

OFFERING MEMORANDUM

6530 Franklin Blvd., Sacramento, CA 95823



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DISCLOSURE

The Offering Memorandum information is strictly confidential. It is intended to be received from Property Alliance and shall not be reviewed or distributed without prior written consent of Property Alliance.

The Offering Memorandum has been prepared to provide a summary and all information is subject to the review and verification of prospective purchasers. Prospective purchasers shall not substitute the information provided in this Offering Memorandum for a thorough due diligence investigation and inspection.

Property Alliance does not makes any warranty or representation with respect to income and expense information of the property, future financial performance and projections of the property, the size and square footage of each unit, the building, lot, improvements, physical condition, any presence of contaminating substances, PCB's and/or asbestos; the Federal and State regulations, and any future plans for the usage on the property.

The information provided has been obtained from sources believed to be reliable.

All prospective Buyers must take it upon themselves to verify all of the information set forth herein.

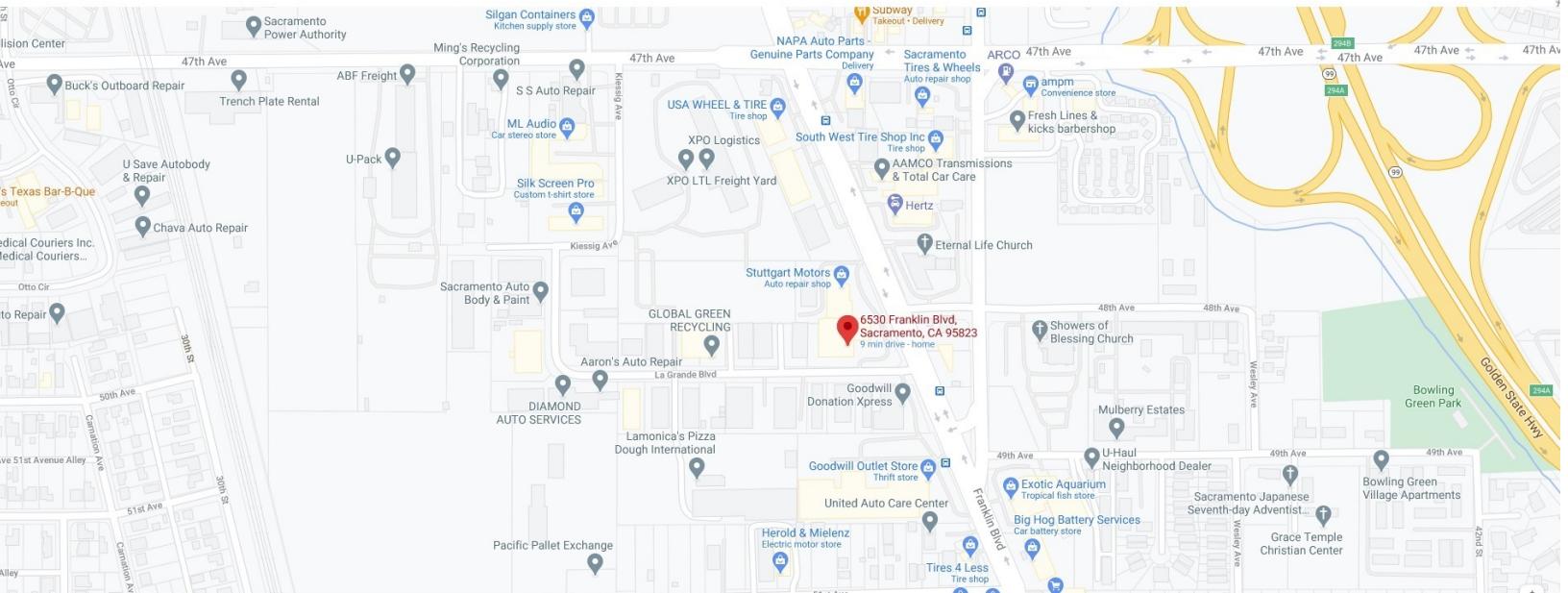
PLEASE NOTE: All property showings must be scheduled in advance with the listing Broker.

TABLE OF CONTENTS

Section 1: **Property Description and Summary**

Section 2: **Pricing And Financial Analysis**

Section 3: **Rent Roll**



S E C T I O N 1 : P r o p e r t y D e s c r i p t i o n

Property Alliance is to offer the exclusive listing for 6530 Franklin Blvd. Subject Property one(1) story building of total 22,560 sq fts; currently leased 100% with one(1) 3yrs term.

