



DENTAL ARTS PROFESSIONAL BUILDING



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📍 2650 21st Street
Sacramento, CA 95818

INVESTMENT OVERVIEW

The Dental Arts Professional Building located at 2650 21st St, Sacramento is a ±14,868 sq ft two-story medical/dental building comprising 8 suites and a strong mix of internet-resistant dental tenants. The building is situated in the northwest corner of Curtis Park bordering Land Park just south of Midtown. Its central location is just five blocks from I80, three miles from the I80/I5/99 junction, and 1.5 miles from the financial district. With more than 60% of the building leased through the end of 2026 and significant tenant improvements invested into the building's common areas and suites, the Dental Arts Professional Building is a well positioned investment-grade commercial property poised to enjoy stable long-term performance with minimal tenant turnover.

Built in 1977, this pride-of-ownership building underwent a major renovation and repositioning in 2018 including new interior and exterior paint, new carpet throughout, new directory signage, and new 21st Street-facing building branding establishing it as a landmark medical/dental building in the surrounding community. In September of 2022, the ownership also completed an energy retrofit, converting all thermostats in the building to wifi-enabled smart thermostats with cloud-based management in addition to LED lighting upgrades to minimize both the building's carbon footprint as well as CAM reimbursements, further adding value to the buildings tenants.

The property has 41 off-street parking spaces and is situated on two parcels comprising more than 32,000 square feet. The current property management team has been in place for more than 15 years and continues to maintain both the building in pristine condition as well as good relations with all tenants. In-place property management, long-term leases and stable tenancies with significant investment in tenant improvements combine to make the Dental Arts Professional Building a stable long-term investment.





INVESTMENT HIGHLIGHTS

- Pandemic and internet resistant medical office asset class
- Multi-tenant rent roll for investment diversification and income stability
- Significant investments in tenant improvement and common area renovation
- Located in a mature submarket with high barriers to entry and minimal competition
- Built in 1976 with significant improvements completed in 2018
- Located in Sacramento's prestigious Curtis Park neighborhood
- Central location close to midtown, financial district, I80, I5, and 99
- Ample off-street parking

AREA OVERVIEW

Downtown Sacramento is located within minutes to the State Capitol Building, and is near the Sacramento International Airport and Amtrak. As the capital city of California, Sacramento is not only the state's political center for lobbying and think tanks, but also a notable financial and cultural hub on the West Coast. With its numerous museums and tourist attractions, Sacramento draws in a steady stream of visitors, welcoming 15.3 million visitors, annually. ("Sacramento's Official Visitors' Guide")

These cultural centers do not just draw in tourists, however. Coupled with the notable schools in the area, such as the University of California Davis and Sacramento State, the city boasts a rapidly evolving culture. Sacramento is one of the fastest-growing major cities in California and a hub for the California healthcare industry and the seat of Sutter Health, the world-renowned UC Davis Medical Center, and the UC Davis School of Medicine.



Sacramento is a leading business location in California largely because it offers employees an excellent quality of life and access to the best that California has to offer, all at a price point that is increasingly attractive. Its growing, well-educated population, relatively affordable cost of living, and proximity and access to the Bay Area, Lake Tahoe, Napa Valley and beyond will continue to fuel Sacramento's above average growth in the years ahead.



The Sacramento MSA is California's fastest growing large city with an annual population growth rate of approximately 3.7% over the last decade, outpacing the compound annual growth rate of the U.S. of 3.2% over the same period, and is projected to grow by another 14% by 2025. another 14% by 2025. ("Sacramento Metro Area Population 1950-2022")

