MULTI-TENANT OFFICE BUILDING FOR SALE

Purchase Price: $5,187,863 ($128 RSF) | 96% Leased

2025 2035 2045 HURLEY WAY

SACRAMENTO, CA

OFFERING MEMORANDUM

NEWMARK

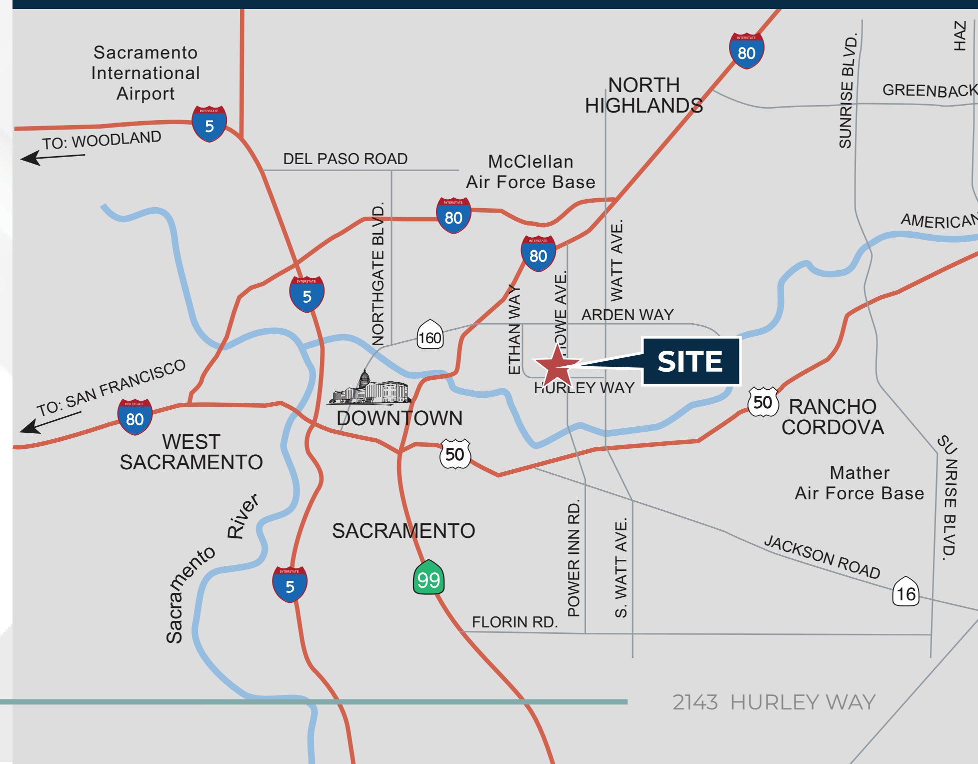
RICH ELLSWORTH
Senior Managing Director
t 916-569-2343
rich.ellsworth@nmrk.com
CA RE License #00873637

OFFERING SUMMARY

Offering Price:	$5,187,863 ($128/RSF)
Address:	2025, 2035 & 2045 Hurley Way, Sacramento, CA
County:	Sacramento
Property Type:	Multi-tenant office
Elevator:	Yes (2035 Hurley Way Building)
Total Building Size:	2025 Hurley Way: ±7,062 RSF 2035 Hurley Way: ±22,488 RSF 2045 Hurley Way: ±11,035 RSF Total: ±40,585 SF
APN:	285-0130-002-0000
Total Land:	±2.72 Acres (±118,483 SF)
Jurisdiction:	Sacramento County
Zoning:	LC - Light Commercial
Flood Zone:	Zone AE-X
Roof:	Partial replacement of roof (roof reports available)
Year Built:	1980
Parking:	±200 total spaces or ±5 per 1,000 RSF
HVAC:	Approximately ±31, 3-7.5 ton heat pump package units (HVAC reports available)

