

OWNER/USER OR VALUE ADD MEDICAL BUILDING

OFFERING MEMORANDUM

ALTA ARDEN

3301 ALTA ARDEN EXPRESSWAY
SACRAMENTO, CA

Forrest Gherlone

Senior Managing Director

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CA RE LIC #1376723

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NEWMARK



EXECUTIVE SUMMARY

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee-simple interest in 3301 Alta Arden Expressway (the "Property"), a ±8,162 square foot, single story medical office building (MOB) in Sacramento, California. The area surrounding the MOB is densely populated with more than 138,000 residents within 3 miles of the Property. Currently 83% leased by 3 tenants on month to month or short-term leases, the Property is perfectly suited for an owner/user looking to occupy all or a portion of the building. Alternatively, an investor could add value through increasing rents and extending the leases. 3101 Alta Arden is ideally located in the heart of the Arden Arcade medical/dental community, just one block from the 287 bed Kaiser Permanente Sacramento Medical Center and Offices. The Kaiser Medical Center operates 24-hour emergency care services, ambulatory surgery, cardiology, orthopedics, oncology as well as radiology services. The Property benefits from its proximity to the medical center and many tenants providing services ancillary to those offered on the campus.

OFFERING TERMS

Price: \$975,000 (\$119/square foot)

Improvements: 8,162 square feet (buyer to verify)

Land: ±0.86 acres (4 parcels)

Occupancy: 83% leased to 3 tenants

Cap Rate: 7.75%

OFFERING HIGHLIGHTS



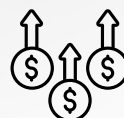
Immediate value-add opportunity through extension of month to month tenancies and increasing under-market rents



One block from 287-bed Kaiser Permanente Sacramento medical office campus



Immediate opportunity for an owner/user



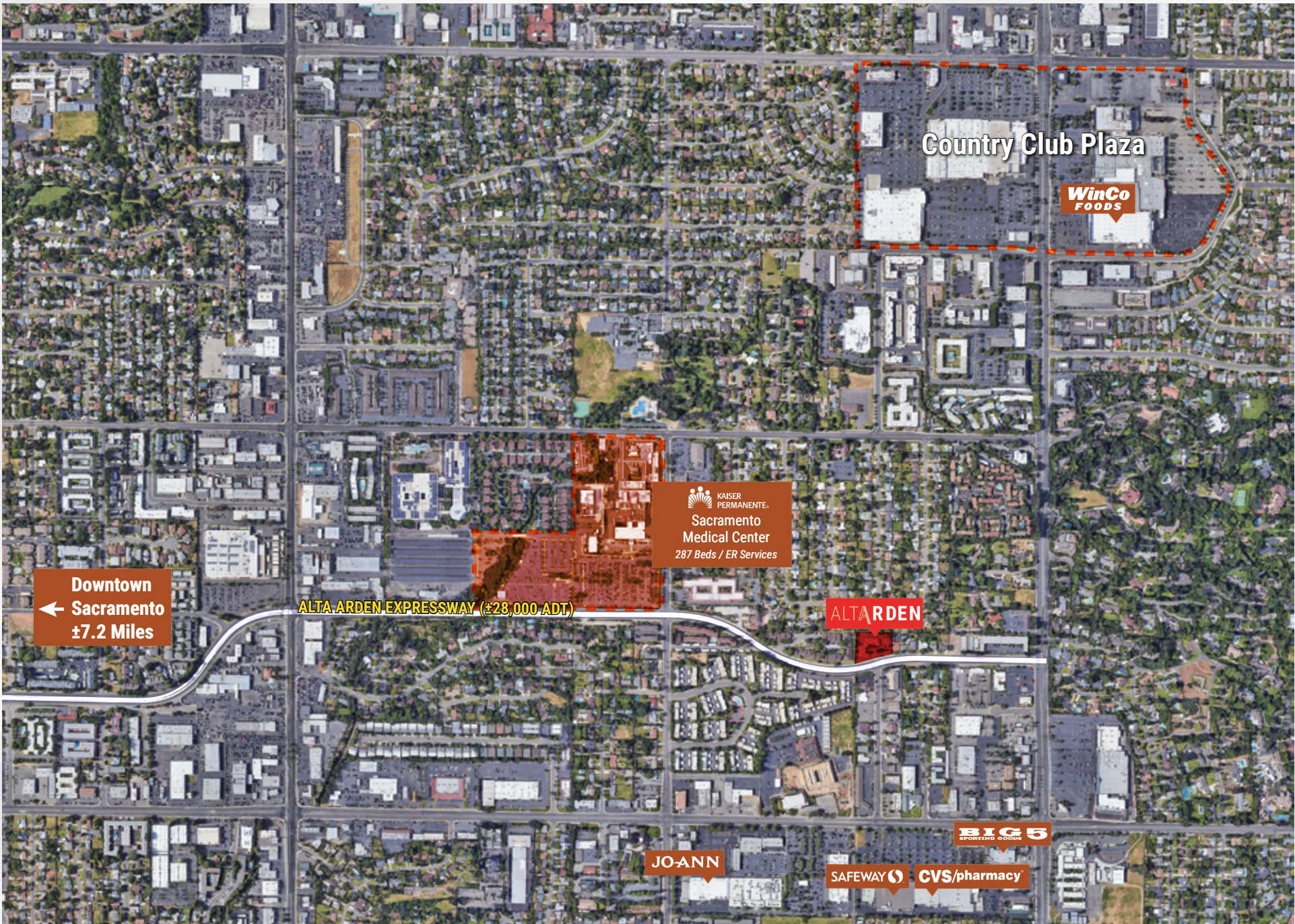
Opportunity to acquire a well-located MOB well below replacement cost and to improve rents through capital improvements/maintenance