**THE REGION'S NET
MIGRATION IN 2020 WAS
12,979 A 56% INCREASE
OVER 2019**

Source: USPS

1 **DESTINATION FOR BAY
AREA MOVERS**
Source: Redfin Q4, 2021

2 **MOST DIVERSE U.S. CITY**
Source: U.S Census 2020

3 **FOR DIVERSITY IN TECH
AND STEM**
Source: Comp TIA

4 **DESTINATION FOR RELOCATION
IN THE COUNTRY**
Source: Redfin Q4, 2021

5 **BEST REGION FOR WOMEN
ENTREPRENEURS**
Source: Smart Asset 2020



POPULATION

1.00 Mile	3.00 Miles	5 Miles
24,474	158,688	400,669



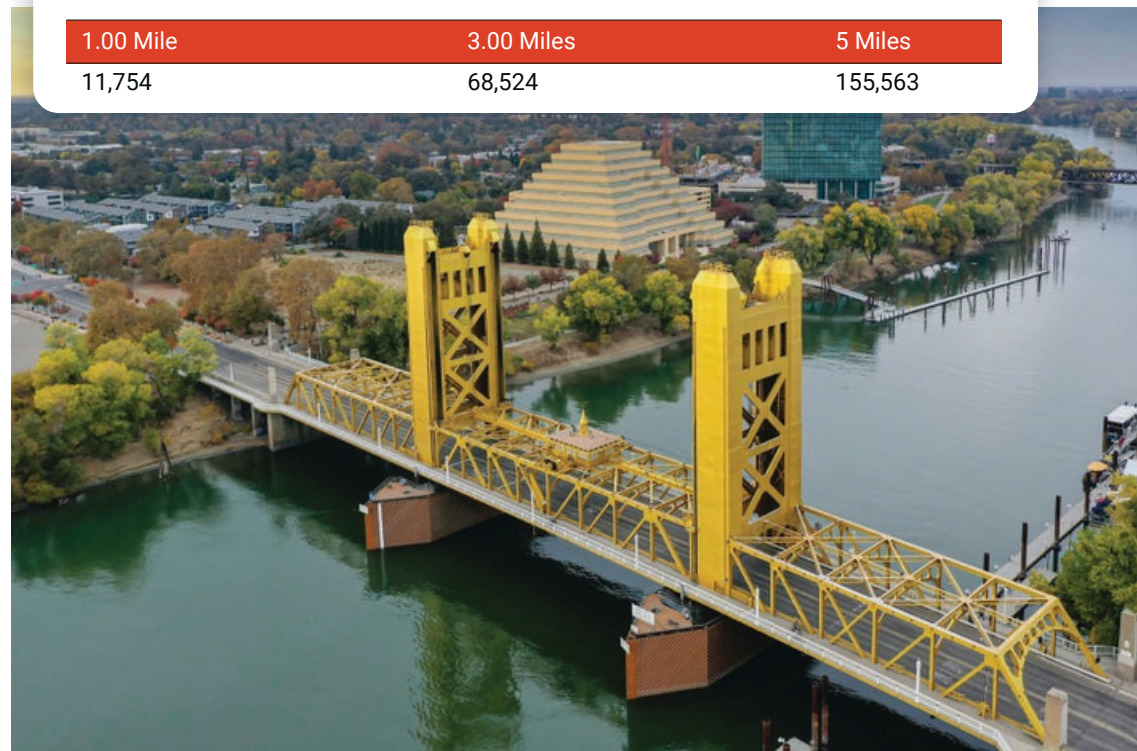
**AVERAGE
HOUSEHOLD INCOME**

1.00 Mile	3.00 Miles	5 Miles
\$128,098	\$108,709	\$97,441

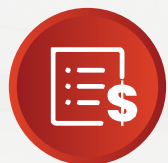


**NUMBER OF
HOUSEHOLDS**

