five years of firm lease term remaining; tenant may terminate beginning year six, but must pay a 12-month base rent termination fee
- Low-management modified net lease – tenant pays all operating costs directly except property tax, which is reimbursed
- Tenant invested approximately \$1,200,000 in high-quality custom improvements during 2020 full remodel
- Two five-year renewal options with 2% annual increases
- 14 covered parking stalls in gated lot below building with additional shared parking via reciprocal agreement
- Central location with easy freeway access to I-80, Highway 4, and I-680; walkable amenities nearby
- Freestanding two-story office condominium interest – full building condominium with shared exterior common areas only
- Lease guaranteed by Earned Wealth Holdings, L.P. – ~\$3.4 billion AUM, ~19,500 clients, backed by \$200M+ in institutional capital from Summit Partners & Silversmith Capital Partners



FINANCIAL SUMMARY

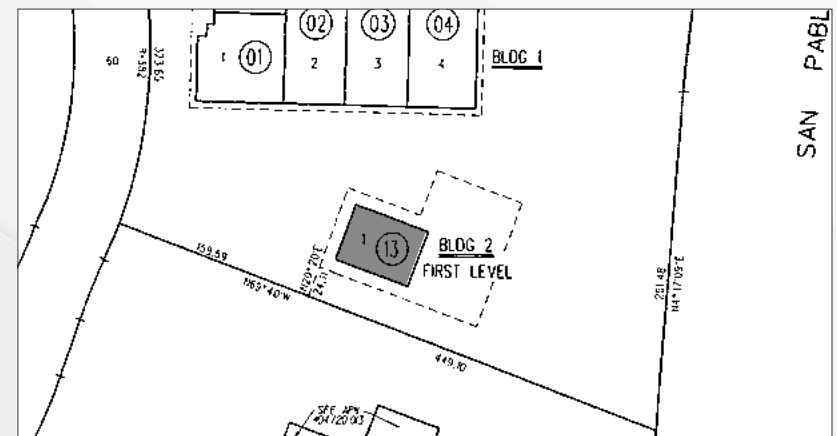
Offering Price	\$4,225,000
Cap Rate	6.27%
Net Operating Income	\$264,996
Current Monthly Rent	\$22,083
Rent Structure:	Modified Net
Lease Commencement	April 4, 2025
Lease Expiration	April 3, 2035
Termination Right	After April 3, 2030 (12-mo. base rent penalty)
Renewal Options	Two (2) five-year options
Building Size	±11,061 SF
Year Built / Remodeled	2006 / Full Remodel 2020
Interest Type	Full Building Condominium





PROPERTY INFORMATION

Address	600 Alfred Nobel Drive, Suite A Hercules, Ca 94547
Apn	404-720-013-6
Building Size	±11,061 Square Feet
Stories	2
Year Built	2006 (Full Remodel In 2020)
Elevator	Yes
Fire Sprinklers	Yes
Parking	Ample Dedicated Surface Parking Including 14 Covered and Gated stalls
Zoning	Po/Rd – Planned Office / R&D Mixed-Use
Interest	Full Building Condominium (Shared Exterior Common Areas Only)





Chahal & Associates

Chahal & Associates is a well-established tax planning, accounting, and financial consulting firm founded in 2003 by Navjeet Chahal. Headquartered at 600 Alfred Nobel Drive in Hercules, California, the firm has built a 22-year track record serving healthcare professionals, business owners, and high-net-worth individuals.

The firm's client base includes approximately 2,200 to 2,500 doctors, business owners, and professionals across the Bay Area and beyond. Services include tax planning and preparation, accounting, bookkeeping, payroll, financial consulting, and audit representation.

Founder Navjeet Chahal previously worked at PricewaterhouseCoopers LLP in San Francisco, one of the Big Four global accounting firms, where he audited large public companies including banks, software companies, and financial institutions. He holds a Bachelor of Science in Accounting and Taxation from UC Berkeley's Haas School of Business.

In April 2025, Chahal & Associates was acquired by Earned Wealth Holdings, L.P., a PE-backed financial services platform. The firm now operates as part of the Earned Wealth ecosystem, and Navjeet Chahal has joined Earned as a Managing Director, further cementing the firm's long-term commitment to this location.



