

OFFERING MEMORANDUM



2660-2680 ALBATROSS WAY

RARE OWNER/USER AVAILABILITY WITH FREEWAY FRONTAGE



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EXECUTIVE SUMMARY

\$4,010,258
(\$151 PSF)
ASKING PRICE

±26,558 SF
TOTAL RENTABLE
BUILDING AREA

±1.5 AC
LOT SIZE

FULL-BUILDING OPPORTUNITY WITH NEAR-TERM FLEXIBILITY



INVESTMENT HIGHLIGHTS



EXCELLENT HIGHWAY VISIBILITY

Located directly off Business 80, the site is ideally positioned for large traffic volume daily, maximizing potential visibility. This location is also convenient for drivers to exit and access quickly.



LONG TERM TENANTS

Subaru Repair has been a tenant for 3 years, as has the detailing business, O'Donoghue Customs & Detailing. Gearhead Garage has anchored this location for the past 11 years.



VARIED TENANT PORTFOLIO

A varied tenant portfolio provides investors with enhanced security by spreading risk across multiple business sectors.



EXISTING INCOME POTENTIAL

All three Tenants have leases expiring on September 30, 2026. This allows a buyer to either negotiate lease extensions with each tenant or have the entire building available for their own use.

BUILDING DETAILS

Building Size: 26,558 SF

Site Size: 1.5 AC (65,340 SF)

Submarket: NE Sacramento

Year Built: 1971

APN: 266-0331-032

Zoning: C-2, Variety of Allowable Uses (Auto Allowed)

Parking: 0.45/1,000 SF

Stories: One (1)

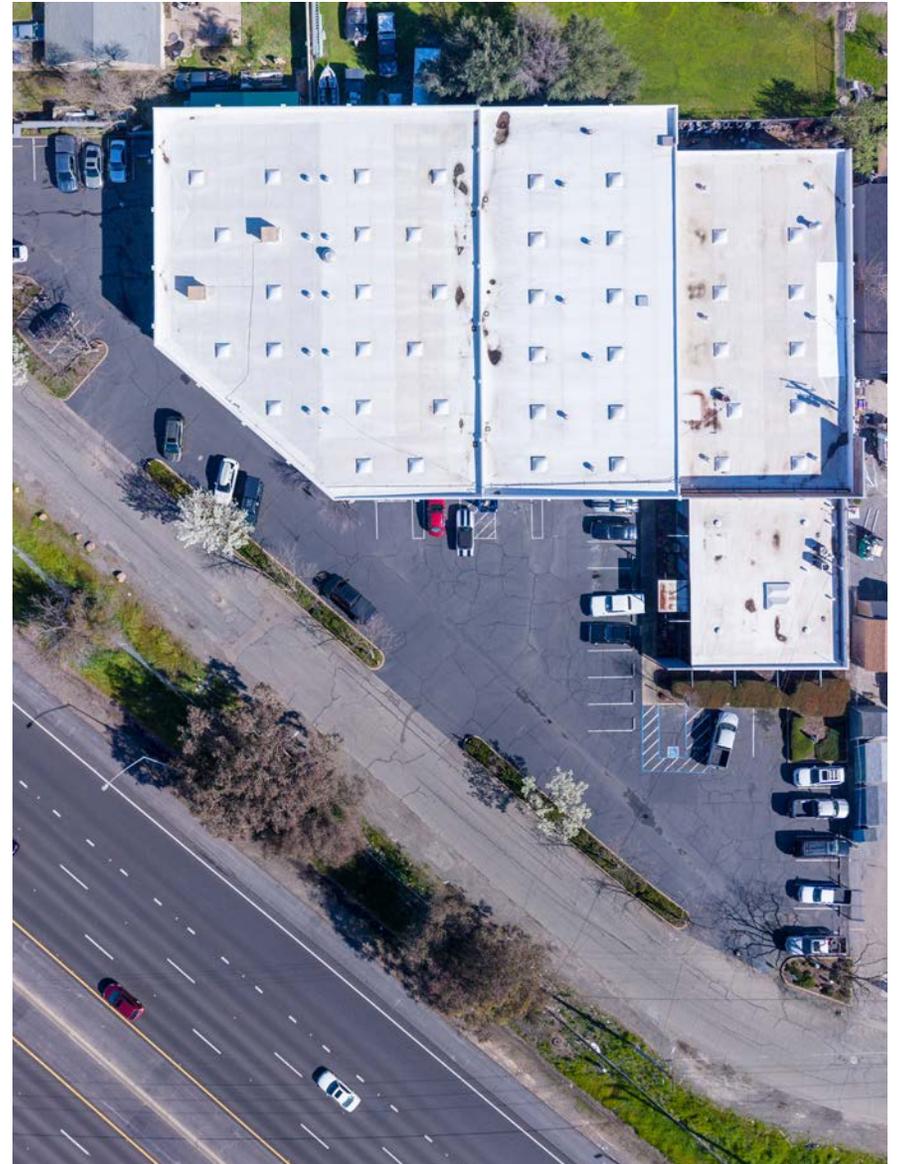
Tenancy: Multiple

Loading Doors: Five (5) GL

Clear Height: 22'

Power: 400a/208v 3p

Sprinklers: Yes



OFFERING MEMORANDUM DISCLAIMER

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SBA LOAN SCENARIO

Building Purchase	\$4,010,258
Tenant Improvements	\$0
Equipment	\$0
Other Costs	\$0

Total Project Costs **\$4,010,258**

Loan Structure

Bank 1st Mortgage	50%	\$2,005,129
SBA 504 2nd Mortgage*	40%	\$1,653,000
Borrower's Injection	10%	\$401,026
Total Project Cost*		\$4,059,155



90% SBA 504 Financing Example

	<u>Loan Amount</u>	<u>Rate</u>	<u>Term</u>	<u>Amort</u>	<u>Monthly Pymt</u>	<u>Annual Pymt</u>
Bank 1st Mortgage	\$ 2,005,129	5.75%	10 Yrs	25 Yrs	\$ 12,614	\$ 151,373
SBA 504 2nd Mortgage*	\$ 1,653,000	5.80%	25 Yrs	25 Yrs	\$ 10,451	\$ 125,413
Total Financing	\$ 3,658,129	5.77% Blended Rate			\$ 23,065	\$ 276,786

Assumptions:

- Bank rate, terms and fees are estimated and will vary depending on approval
- SBA rate is as of Feb '26. Actual rate is set at debenture sale.
- Based on an SBA loan of this amount, the SBA/CDC Fees (included in the SBA Loan) would be approx. **\$48,000** (approximately 2.65% plus \$3500 in legal fees and \$800 misc soft cost)
- SBA 504 rate is a fixed rate and fully amortized over the life of the loan, no balloon payment.
- 90% LTV financing generally does not require additional collateral.
- Related costs including appraisal and environmental reports, escrow closing costs (including insurance and legal closing costs) and other soft costs may be included in the loan.



LISTING BROKERS

BRYCE MACDONALD

Executive Director
916-288-4806
bryce.macdonald@cushwake.com
CA LIC# 01422174

LENNY GOLD

Director
916-288-4443
lenny.gold@cushwake.com
CA LIC# 02055534

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