1.00 Mile	3.00 Miles	5 Miles
11,754	68,524	155,563



SUMMARY OF THE OFFERING



Listing Price
\$4,500,000.00

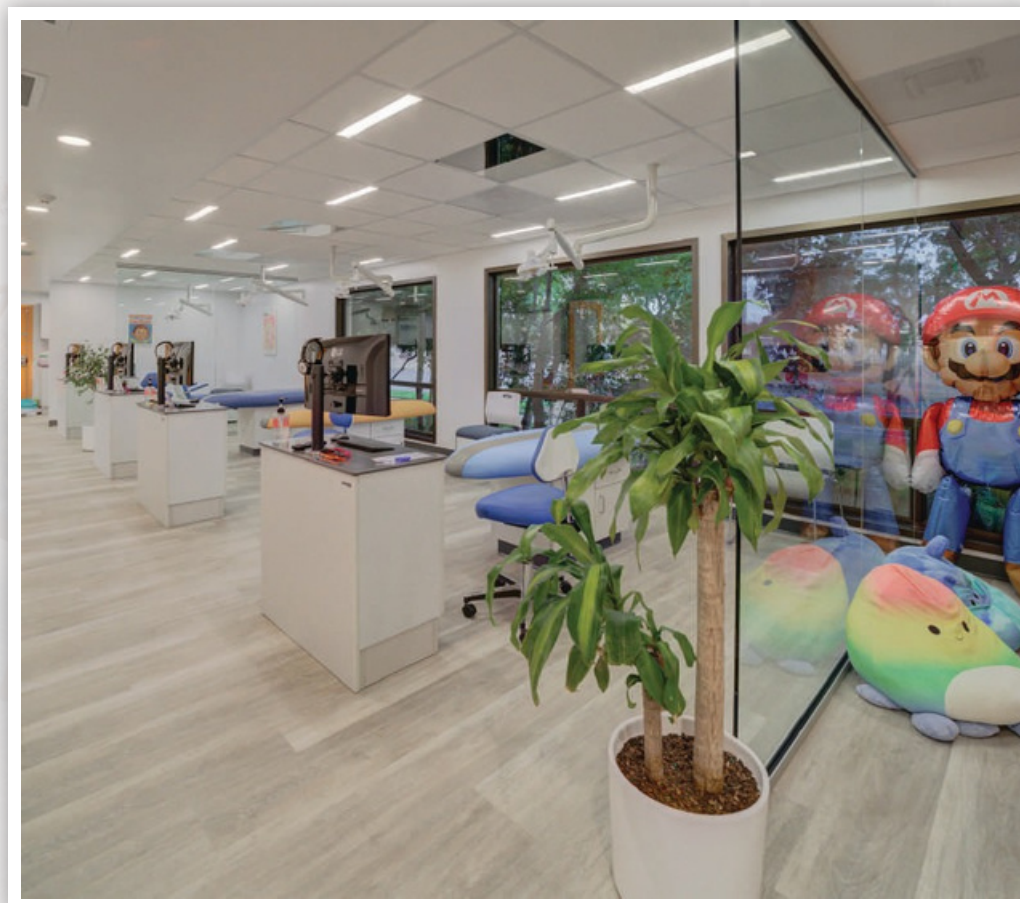


Cap Rate
6.25%

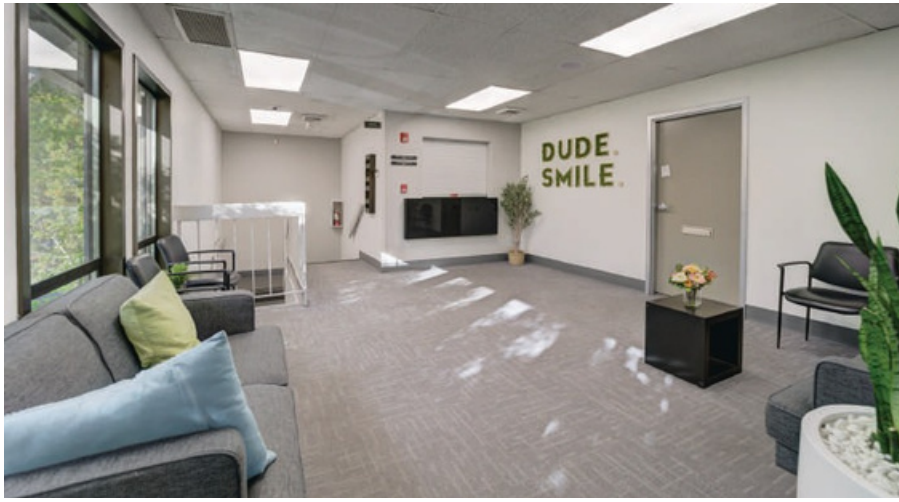


of Tenants
8

PRO FORMA EXECUTIVE SUMMARY	
LISTING PRICE	\$4,500,000.00
NOI	\$281,308.69
CAP RATE	6.25%
PRICE/SF	\$302.66
IN PLACE BUILDING SUMMARY	
RENTABLE SF	14,868 SF
# OF TENANTS	8
LOT SIZE	32,000 SF
PHYSICAL OCCUPANCY	99%
ECONOMIC OCCUPANCY	99%
YEAR BUILT	1977
YEAR RENOVATED	2018
WALT	33 months



RENT SCHEDULE



Unit	Sq.Ft.	Status	Lease Type	Monthly Rent	Annual Rent	\$/SF/ Month	Lease Start	Lease End
Suite 1, 2, A	2,630	Occupied	Gross	\$6,312.00	\$75,744.00	\$2.40	04/16/2022	04/30/2032
Suite 3	2,512	Occupied	Gross	\$7,008.48	\$84,101.76	\$2.79	01/01/2022	12/31/2026
Suite 4	2,274	Occupied	Gross	\$5,798.70	\$69,584.40	\$2.55	09/01/2023	11/30/2028
Suite 5A	808	Occupied	Gross	\$2,278.56	\$27,342.72	\$2.82	06/01/2012	05/31/2020
Suite 5B	1,050	Occupied	Gross	\$2,652.30	\$31,827.60	\$2.53	12/01/2012	11/30/2028
Suite 6	2,646	Occupied	Gross	\$7,408.00	\$88,896.00	\$2.80	01/01/2014	12/31/2023
Suite 7	1,684	Occupied	Gross	\$4,462.60	\$53,551.20	\$2.65	06/13/2019	05/31/2027
Suite 8	1,177	Occupied	Gross	\$3,177.90	\$38,134.80	\$2.70	02/01/2008	05/31/2027
Storage	87	Vacant	Gross	\$-	\$-	\$-		
Total/Avg	14,868			\$39,098.54	\$469,182.48	\$2.63		

