



Medical Office Investment Opportunity | Offering Memorandum

6600 Mercy Court Fair Oaks, CA 95628

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Executive Summary

Colliers is pleased to present the opportunity to acquire 6600 Mercy Ct, Suite 180 located in Fair Oaks, California. The 4,927 SF medical office condo is situated adjacent to the Mercy San Juan Hospital Campus in a well-established, multi-tenant medical office building. The facility features ample parking, a welcoming courtyard setting, and is close to various amenities.

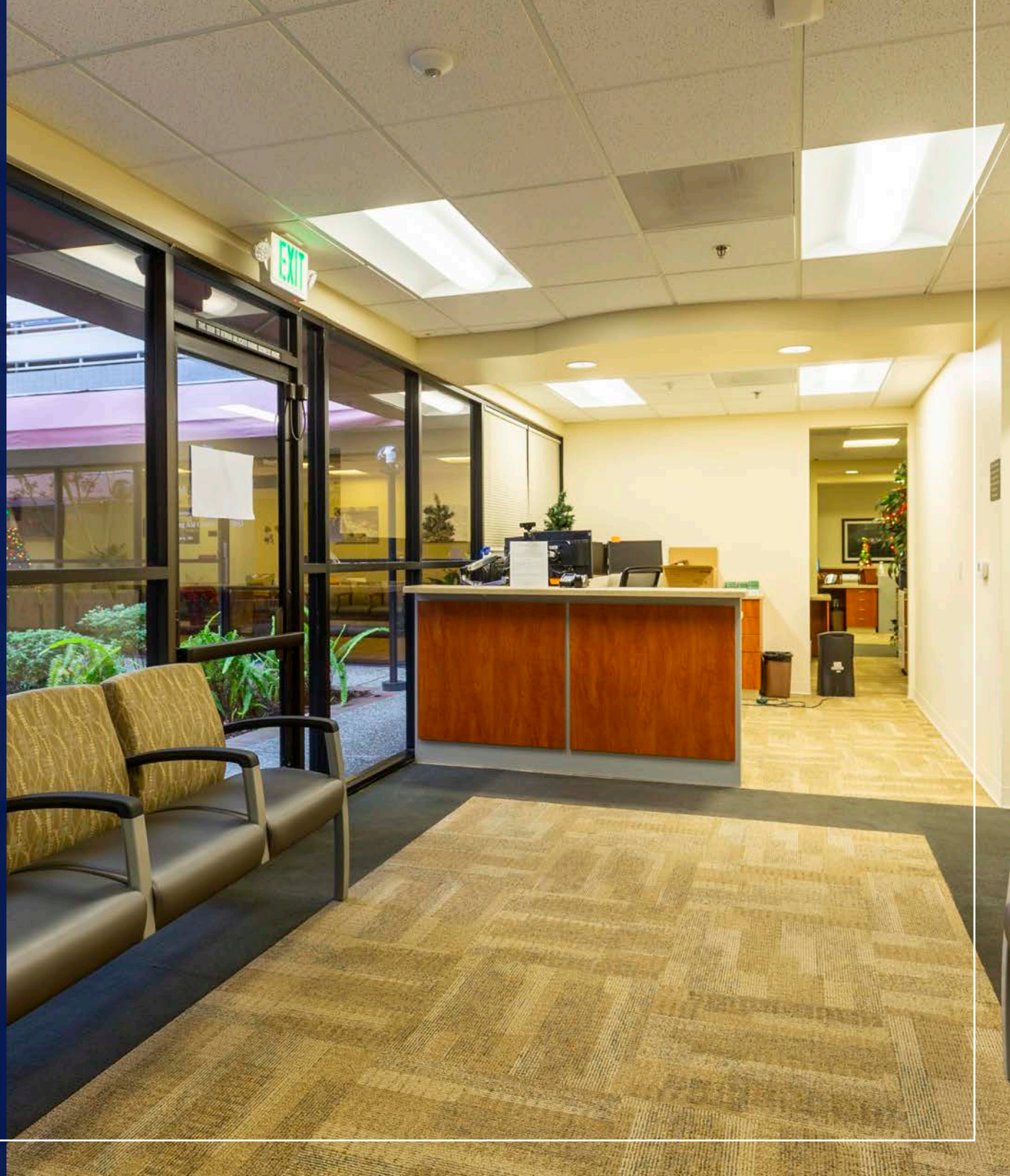
Sacramento ENT (Ear, Nose, & Throat) has recently renewed their lease for an additional 5 years, providing an investor with stable cashflow from a local credit tenant. With Suite B (1,927 SF) vacant, investors have a great opportunity to capture a medical tenant looking for a great 2nd generation clinic space.

