



## Contact Listing Agent

Contact John Gelonek for details on this investment.

 5510 Birdcage Street, Citrus Heights, CA

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 John Gelonek  
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Turn-Key Investment  
\$1,900,000  
100% Leased

5510 Birdcage Street, Citrus Heights

**Turn-Key  
Investment:  
Premier  
Renovated Office  
with Immediate  
Occupancy**

**Modernized Interiors**

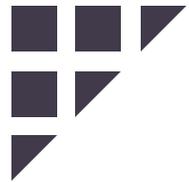
5510 Birdcage Street offers a premier turn-key acquisition in Citrus Heights. A recent full interior renovation provides high-quality, move-in-ready suites with modern finishes and zero deferred maintenance.

**Asset Stability**

The property features fully modernized interiors and separate electrical pass-throughs, ensuring immediate tenant satisfaction. With high-quality finishes and efficient suite layouts, the asset is positioned as a premier turn-key professional office.

**Operating Expenses**

Operating expenditures are maintained at a highly efficient \$0.29-\$0.40 PSF/mo. This lean overhead structure, combined with the recent modernization, ensures minimal maintenance and reliable performance in a supply-constrained market.



**Property Overview**

Constructed in 1980, this 10,104 SF building sits on 0.88 acres. It offers highly desirable, versatile small-suite configurations in a prime location adjacent to major retail and dense residential neighborhoods.

Given the proper approvals, the building layout makes it particularly well suited for a residential conversion.



**Property  
Details**

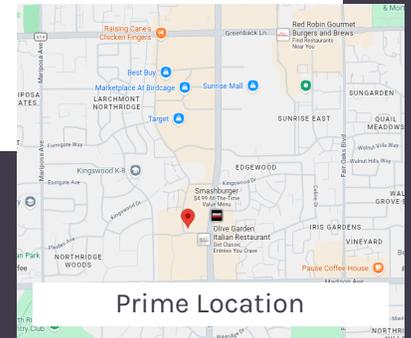
- 1 Asking Price: \$1,900,000**
- 2 Building Size: 10,104 SF**
- 3 Lot Size: 0.88 Acres**
- 4 Zoning: BP (Business Prof.)**
- 5 APN: 233-0680-023-0000**



Suburban Office



Renovated Suites



Prime Location

**Zero Deferred Maintenance**

Complete interior modernization means **zero deferred maintenance**. High-quality finishes and updated systems ensure **immediate occupancy** and long-term stability.



# Financial Performance Summary

ANNUAL GROSS INCOME

**\$150,840**

ANNUAL OPERATING EXPENSES

**\$35,366 (23.4%)**

NET OPERATING INCOME (NOI)

**\$115,474**

## Detailed Rent Roll

Suite	SF	Total Rent/mo
A	1,529	\$1,443
B	1,153	\$1,564
C	845	\$1,072
D	1,135	\$1,330
E	1,135	\$1,326
F	996	\$1,393
G	1,274	\$1,924
H	710	\$1,075
I	819	\$1,443
Total	9,596	\$12,570

## Expense Breakdown

Expense Category	Annualized (\$\$)
Grounds Maintenance	\$3,768
Property Insurance	\$9,058
Repairs and Maintenance	\$8,358
Utilities	\$14,182
Total	\$35,366

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