FINANCIAL ANALYSIS

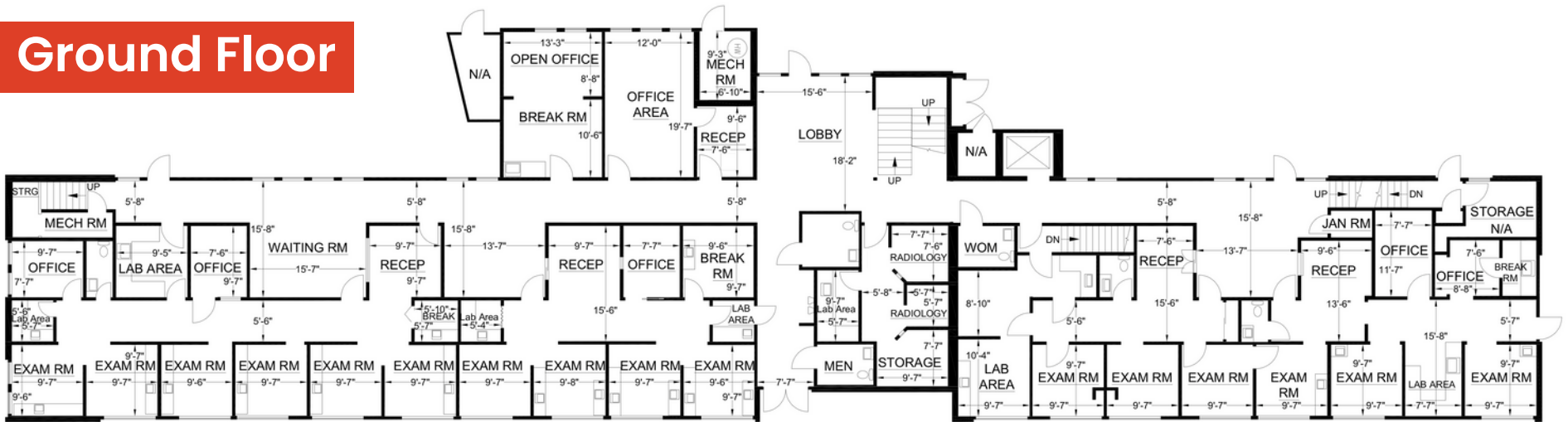


REVENUES	
Gross Rents	\$469,182.48
Cam Reimbursements	\$32,332.11
Effective Gross Rent	\$501,514.59

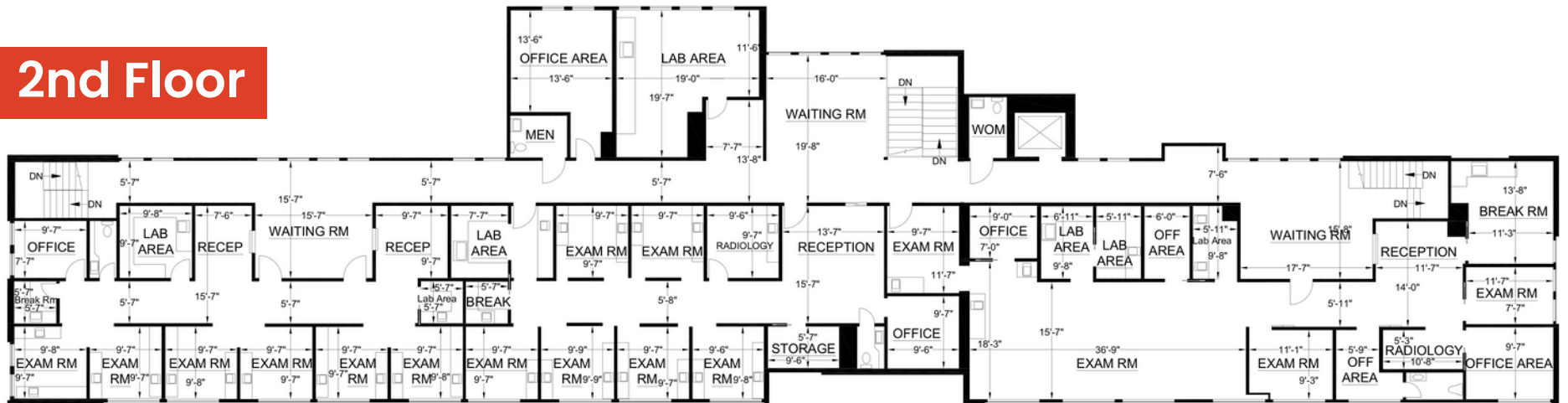
EXPENSES (2023 Actual)	
Cleaning Maintenance	\$26,204.46
Landscaping Maintenance	\$8,286.00
Licenses and Permits	\$30.00
Maintenance	\$56,442.00
Marketing	\$270.63
Security Service	\$8,061.72
Property Taxes (based on \$4,500,000 sale price)	\$55,757.38
Garbage	\$7,735.56
Gas and Electric	\$45,619.74
Pest Control	\$1,082.00
Water	\$10,715.77
Total Annual Expenses	\$220,206.63

FINANCIAL SUMMARY	
LISTING PRICE	\$4,500,000.00
EFFECTIVE REVENUE	\$501,514.59
EXPENSES	\$220,206.00
NOI	\$281,308.69
CAP RATE	6.25%
PRICE/SF	\$302.66

Ground Floor



2nd Floor



CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Yeh Area, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Yeh Area, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Yeh Area, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward- looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Yeh Area, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

Pricing in this Offering Memorandum may not be accurate at any given point in time as market conditions including capitalization rates and other value indicators change frequently. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

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