Price	\$975,000
Condo SF	4,927
Price/SF	\$198
Year 1 NOI	\$60,894.00
Year 3 NOI	\$101,807.28
Year 3 Cap Rate	10.44%
Occupancy	61%



Financial Overview

Offering Memorandum
6600 Mercy Court



Financial Analysis

	Tenant	Leased SF	Current Rate	Lease Start	Lease Expiration	Current Monthly	Yearly Increase	Year 3 Monthly	Options/ Notes
Suite A	Sac ENT	2,985	\$1.70	8/1/2024	7/31/2029	\$5,074.50	CPI	\$5,383.54	CPI projected at 3%. One 5-year option at CPI
Suite B	Vacant	1,942	Pro Forma	1/1/2026		Pro Forma	Pro Forma	\$3,100.40	
Totals		4,927				\$5,074.50		\$8,483.94	

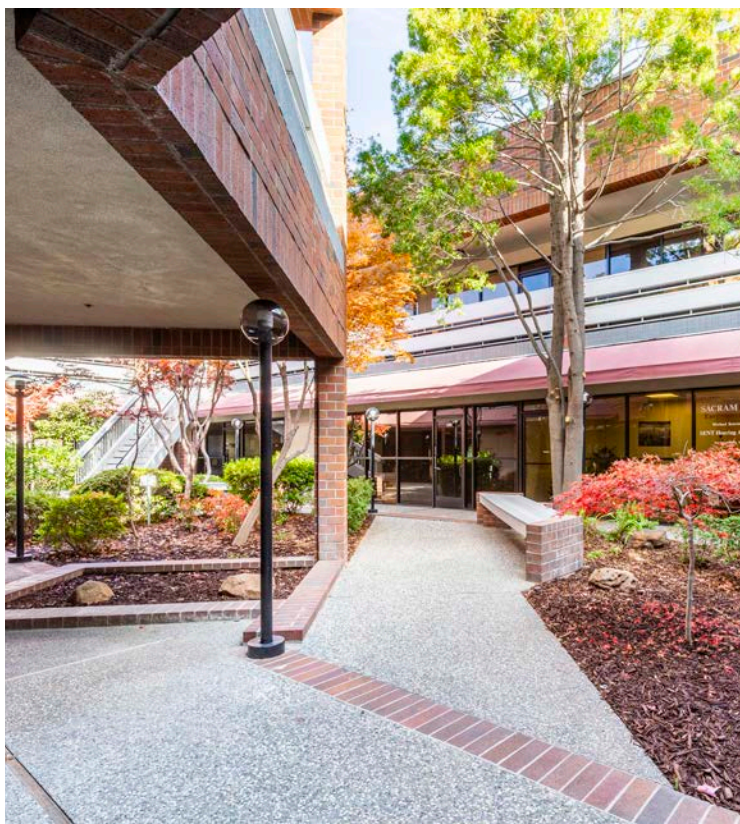
Suite A Investment Value	
Leased Revenue	\$60,894.00
Expenses	NNN
NOI	\$60,894.00
Cap Rate	8.00%
Suite A Investment Value	\$761,175.00

Suite B Vacancy Analysis		
Market Rent	\$18.60	\$1.55 NNN
Expenses	NNN	NNN
NOI	\$18.60	Per SF
Gross Value	\$155.00	12% Investor return
Investment Costs	\$30	Tenant Improvements & Leasing Commissions
	\$15	Carry Vacancy Costs - 12 months
Net Investment Value	\$110.00	\$213,620

Sales Price	Per SF	Year 1 NOI	Year 3 NOI	Year 3 Cap Rate
\$975,000	\$197.85	\$60,894	\$101,807.28	10.44%

Investment Summary

- Unique Value-Add Medical Office Investment
- Established Medical Corridor with High Occupancy and Demand
- Stabilized Investment with Credit Tenant Lease
- Professionally Managed Medical Building



