

FOR SALE - VALUE-ADD OPPORTUNITY

1300 ETHAN WAY

SACRAMENTO, CA



MULTI-TENANT OFFICE BUILDING | \$3,059,760 (\$85 PSF)

NEWMARK

RICH ELLSWORTH

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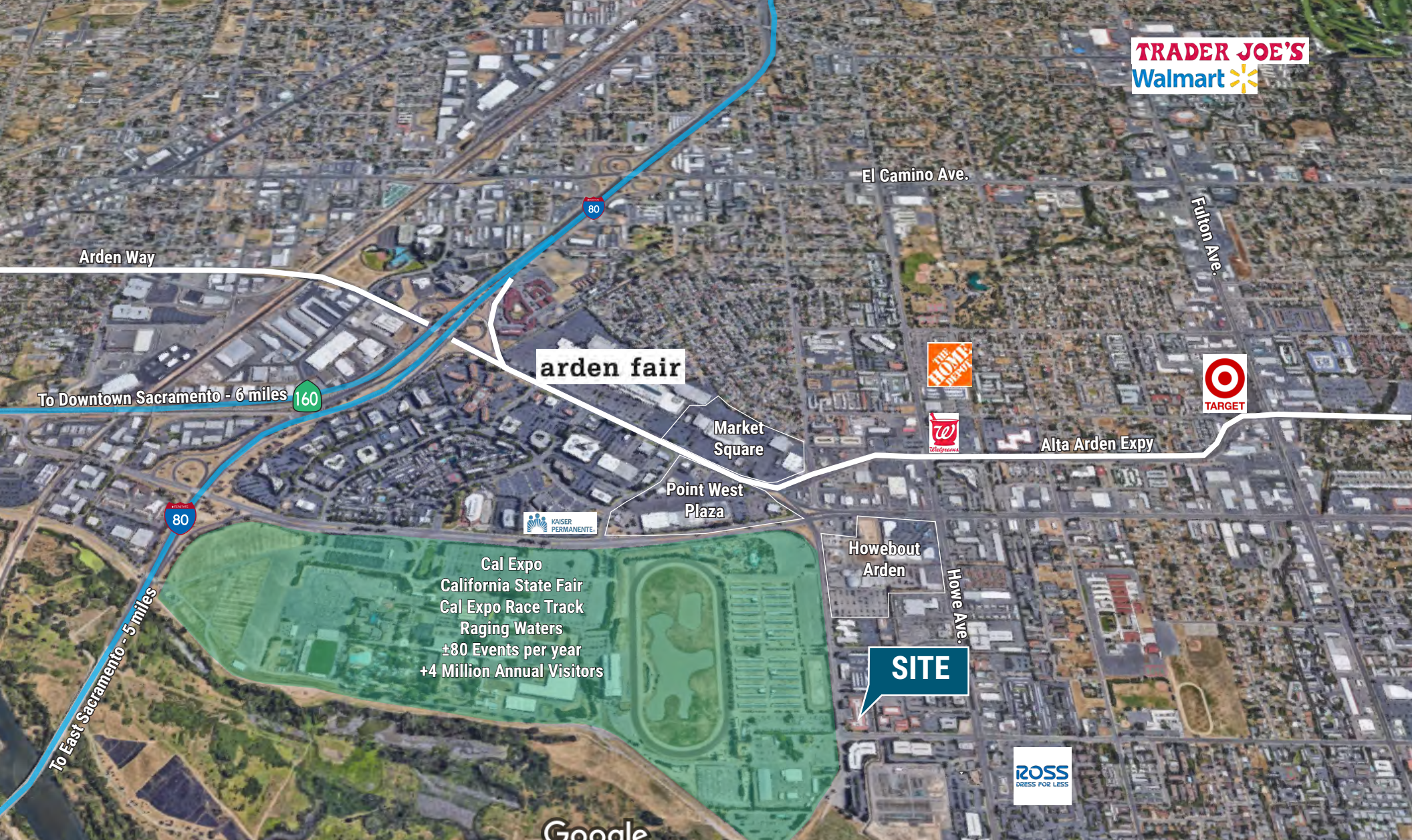
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HIGHLIGHTS