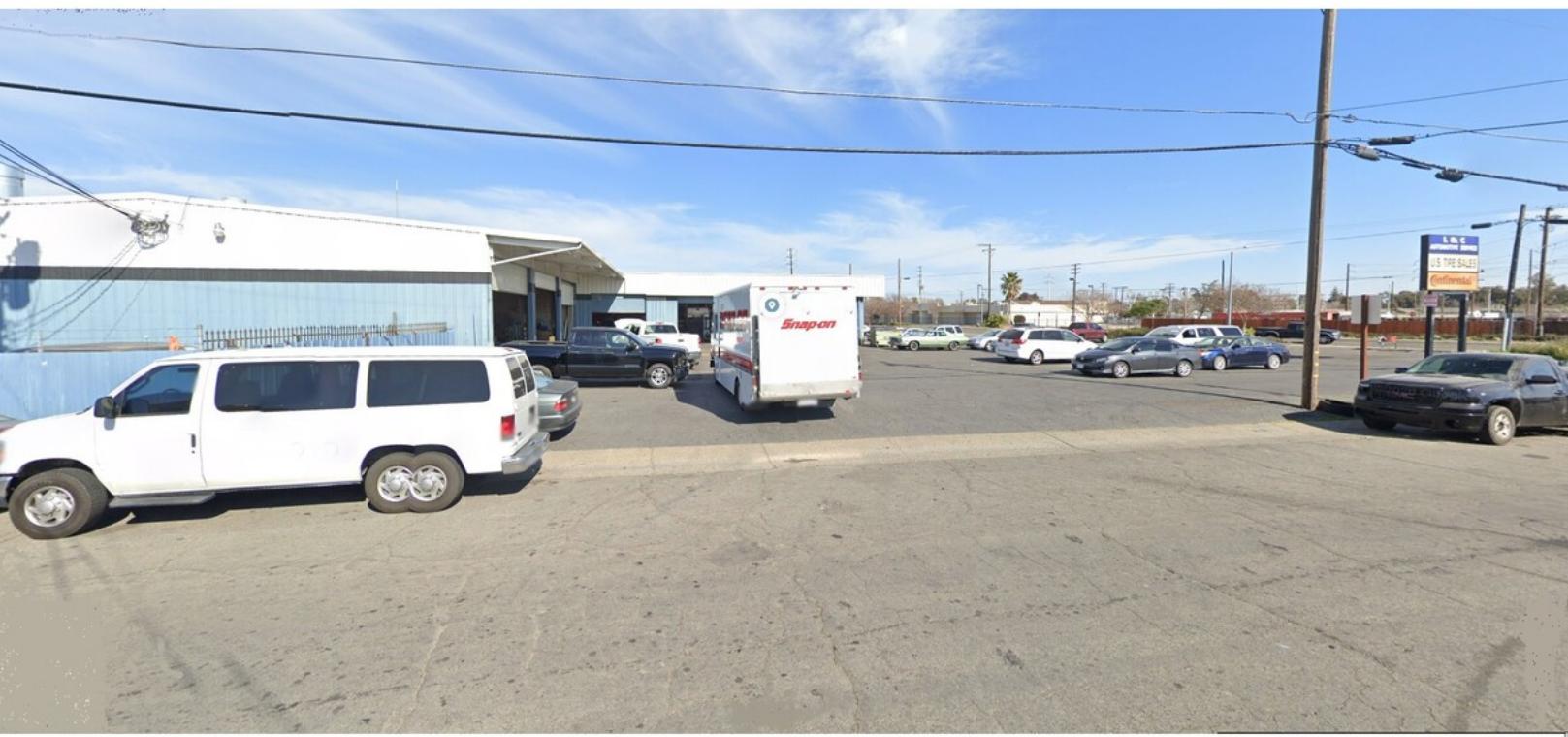
The property was built in 1959 and renovated in 1980. There is an easy access to Highway 99, highly visible, and excellent signage.

The property is located on Franklin Blvd and La Grande Blvd, which is situated in a heavily trafficked industrial corridor. This property affords an user or investor opportunity to purchase and take over a stable income producing asset with upside potential.

Summary

Property:	Franklin Blvd.
Property Address:	6530 Franklin Blvd., Sacramento, CA 95823
Assessor's Parcel #:	036-0201-001-0000
Zoning:	M-1
Number of Units:	1
Number of Buildings:	1
Number of Stories:	1
Year Built / Renovated :	1959 AND 1980
Building Square Feet:	22,560
Lot Size:	1.25 Acres
Type of Ownership:	Fee simple
Parking:	23 spaces/1.02 ratio
Topography:	Flat

Property Photos



SECTION 2: Pricing and Financial Analysis

Property Address:	6530 Franklin Blvd., Sacramento, CA 95823
Price:	\$ 2,390,000 .00
Price per sqft:	\$ 105 .94 / sq ft
CAP Rate (Current):	5.24%

Financials Snapshot Expenses Snapshot

Total Income	\$161,172.00
Total Expenses	\$ 35,928.00
Net Income	\$125,244.00

Annual Expenses	Year
Insurance	\$ 18,842.00
Property Taxes	\$ 11,824.00
Utilities (Garbage, Sewer, and Water) Taxes	\$ 5,262.00

* For a full breakdown of income & expense statements, please contact listing Broker.

SECTION 3: Rent Roll

Tenant	Size (SF)	Monthly Rent	Monthly CAM	Lease start	Lease end	Notes
L & C Automotive Service, Inc.	22,560	\$13,431	\$0.00	08/01/2025	07/31/2028	5% Inc. Annually
Available space	None					

