

500 Auburn-Folsom Road

CONFIDENTIAL OFFERING MEMORANDUM



CBRE

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

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 CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

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

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 CBRE, 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.

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executive summary

CBRE, Inc is pleased to offer the opportunity to acquire an office property located in the city of Auburn, California. The asset is priced at \$5,206,278 which equates to \$295 per square foot with a 6.51% capitalization rate.

500 Auburn-Folsom Rd. is situated on a parcel measuring \pm .91 acres. It was built in 2007, a two-story building. It is a multi-tenant property and is recognizable as a signature property within the town. The property is centrally located with easy access to both Interstate 80 and Highway 49.



**PRIME
LOCATION**



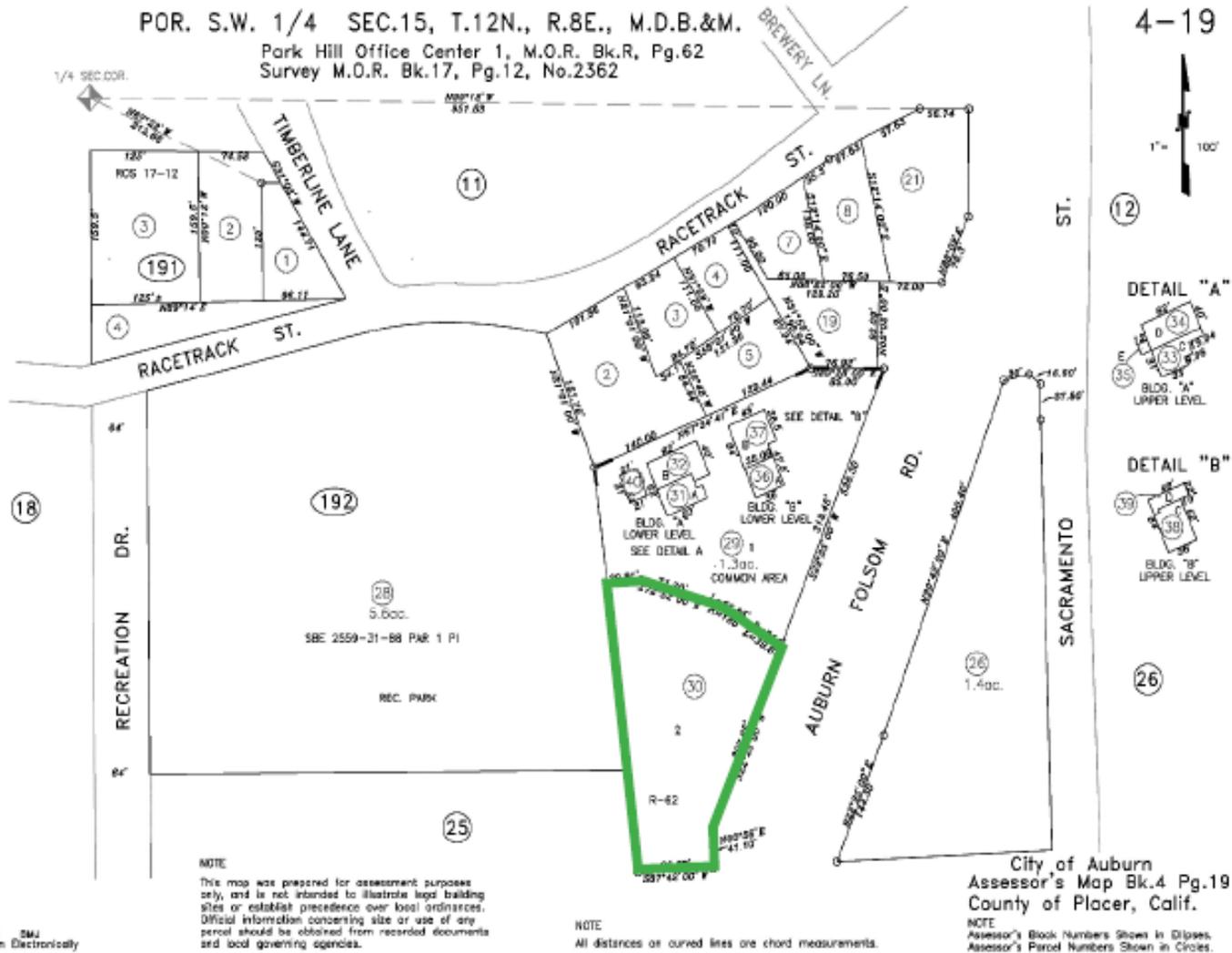
**POPULATION
AS OF 2023
27,516**



**TRAFFIC COUNT
11,912
ADT**

parcel map

apn:004-192-030-000



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property photos



property photos



rent roll

TENANT	LEASE TERM					
	RENTABLE SQ. FT	% OF TOTAL	BEGIN	END	MONTHLY RENT	ANNUAL
Michael Murphy Architect*	1,559	8.8%	5/2018	5/2024	\$2,416.55	\$28,999
Unknown Tenant	656	3.7%		5/2024	\$600.00	\$7,200
Umpqua Bank*	5,075	28.7%	2/2004	3/2026	\$10,742.08	\$128,905
Vacant	300	1.7%	6/2023	6/2024	\$490.00	\$5,880
