

# SUNRISE PROFESSIONAL CENTRE

—SUITE 160

# FOR SALE

Fully Leased,
GovernmentBacked Investment





# The Osborne Group

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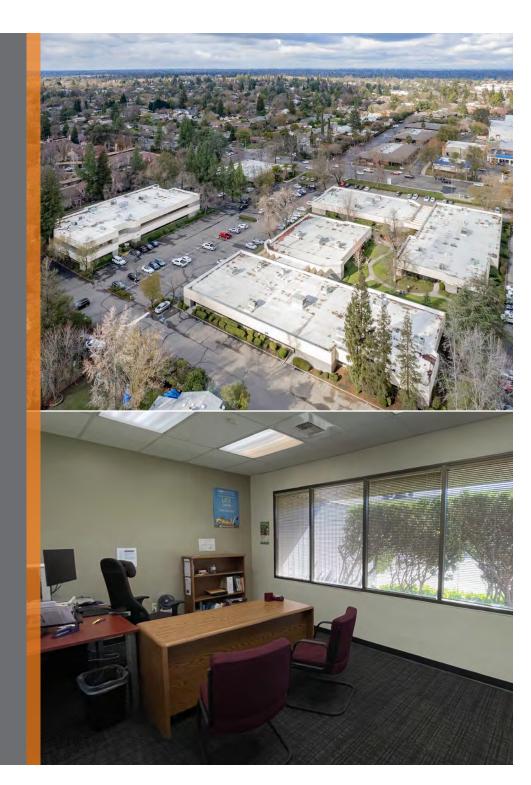
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# THE OFFERING:

Investment opportunity to purchase an office condominium occupied by the California Department of Rehabilitation. The purchase offers a unique opportunity to own a small, leased investment to a secure, government-backed agency. The California Department of Rehabilitation offers Californians with Disabilities opportunities for employment and independent living. The tenant is a long-time tenant and has occupied the property since 2005.

Rare investment opportunity with government guaranteed tenant with long-term lease, stabilized income and rent increases.

**Price:** \$798,300 (\$150/SF)

**CAP Rate: 7.4%** 

NOI: \$59,991.50

Annual Income: \$104,869

**Annual Expenses:** 

**Association:** \$34,398.00

**Property Taxes:** \$10,059

**Insurance:** \$1,277.00

**Total Expenses:** \$45,733

NOI: \$59,136





# **PROPERTY HIGHLIGHTS:**

- Three building, multi-tenant office project totaling 81,857 SF
- Excellent location off Madison Ave and Sunrise Blvd, one of the busiest arterials in Fair Oaks
- High daily traffic counts (43,680 cars per day)
- Located adjacent to the Quail Point Shopping Mall and across from the Sunrise Village Shopping Center, offering many retail and restaurant amenities within a few steps!
- Garden-like landscaping with large lawn area, interior walkways and mature, attractive foliage
- Large parking field with attractive landscaping features and walkways

Address: 7840 Madison Ave, Suite 160, Fair Oaks, CA

Condo Square Footage: ± 5,322 SF

County: Sacramento

Occupancy: One Tenant (100%)

Lease Type: Full-Service

**Lease Expiration Date:** 5/31/2027











# **TENANT**

The California Department of Rehabilitation (DOR) works in partnership with consumers and other stakeholders to provide services and advocacy resulting in employment, independent living, and equality for individuals with disabilities. DOR administers the largest vocational rehabilitation and independent living programs in the country. Vocational rehabilitation services are designed to help job seekers with disabilities obtain competitive employment in integrated work settings. Independent living services may include peer support, skill development, systems advocacy, referrals, assistive technology services, transition services, housing assistance, and personal assistance services.

# **RENT ROLL**

SUITE	TENANT	SQ. FT.	LEASE FROM	LEASE TO	MONTHLY BASE RENT	MONTHLY BASE RENT PSF	TOTAL ANNUAL RENT
7840-160	Department of Rehabilitation	5,322	9/8/2017	5/31/2027	\$8,739.08	\$1.64	\$104,869

<sup>\*</sup> Department of Rehabilitation has an ongoing option to terminate beginning May 31, 2023.