INVESTMENT HIGHLIGHTS

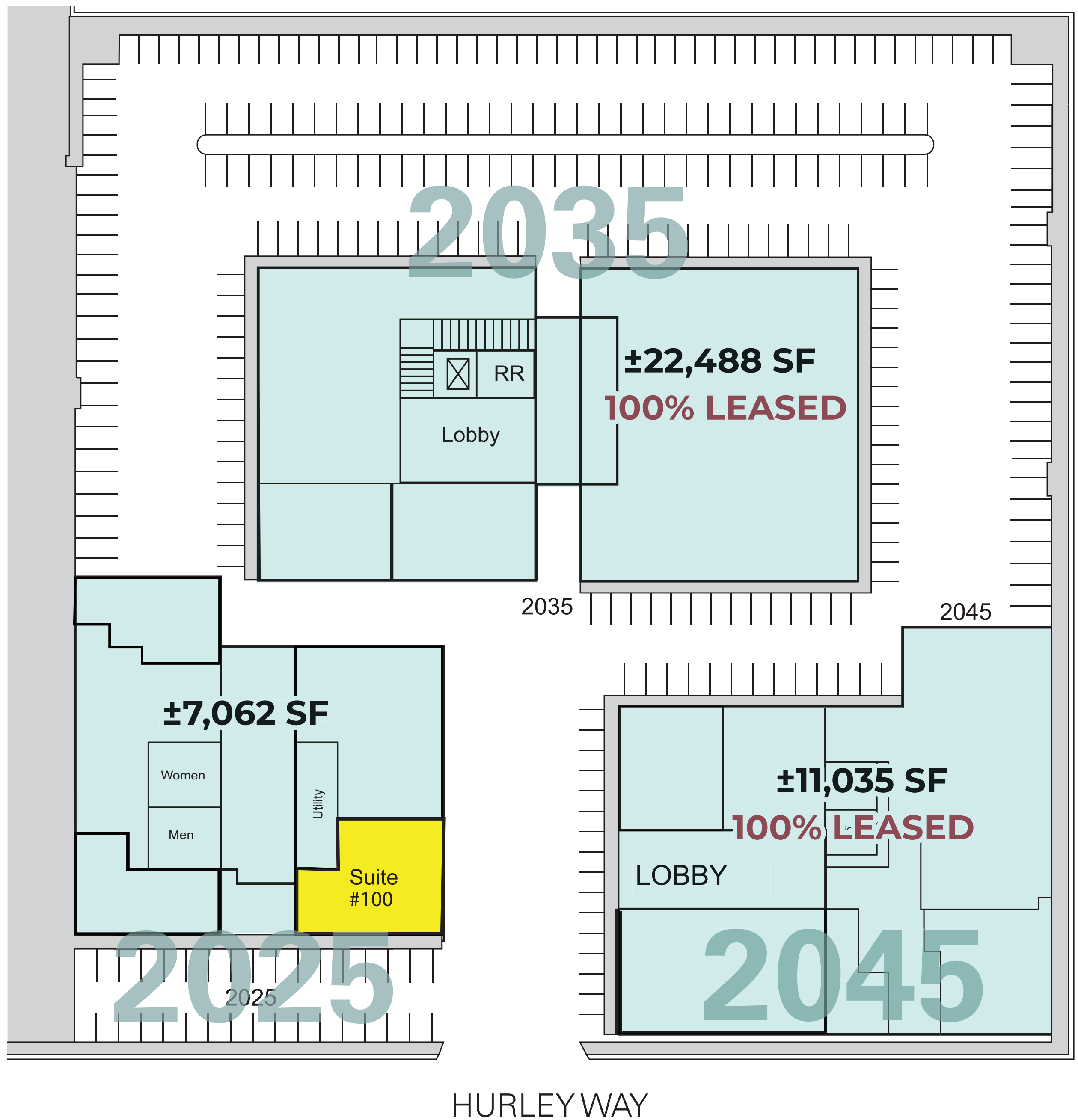
- Two single story and one two-story office buildings. Brick buildings in a garden setting.
- LC zoning with monument and building signage
- Close proximity and access to Capital City, Highway 50, Interstate 80, and State Route 160
- Close to many eating establishments and re-tail support services



SITE PLAN

El Cami
Howe Ave
Fulton Ave
Cottage Way
Watt Ave
arden fair
Alta Arden Expy
Arden Way
Exposition Blvd
Hurley Way
Morse Ave
Northrop Ave
80
160
SITE
Total Wine
World Market
IN-N-OUT
Chick-fil-A
Mimi's Cafe
Olive Garden
Old Navy
petco
Kohl's
Hobby Lobby
chili's
Walgreens
Jack in the Box
Leatherby's
BevMo!
DQ
Jimboy's Tacos
Taco Bell
PetSmart
Rite Aid
Culichi town
Estelle
Work World
OfficeMax
Applebee's
Punch Line
MOD Pizza
Nordstrom rack
Fish Grill
Pete's
Jamba
HomeGoods
Michaels
Kura
Cinemark
Burlington
The Container Store
pinkberry
Del Taco
Arby's
Round Table
Batteries + Bulbs
Arigato Sushi
the Kitchen
Kaiser Permanente
Safeway
CVS pharmacy
the old spaghetti factory
California Family Fitness
Quick Quack Car Wash
Big 5 Sporting Goods
Subway
Crunch
Dutch Bros
Chevron
Ross
Marshalls
Pollo Loco
Red Lobster
Outback Steakhouse

SITE PLAN


2035
RR
Lobby
±22,488 SF
100% LEASED
2035
2045
±7,062 SF
Women
Men
Utility
Suite
#100
2025
2025
±11,035 SF
100% LEASED
LOBBY
2045
HURLEY WAY

FINANCIAL ANALYSIS

Total Square Footage	40,585	100.0%
Occupied Square Footage	39,008	96.1%
Available Square Footage	1,577	3.9%