21 Blast	1,517	8.6%	5/2019	5/2024	\$2,351.35	\$28,216
Edward Jones*	1,000	5.7%	7/2019	8/2026	\$2,250.00	\$27,000
Fidelity National Title*	4,654	26.4%	3/2021	12/2026	\$11,774.62	\$141,295
Kathy Kim CPA	1,060	6.0%	2/2023	2/2028	\$1,961.00	\$23,532
Tav Corp	899	5.1%	7/2023	MTM	\$1,634.00	\$19,608
Kathy Kim CPA	465	2.6%	6/2023	MTM	\$1,525.00	\$18,300
					\$35,744.60	\$428,935.00
	TOTAL LEASED:	17,654	100%			
	TOTAL VACANT:	656			Annual Income:	\$428,935.20
	TOTAL BLDG AREA:	17,654				

* NNN Lease

analysis

Scheduled Gross Income	\$428,935.20
less Operating Expenses	\$ (89,755.62)
Net Operating Income	\$39,179.58
Capitalization Rates	6.51%
Offering Price	\$5,206,278
Price Per Square Foot	\$295

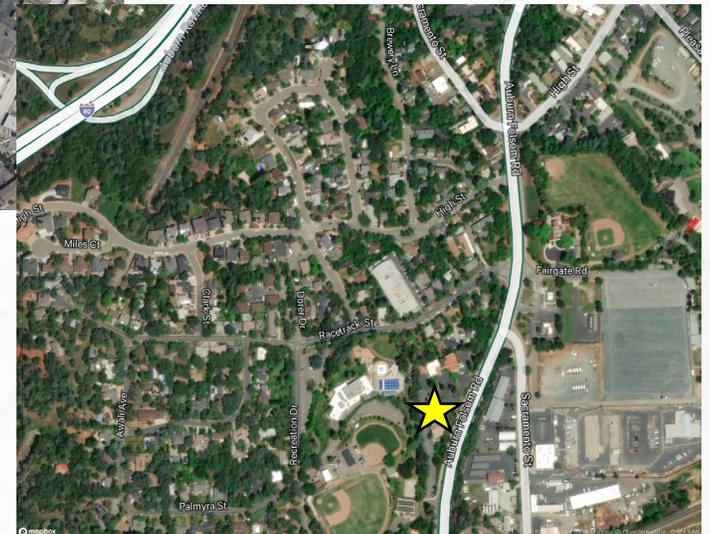
expenses

	Monthly	Annual
Backflow Testing	\$ 25.00	\$ 300.00
Accounting	\$ 97.92	\$ 1,175.00
Disposal Service	\$ 245.64	\$ 2,947.65
Elevator Inspections	\$ 415.83	\$ 4,990.01
Fire Alarm Monitoring	\$ 115.58	\$ 1,387.00
Insurance	\$ 413.50	\$ 4,962.00
Janitorial	\$ 481.75	\$ 5,781.00
Landscape Maintenance	\$ 400.00	\$ 4,800.00
Management/Bookkeeping	\$ 950.00	\$ 11,400.00
Pest Control	\$ 53.42	\$ 641.00
Repairs	\$ 740.67	\$ 8,888.01
Taxes (based on 1.059% of \$4,500,000 purchase price)	\$ 3,993.77	\$ 47,925.25
Telephone	\$ 42.97	\$ 515.68
Water	\$ 363.53	\$ 4,362.33
Utilities - Other	\$ 935.28	\$ 11,223.35
Total	\$ 7,479.64	\$ 89,755.62

aerial | amenities map



Subject Property is 4 miles to the south of the amenities.



500

Auburn-Folsom Rd.

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