SALE PRICE: \$3,059,760 (\$85 PSF)

- Existing Rent Roll stability
- Flexible layouts in vacant spaces, from $\pm 1,229$ RSF to $\pm 5,254$ RSF
- Attractive one-story buildings with beautifully renovated common areas, landscaping and building signage available for $\pm 1,700$ RSF & above
- Flexible GC (General Commercial) zoning catering to a multitude of tenants
- Some offices have restroom(s) in suite
- Excellent location, close to Capital City, Freeway and Highway 50
- Less than one mile to Arden Fair Mall, Doubletree Hotel, banking, restaurants and other retail support services



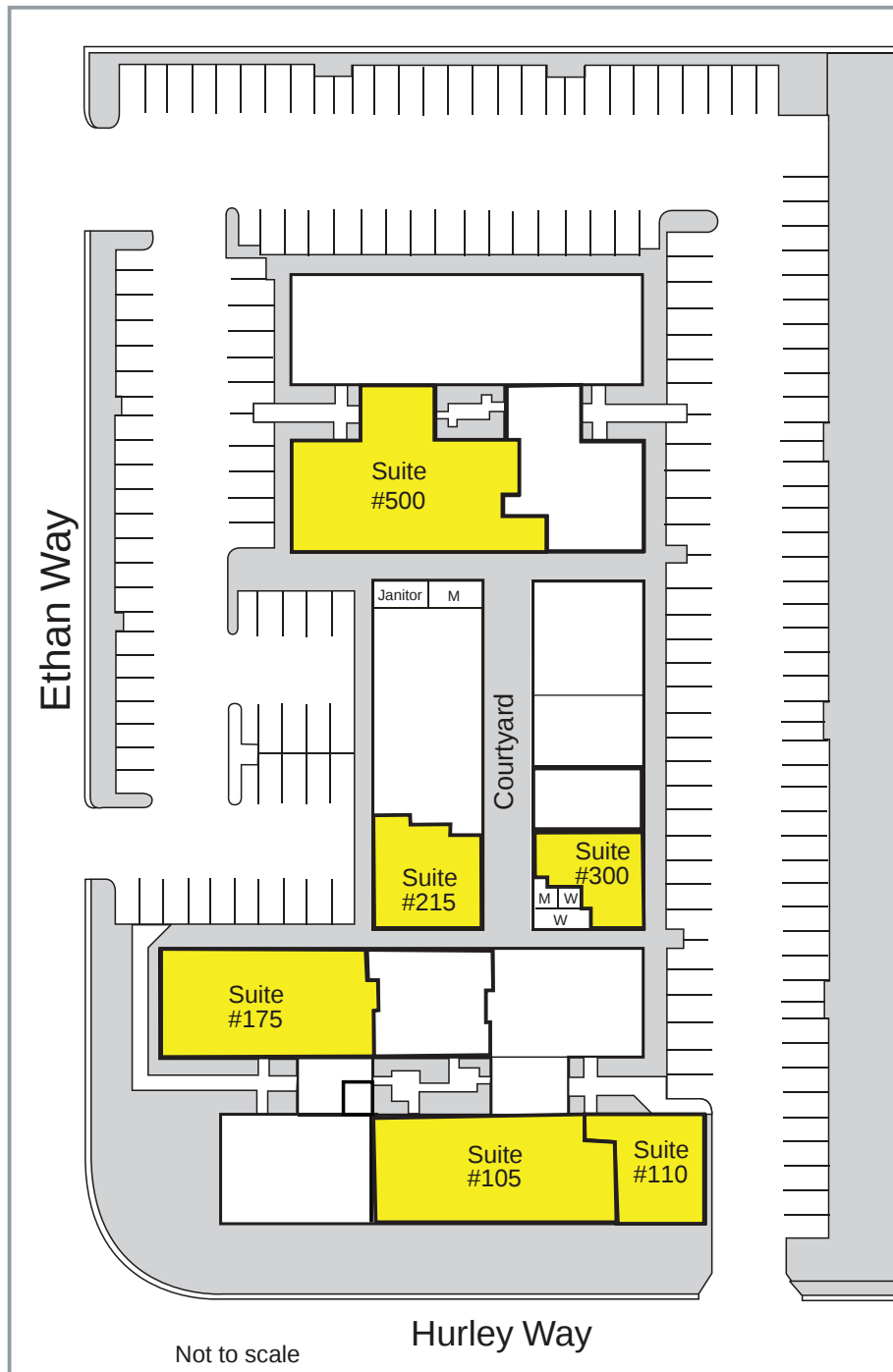
Arden Fair Mall is over 400,000 SF and offers shopping convenience to Macy's, Apple, Michael Kors and more