			Office Property	
Income Statement	**As-Is**	**P.S.F.**	**Stabilized**	**P.S.F.**
Gross Operating Income				
Rent (Per attached Rent Roll)	$774,632	$1.64	$807,749	$1.66
Recoveries (Per attached Rent Roll)	18,888	0.04	18,888	0.04
Vacancy (3.9%)	-	-	(32,239)	(0.07)
Total Income	**$793,520**	**$1.68**	**$794,398**	**$1.63**
Operating Expenses				
Repair/Maintenance/HVAC	$49,752	$0.10	$49,752	$0.10
Landscaping	20,832	0.04	20,832	0.04
Management Fees	30,000	0.06	30,000	0.06
Fire Alarm/Elevator/Pest Control	8,837	0.02	8,837	0.02
Janitorial/Day Porter	78,186	0.16	78,186	0.16
Water/ Sewer/Trash	28,512	0.06	28,512	0.06
Electricity	72,696	0.15	72,696	0.15
Security	9,300	0.02	9,300	0.02
Insurance	11,000	0.02	11,000	0.02
Property Taxes (See Notes below.)	66,611	0.14	66,611	0.14
Total Expenses	$375,726	$0.77	$375,726	$0.77
Net Operating Income	**$417,794**	**$0.91**	**$418,672**	**$0.86**

Valuation				
Stabilized Value @ 8 Cap Rate			$5,233,400	$129
Cost to Stabilize	Commissions 5 Years @ 7.5%		(13,129)	
	TI's @ $20 sf	$20	(31,540)	
Income Lost-- Lease Up	Income @ 95% Occupancy	$794,638		
	Current Income	793,770		
	Monthly Income Lost	$72		
	12 Months of Lost Income	$868	(868)	
As Is Value			**$5,187,863**	**$128**

PROPERTY PHOTOS

CONFIDENTIALITY AGREEMENT

Cornish & Carey Commercial dba Newmark ("Newmark") has been authorized by the 2022 Restated Tcherkoyan Family Trust (the "Owner") to distribute information with respect to the offering for sale of 2025, 2035 and 2045 Hurley Way, Sacramento, CA (the "Property"). The Owner has requested that all inquiries and communications with respect to the contemplated sale of such Property be directed to Newmark.

Newmark has available for review certain information concerning the Property which includes rent rolls and other materials (collectively "Informational Materials"). Newmark will not disclose such Informational Materials to Potential Purchaser unless and until the Potential Purchaser has executed this Agreement. Upon Newmark's receipt of this executed Agreement, Newmark is prepared to provide the Informational Materials for the Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

- All Information Materials pertaining to the Property which may be furnished to the Potential Purchaser shall continue to be the property of the Owner and Newmark. The Informational Materials will be used solely for the purpose of the Potential Purchaser and may not be copied or duplicated without Newmark written consent and must be returned to Newmark immediately upon Newmark's request or when negotiations terminate with respect to the Property.
- The Informational Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Property. Potential Purchaser will (i) inform all Related Parties of the confidential nature of the Informational Materials and the other provisions of this Agreement, (ii) direct all Related Parties to keep all such information in the strictest confidence and to use such information only for the purpose of assisting or advising Potential Purchaser in evaluating the Property, and (iii) be responsible for the failure by any Related Party to maintain the confidence of the Informational Materials or for the breach of this Agreement by any Related Party. Potential Purchaser will take all necessary and appropriate action to safeguard the Informational Materials from disclosure by it or any Related Party to anyone, except as expressly permitted hereby.
- The Potential Purchaser understands and acknowledges that Newmark and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that much of the information used in the preparation of the Informational Materials was furnished to Newmark by others and has not been independently verified by Newmark and is not guaranteed as to completeness or accuracy.
- The Potential Purchaser hereby indemnifies and holds harmless Newmark and the Owner and their respective affiliates and successors and as Signs against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this Agreement. This Agreement will be governed by, and construed in accordance with, the laws of the State of California.
- The Potential Purchaser acknowledges that the Property has been offered for sale subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any Prospective Purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the Property is being offered without regard to race, creed, sex, religion or national origin. This Agreement terminates one (1) year from the date hereof except as to written claims by Owner against Potential Purchaser prior hereto.
- To ensure buyers are not registered through multiple brokerage firms, Buyer must name the cooperating Broker as his/her Broker in writing prior to submissions of informational materials. A cooperating brokerage commission may be paid to the broker if and only if the subject property is sold to the prospective Buyer registered below and Newmark receives the commission as agreed to in the Listing Agreement with the Owner.

If in agreement with the foregoing, please return one original signed copy of this agreement to Newmark
(Attention: Rich Ellsworth, Newmark, E-Mail – rich.ellsworth@nmrk.com, Phone (916) 569-2343)

PROSPECTIVE PURCHASER

COMPANY: ____________________

SIGNED BY: ____________________

PRINT NAME: ____________________

ADDRESS: ____________________

CITY, STATE, ZIP: ____________________

PHONE: ____________________

EMAIL: ____________________

BROKER

COMPANY: ____________________

SIGNED BY: ____________________

PRINT NAME: ____________________

ADDRESS: ____________________

CITY, STATE, ZIP: ____________________

PHONE: ____________________

EMAIL: ____________________

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