# **MARKET OVERVIEW**

# 3 Mile Radius

Sunrise Professional Centre: 7840 Madison Ave

KEY FACTS			
POPULATION	136,536	AVERAGE HOUSEHOLD SIZE	2.6
MEDIAN AGE	40	MEDIAN HOUSEHOLD INCOME	\$72,918

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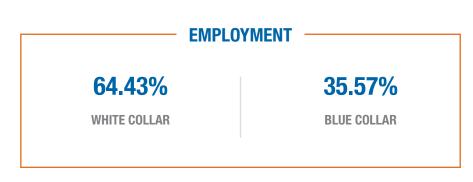
EDUCATION —			
20.17%	30.26%	28.79%	
HIGH SCHOOL GRADUATE	SOME COLLEGE	BACHELOR/GRAD/ DOC DEGREE	

\$360,061	51,706	39.01%
MEDIAN HOME VALUE	HOUSEHOLDS	% RENTER OCCUPIED HOUSING UNITS

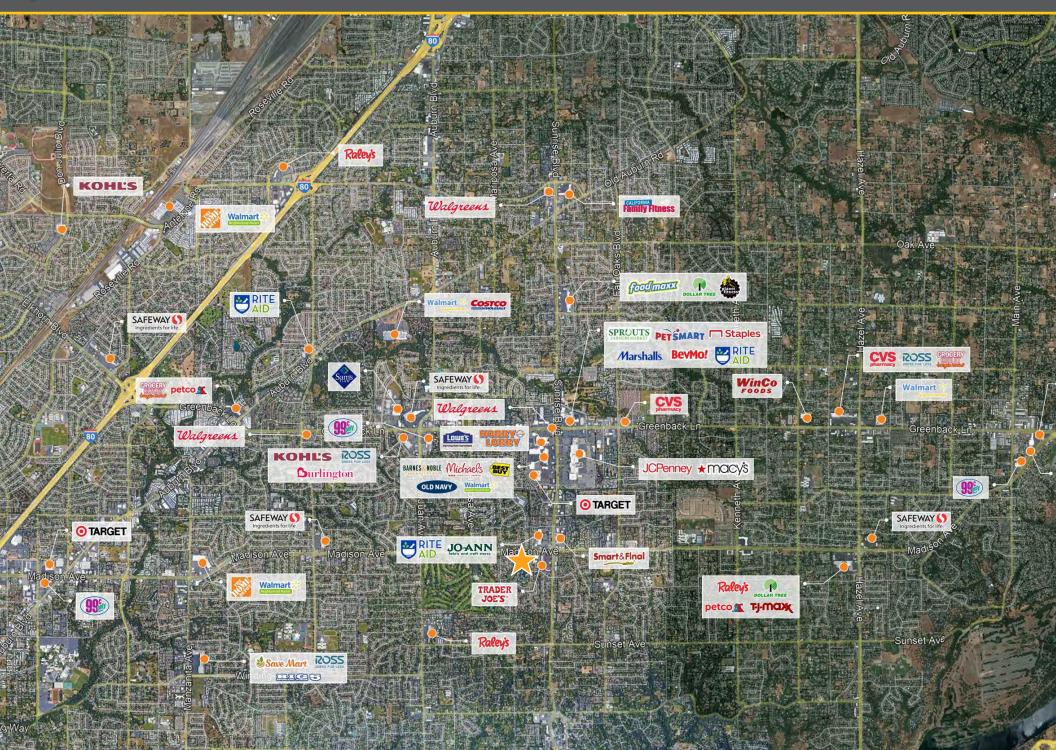
**HOUSING STATISTICS** 

BUSINESS -
65,883
TOTAL EMPLOYEES

COMMUTERS		
0.72%	81.38%	
USED PUBLIC TRANSPORTATION	DROVE ALONE TO WORK	









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