Point West Plaza offers over 120,000 SF of retail convenience such as Hobby Lobby, Kohl's, Davids Bridal and more

Market Square is a +200,000 SF retail destination and houses such retail giants as United Artists, Barnes and Noble, Ulta and more

HoweboutArden houses Century Theatres, Nordstrom Rack, Homegoods, The Container Store and more

AVAILABLE SPACES



1300 ETHAN WAY

Suite 105: $\pm 3,531$ RSF

Suite 110: $\pm 1,723$ RSF

Suites 105 & 110: $\pm 5,254$ RSF

Suite 175: $\pm 4,625$ RSF

Suite 215: $\pm 2,128$ RSF

Suite 300: $\pm 1,229$ RSF

Suite 500: $\pm 4,320$ RSF (Avail 2/1/27)

FINANCIAL ANALYSIS

Total Square Footage	38,247	100.0%
Occupied Square Footage	20,691	54.1%
Available Square Footage	17,556	45.9%

Office Property				
Income Statement	As-Is	P.S.F.	Stabilized	P.S.F.
Gross Operating Income				
Rent (Per attached Rent Roll)	\$419,345	\$0.94	\$789,301	\$1.72
Recoveries (Per attached Rent Roll)	\$1,553	\$0.01	\$1,553	\$0.01
Vacancy (5%)	-	-	(\$39,543)	(\$0.09)
Total Income	\$420,898	\$0.95	\$751,311	\$1.64
Operating Expenses				
Repair/Maintenance/HVAC	\$43,019	\$0.09	\$43,019	\$0.09
Landscaping	\$17,269	\$0.04	\$17,269	\$0.04
Management Fees	\$33,600	\$0.07	\$30,000	\$0.07
Fire Prevention/Pest Control	\$1,462	\$0.00	\$1,462	\$0.00
Janitorial/Day Porter	\$67,160	\$0.15	\$89,039	\$0.19
Water/ Sewer/Trash	\$29,652	\$0.06	\$29,652	\$0.06
Electricity	\$73,500	\$0.16	\$100,385	\$0.22
Security	\$6,120	\$0.01	\$6,120	\$0.01
Insurance	\$13,270	\$0.14	\$13,270	\$0.03
Property Taxes (See Notes below.)	\$62,684	\$0.14	\$36,717	\$0.08
Total Expenses	\$347,736	\$0.76	\$366,933	\$0.80
Net Operating Income	\$73,162	\$0.29	\$384,387	\$0.84

Valuation				
Stabilized Value @ 9.7% Cap Rate			\$3,957,059	\$104
Cost to Stabilize	Commissions 5 Years @ 7.5%		(\$147,183)	
	TI's @ \$25 sf	\$25	(\$438,900)	
Income Lost-- Lease Up	Income @ 95% Occupancy	\$384,378		
	Current Income	\$73,162		
	Monthly Income Lost	\$25,935		
	12 Months of Lost Income	\$311,216	(\$311,216)	
As Is Value			\$3,059,760	\$80

Notes: Property Taxes in "As-Is" column are the actual Taxes paid last year.
Property Taxes in the Stabilized column are calculated at 1.2% of the Value above.

PHOTO GALLERY



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 1300 Ethan 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	BROKER
COMPANY: _____	COMPANY: _____
SIGNED BY: _____	SIGNED BY: _____
PRINT NAME: _____	PRINT NAME: _____
ADDRESS: _____	ADDRESS: _____
CITY, STATE, ZIP: _____	CITY, STATE, ZIP: _____
PHONE: _____	PHONE: _____
EMAIL: _____	EMAIL: _____

1300 ETHAN WAY

SACRAMENTO, CA



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8/26

NEWMARK

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