

909 FEE DRIVE

SACRAMENTO, CA 95815

M-1 INDUSTRIAL PROPERTY!

Offered at: \$2,249,000

**Centralized Location!
~ 15,361 Total RSF
with ~ 8,330 SF
Available**

Billboard Space

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MALOOF PROPERTIES

Professional Services, Personally Delivered

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THE OFFERING

909 Fee Drive is an M-1 Zoned ~15,361sf industrial property located conveniently near Business-80 on a spacious .84 acre parcel (per Assessor — Sacramento County APN: 277-0241-033-0000). The Property features Five (5) ground-level roll-up doors and an interior clear height of 17'. The fenced yard includes a large built-in canopy, a storage container and significant open space for equipment storage. Power is believed to include 400A service. Some parts of the warehouse are separate from the rest, but the larger interior warehouse space includes a sizeable mezzanine for additional storage/utility.

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WEBSITE AND VIDEO TOUR:



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RENT ROLL

UNIT	TENANT	SQ. FT.	RENT/SF/MO.	CURRENT RENT	START TERM	END TERM	OPTIONS	TYPE
1	KOROL, INC.	7,031	\$0.71	\$4,987.00	Nov. 1, 2020	JUNE 30, 2029	NONE	MG
	(ADD'L SPACE)	TBD	?	\$800.00				
2	VACANT	8,330	—	—	—	—	—	NA
OCC. AVERAGES/TOTALS: 15,361			\$0.71	\$5,787.00				

PRO-FORMA CASH FLOW ANALYSIS

ESTIMATED INCOME:

PRO-FORMA

(\$0.80/RSF)

Annual RSF Income	\$147,465.60
Est. Prop. Tax Reim.	37,940.63
Est. Reimbursable Expenses	22,395.00
Total Income	\$207,801.23
Vacancy Factor (5%)	(10,390.06)
Gross Income (w/Vac.)	\$197,411.14

ESTIMATED EXPENSES:

Est. Prop. Tax (1.687%)	\$37,940.63
Prop. Svc & Maintenance	7,581.00
Utilities	4,750.00
Insurance	10,064.00
Total Expenses	\$60,335.63
NOI:	\$137,075.51
Pro Forma Cap. Rate:	~6.09%

BILLBOARD POTENTIAL...

THE PRO-FORMA FIGURES TO THE LEFT DO NOT INCLUDE ANY REVENUES FROM THE BILLBOARDS. WITH REFURBISHMENT, IT HAS BEEN ESTIMATED THAT MONTHLY REVENUES FROM THE BILLBOARDS ALONE COULD EASILY BE \$2,000 TO \$4,000.



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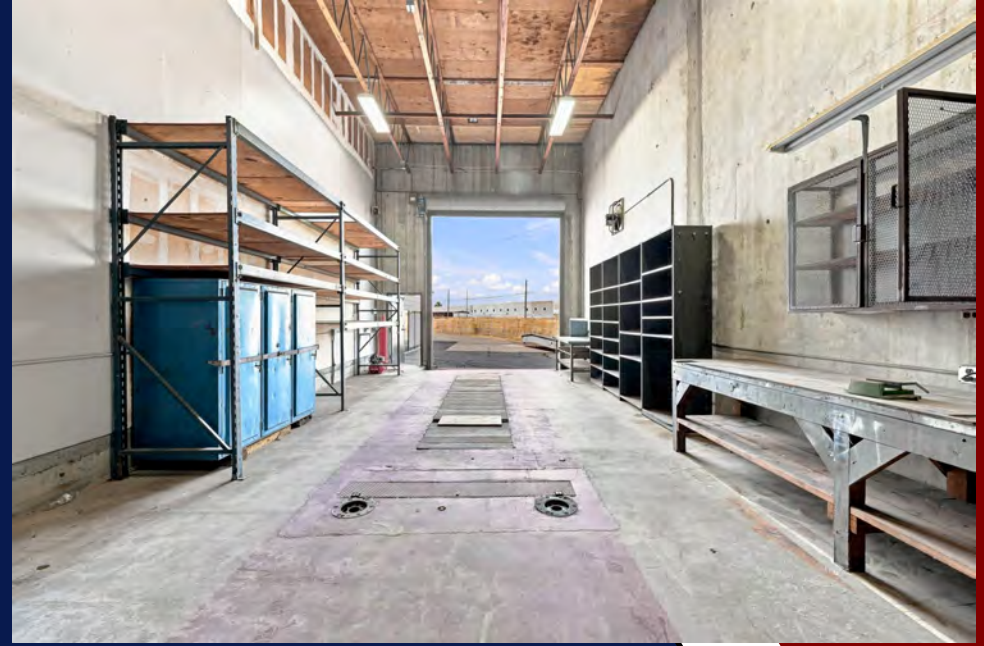
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