Earned

\$3.4B

Assets Under Management

19,500

Clients Served

\$200M+

Institutional Capital Raised

230+

Employees Nationwide

Earned Wealth Holdings, L.P. is a Delaware limited partnership and the parent company of Earned Wealth ("Earned"), a tech-enabled financial services platform purpose-built exclusively for healthcare professionals, their families, and their practices. Founded in 2021 by CEO John Clendening – formerly President and CEO of Blucora and an 11-year veteran of Charles Schwab – Earned has quickly emerged as one of the leading financial services organizations serving doctors.

Earned provides an integrated suite of services including wealth management, investment advisory, tax compliance and planning, accounting, payroll, retirement plans, insurance, and legal services. The firm maintains offices in New York, NY and Walnut Creek, CA with over 230 employees nationwide.

In July 2024, Earned secured a \$200 million capital commitment led by growth equity investors Summit Partners and Silversmith Capital Partners, with participation from existing investors Juxtapose, Hudson Structured Capital Management, and Breyer Capital. Since then, Earned has completed six acquisitions including Chahal & Associates, Thomas Doll, Schwartz & Schwartz, Pearson Ravitz, OJM Group, and a strategic partnership with Dental & Medical Counsel, P.C.

The guaranty is unconditional and irrevocable, covering all monetary obligations under the lease.

LEASE ABSTRACT

Tenant	Chahal & Associates, LLC
Guarantor	Earned Wealth Holdings, L.P.
Premises	600 Alfred Nobel Drive, Suite A, Hercules, CA
Commencement	April 4, 2025
Expiration	April 3, 2030 (subject to the termination right described below)
Current Rent	\$22,083/mo \$264,996/year
Rent Structure	Modified Net
Options	Two (2), Five (5) year options with 2% annual increases
Early Termination	Ongoing termination right starting April 3, 2030, with ninety (90) days' notice and a termination fee of twelve (12) months of Base rent then payable
Purchase Option	Yes, Tenant has ongoing option to purchase
Right of First Refusal	Yes, within 10 business days

LEASE STRUCTURE

LANDLORD RESPONSIBILITIES

Routine costs reimbursable by tenant

- Roof maintenance, repair, and replacement
- All concrete and asphalt
- Mechanical / plumbing / electrical / HVAC systems
- Building structure including foundation, structural walls, and load-bearing elements
- Capital replacements amortized over useful life; tenant pays annual amortized cost for remainder of term

TENANT RESPONSIBILITIES

Paid directly by tenant

- Janitorial services and waste removal
- Water, gas, electricity, telecom, and all utilities
- Fire suppression and life safety systems
- Doors, windows, non-structural building elements
- Signage, landscaping, pest control, pressure washing
- Parking lot maintenance and lighting
- Insurance – property (all-risk replacement cost) and general liability (\$2M per occurrence)
- Property tax – landlord pays, tenant reimburses

HERCULES, CALIFORNIA

Hercules is a residential community of approximately 26,000 residents located along the San Pablo Bay shoreline in western Contra Costa County. The city sits at the interchange of Interstate 80 and State Route 4, providing direct access to San Francisco (approximately 20 miles southwest), Oakland (approximately 17 miles south), and Walnut Creek (approximately 15 miles east).

The Property is situated within the Hercules Business Center, a professional office park along Alfred Nobel Drive. The immediate area features a variety of retail amenities within walking distance, including Safeway, Starbucks, Kinder's Deli, Jack in the Box, Home Depot, and numerous restaurants and shops along San Pablo Avenue and Sycamore Avenue.

Hercules benefits from its position along the I-80 corridor, one of the Bay Area's primary east-west transportation arteries connecting the East Bay suburbs to San Francisco and the broader Bay Area. The city is also served by WestCAT public transit and is within commuting distance of the El Cerrito del Norte BART station. The Hercules Intermodal Transit Center, currently under development, is expected to further enhance regional connectivity.

DRIVE TO SAN FRANCISCO

25 minutes

DRIVE TO OAKLAND

20 minutes

DRIVE TO WALNUT CREEK

20 minutes

NEAREST BART

El Cerrito del Norte (~10 min)

MAJOR FREEWAYS

I-80, SR-4, I-680

POPULATION (HERCULES)

26,000

MEDIAN HOUSEHOLD INCOME

\$110,000







DISCLAIMER

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (April 2026) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

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PRIVATE CAPITAL INVESTMENT SALES

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