Centrally located in highly-trafficked and densely populated area.



LOCATION MAP



FINANCIALS

RENT ROLL

Suite	Tenant	SF	Start	Expires	\$/Mo	\$SF Mo
Suite 1	Vacant	1,355				
Suite 2	Zachary Kwiker	684	8/1/23	8/1/26	\$685	\$1.00
Suite 3 & 4	Zachary Kwiker	3,798	9/1/98	mo-mo	\$6,527	\$1.72
Suite 5	Brandy Alexander	765	2/1/20	mo-mo	\$765	\$1.00
Suite 6	Amjad Khan/Farishta Sohrabi	850	8/1/23	10/1/24	\$850	\$1.00
Suite 7	Amjad Khan/Farishta Sohrabi	710	8/1/20	mo-mo	\$710	\$1.00
	Total Size	8,162		Total Monthly Rent	\$9,537	

OPERATING EXPENSES

Expenses	Annual
Property Tax	\$11,700
Sewer	\$3,574
PGE Gas Meter	\$2,400
Smud Master Meter	\$660
Insurance	\$6,000
Annual Flow Test	\$75
Water Bill	\$1,920
Trash Bill	\$2,400
Property Manager Expense	\$7,800
Marquez Landscaping	\$2,400
Total Expenses	\$38,929

INCOME & EXPENSES

Gross Income	\$114,448.20
Less: Operating Expenses	(\$38,929.44)
Net Operating Income	\$75,518.76
Price	\$975,000
Cap Rate	7.75%

PROPERTY INFORMATION

Address: 3301 Alta Arden Expressway, Sacramento, CA 95825

APNs: 279-0225-006, 279-0225-005, 279-0225-004
and 279-0225-003

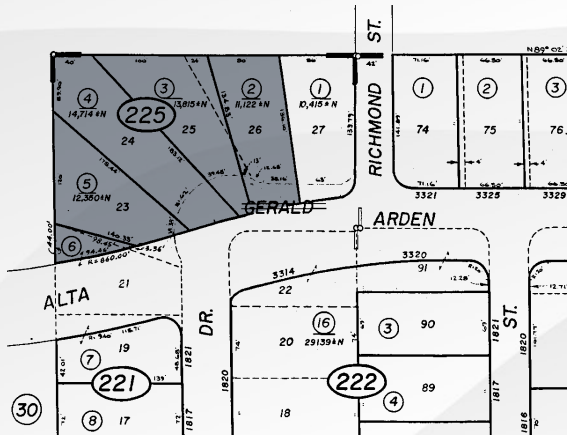
Improvements: ±8,162 square feet (Buyer to confirm)

Parcels: 4 totaling ±0.86 acres

Parking: 4.3/1,000 (35 Stalls)

Built: 1961 (Buyer to confirm)

PARCEL MAP



DEMOGRAPHICS

2023 HOUSEHOLDS

1 MILE: 7,098 • 3 MILE: 62,183 • 5 MILE: 146,479

MEDIAN HOUSEHOLD INCOME

1 MILE: \$62,416 • 3 MILE: \$61,530 • 5 MILE: \$63,980

MEDIAN HOME VALUE

1 MILE: \$380,992 • 3 MILE: \$420,047 • 5 MILE: \$384,328

DISCLAIMER: This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (5/24/2024) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder. Additionally, it is understood that the Property is being sold in its as-is condition. Buyer agrees to pay all cash, or obtain such financing as Buyer may choose, at Buyer's expense.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

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