

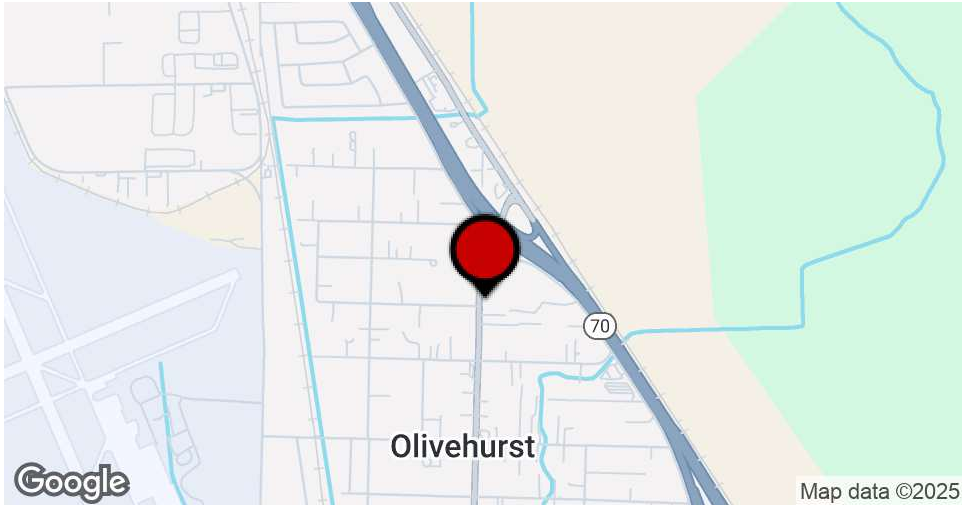
For Sale: \$429,000

**5037 & 5041 Olivehurst Ave
Olivehurst, CA 95961**

Executive Summary

Carniceria El Matador Market Building

5037 Olivehurst Ave, Olivehurst, CA 95961



OFFERING SUMMARY

Sale Price:	\$429,000
Building Size:	5,585 SF
Lot Size:	37,509 SF
Price / SF:	\$76.81
Cap Rate:	7.76%
NOI:	\$33,278
Year Built:	1950
Zoning:	CMX
Market:	Sacramento

PROPERTY OVERVIEW

Three-unit commercial building for sale with high visibility on Olivehurst Ave. The front section of the building is leased by Carniceria El Matador, a local market, and is leased until December 2030. The three back units are leased by a cabinet maker, and the tenant is month-to-month. Net operating income of \$33,278 Easy access to HWY 70, close to BEACON Gas Station and RITE AID.

PROPERTY HIGHLIGHTS

- Three-unit commercial building for sale
- High visibility on Olivehurst Ave
- The front section is leased by Carniceria El Matador (local market) until December 2030
- Three back units are leased by a cabinet maker on a month-to-month basis
- Convenient access to HWY 70

Jeffrey Helm

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Rent Roll

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Suite	Tenant	SQ FT	% SF Leased	Start	End	Rent	\$ sf/mo
5037	El Matador Market	3,000	53.72	8/1/20	12/31/30	\$2,000.00	\$0.67
5041	Octavio Zepeda - Cabinet Maker	1,410	25.25	8/1/20	Month to Month	\$1,200.00	\$0.46
5041	Octavio Zepeda - Cabinet Maker	800	14.32				
Metal Shed	Octavio Zepeda - Cabinet Maker	375	6.71				
Totals		5,585	100			\$3,200.00	



INVESTMENT SUMMARY

\$	\$429,000
	LIST PRICE
\$	\$38,400
	GROSS INCOME
\$	\$5,122
	EXPENSES
\$	\$33,278
	NOI
%	7.76%
	CAP RATE



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Income & Expenses

Carniceria El Matador Market Building

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INCOME SUMMARY		PER SF
GROSS INCOME	\$38,400	\$6.88
EXPENSES SUMMARY		PER SF
Property Taxes	\$2,722	\$0.49
Insurance	\$2,400	\$0.43
OPERATING EXPENSES	\$5,122	\$0.92
NET OPERATING INCOME	\$33,278	\$5.96