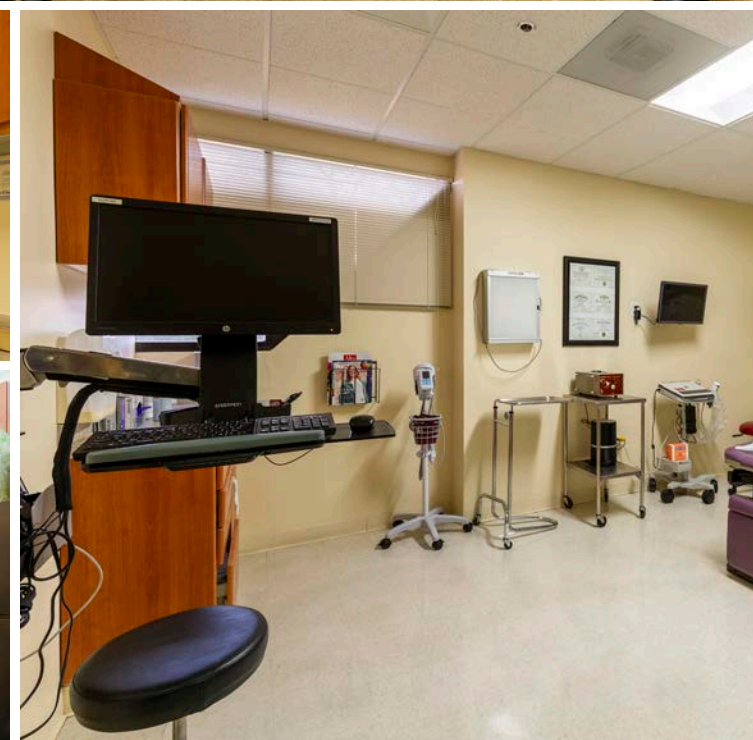
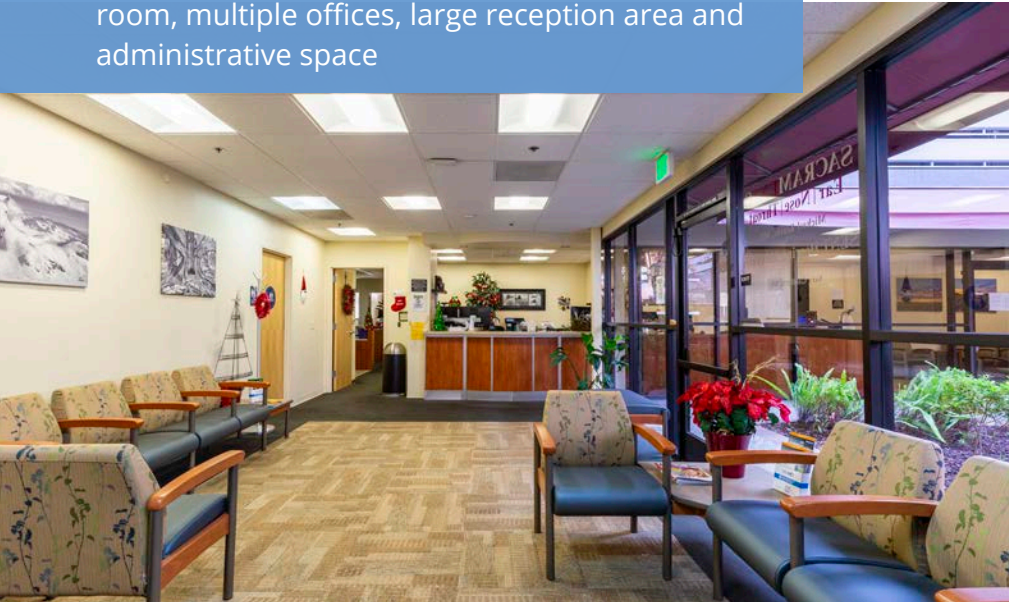
Property Photos