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Additional Photos

Carniceria El Matador Market Building

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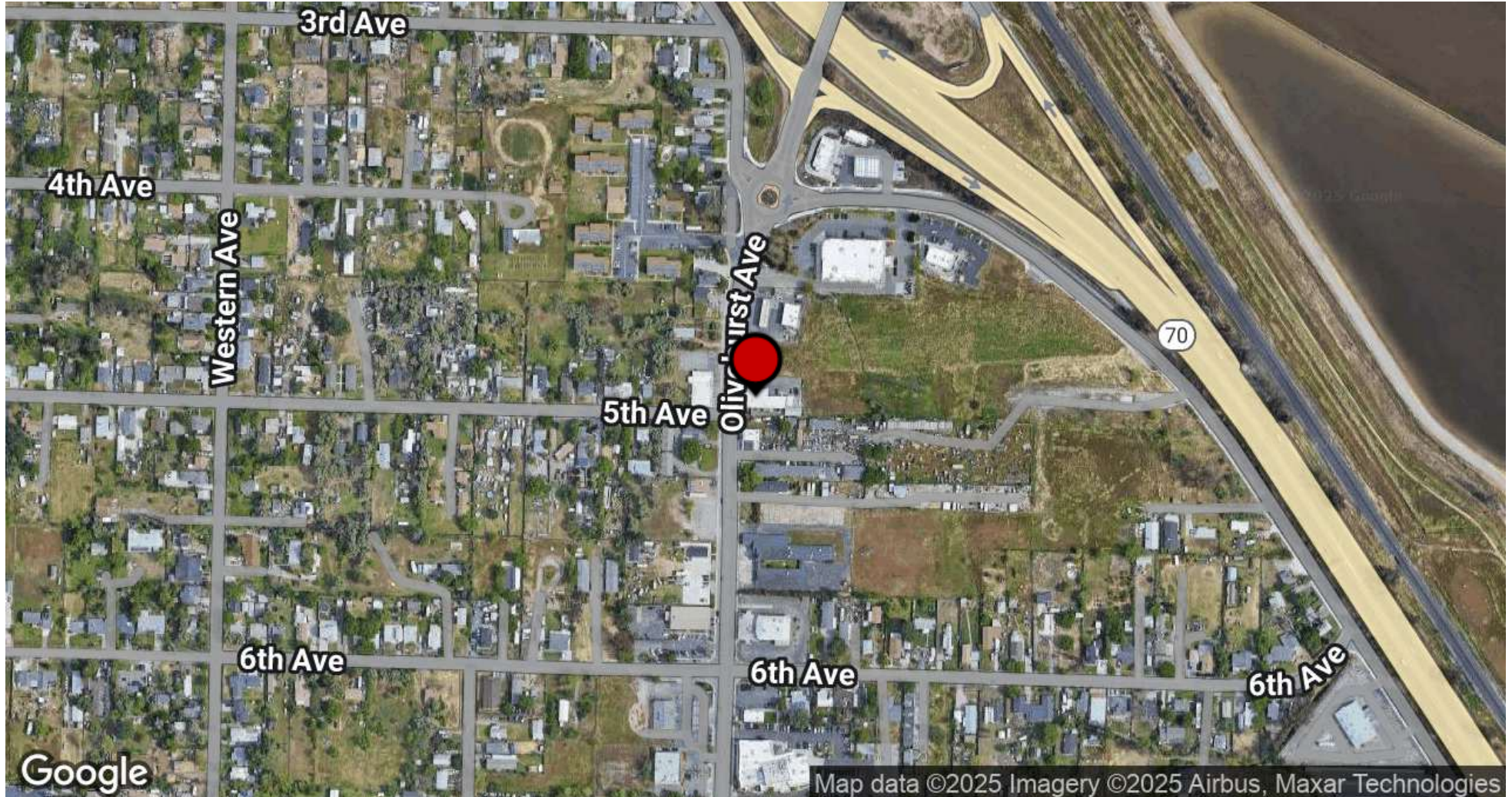
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Location Map

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Carniceria El Matador Market Building