Offering Memorandum
6600 Mercy Court



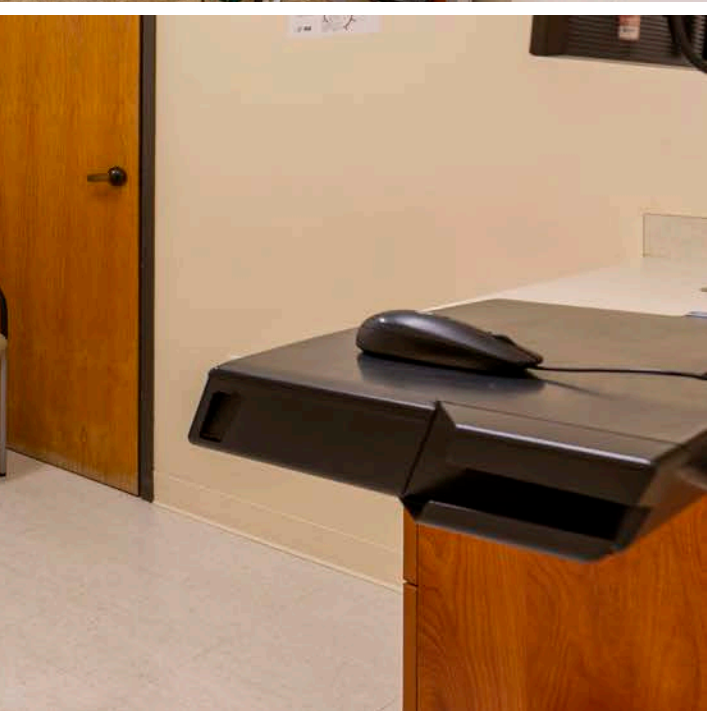
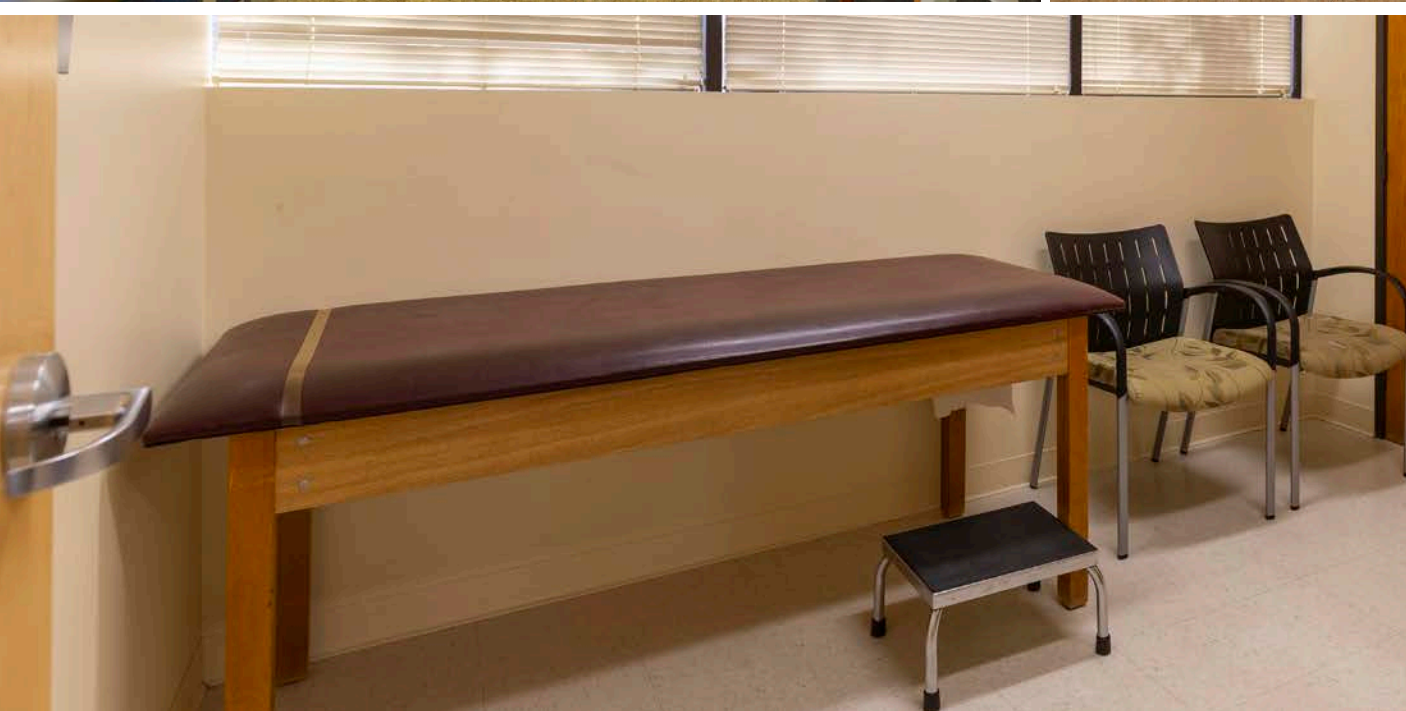
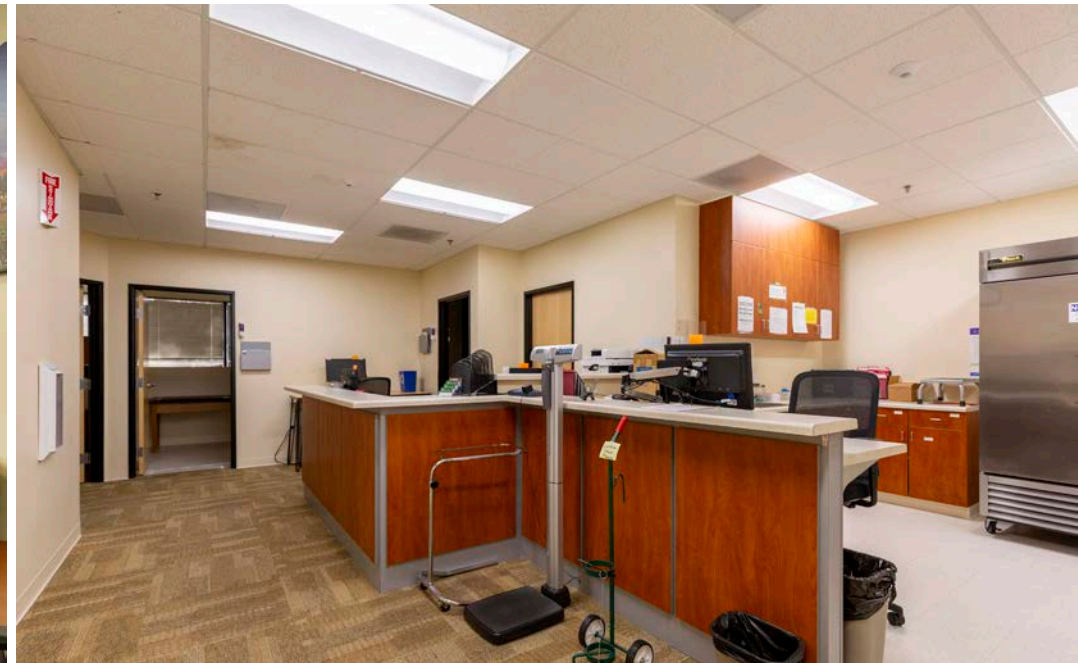
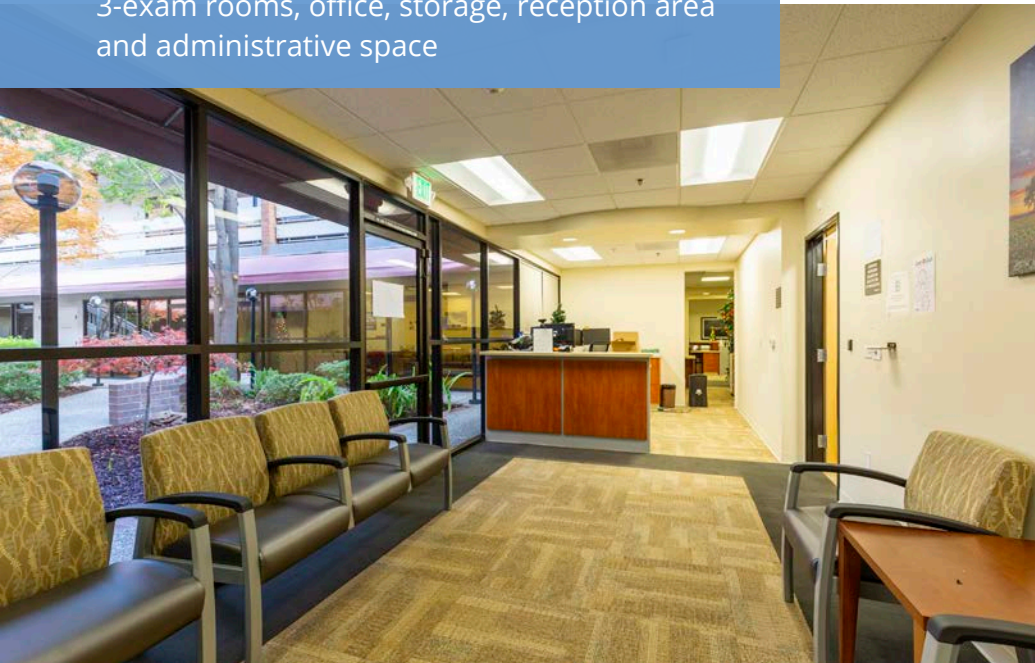
Suite 180A | ±2,985 SF | Lease Expiration – Jul 2029

4-exam rooms, procedure room, sterilization room, multiple offices, large reception area and administrative space



Suite 180B | ±1,942 SF | Vacant

3-exam rooms, office, storage, reception area and administrative space





For Sale | Medical Office Investment Opportunity

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