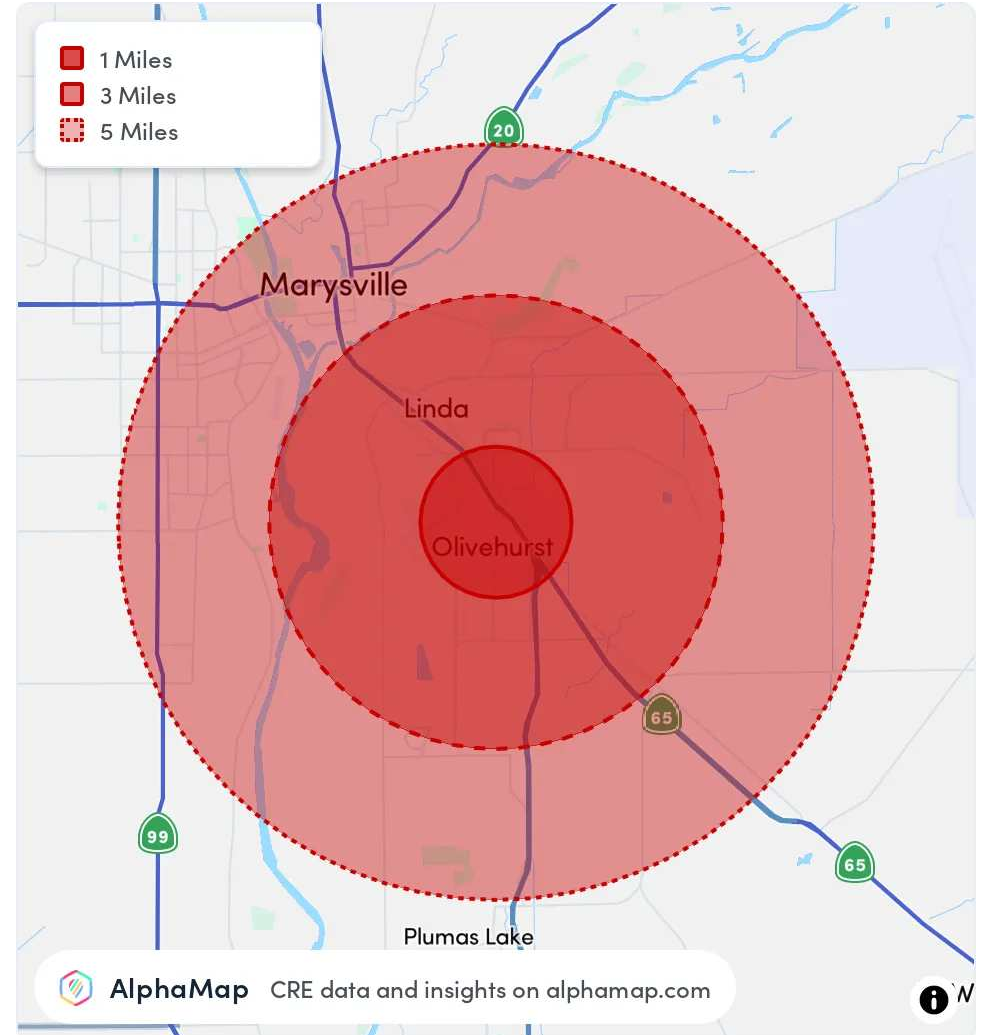
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,466	40,169	88,742
Average Age	35	35	36
Average Age (Male)	34	34	35
Average Age (Female)	36	36	37

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,965	12,152	28,834
Persons per HH	3.3	3.3	3.1
Average HH Income	\$77,382	\$82,692	\$82,515
Average House Value	\$293,854	\$324,747	\$355,595
Per Capita Income	\$23,449	\$25,058	\$26,617

ETHNICITY	1 MILE	3 MILES	5 MILES
Population Hispanic	3,013	16,134	34,699
Population Non-Hispanic	3,453	24,035	54,043

RACE	1 MILE	3 MILES	5 MILES
Population White	2,688	17,233	39,962
Population Black	191	1,910	3,615
Population American Indian	171	980	2,045
Population Asian	489	4,183	9,424
Population Pacific Islander	7	197	404



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