

# INDIAN ROCK MULTI-TENANT OFFICE BUILDING



14520 Mono Way  
(Business Highway 108)  
Sonora, CA 95370

NEWMARK



# INDIAN ROCK OFFERING

## CAPITAL MARKETS

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*INDIAN ROCK  
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Section 1

Investment & Lease Overview

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# Pricing & Lease Summary

List Price	Net Operating Income	Cap Rate	Rent Increases
\$4,864,731	\$357,557.75	7.35%	2% and CPI (Approx. 83% of Rent Roll)

## Lease Abstract

Property Type	Multi-Tenant Office
Address	14520 Mono Way (Business HWY 108), Sonora, CA 95370
Building Size (SF)	21,954
Lot Size (Acres)	0.81 AC
Class	Class A
Annual Gross Rent	\$489,589.56
Annual NOI	\$357,557.75
Rental Increases	Yes – Varied and Staggered
Renewal Options	Yes – Varied and Staggered
Vacancy Factor	3%
Lease Type	Varied
Year Built	2006
Insurance	Landlord Responsible, Reimbursed by Tenant Pro-Rata
Taxes	Landlord Responsible, Reimbursed by Tenant Pro-Rata
CAM	Tenant Responsible
Utilities	Tenant Responsible
Roof & Structure	Landlord Responsible
Ownership Interest	Fee Simple
Encumbrances	None; Delivered Free and Clear
Guarantee	22.15% is Government and 52.84% is Tribal

## Investment Highlights

### HIGH QUALITY OFFICE PROPERTY with STAGGERED RENT ROLL

- » The subject asset is a premiere business and medical pride of ownership office complex with a proven history of over 30 years of virtually 100% occupancy
- » Multi-tenant office offering with strong credit behind the rent roll
- » Approximately 83% of the rent roll has favorable annual increases built-in

### LOCATED ON MAIN THOROUGHFARE with HIGH TRAFFIC COUNTS

- » Strategically located off Mono Way with excellent visibility and a high traffic count of 22,406 average daily traffic
- » Situated just south of California State Route 108 with an average daily traffic count of 14,326
- » Located in proximity to several retail buildings and national brands such as Tractor Supply Co, CVS, Kohl's, NAPA Auto Parts, Starbucks, Taco Bell, TJ Maxx, and many more

### AFFLUENT AREA and IDEAL LOCATION

- » Highly affluent area boasting an average household income of \$97,552 in a 3-mile radius
- » The subject property is centrally located just east of Stockton, northeast of Modesto, and northwest of Yosemite National Park



# Rent Roll & Local Financing

	Sq Ft	Monthly Base Rent	Monthly CAM	Total Monthly Rent	Total Rent/Sq Ft (Monthly)	Lease Start Date	Rent Commencement Date	Lease Expires	Next Rent Increase	Pro-Rata Share	Rent Increase Method
<b>Indian Rock</b>											
Calaveras County Office of Education (Suite 100)	2,122	\$3,550.00	\$849.05	\$4,399.05	\$2.07	06/15/18	08/15/18	06/30/25	06/15/25	9.00%	CPI Increase
Communication Service for the Deaf, Inc. (Suite 110)	1,300	\$1,983.00	\$529.00	\$2,512.00	\$1.93	06/15/24	06/15/24	06/30/27	07/01/25	6.02%	CPI Increase
Manufactured Homes Land Advantage (Suite 120)	916	\$580.00	\$320.00	\$900.00	\$0.98	07/01/14	8/1/2021	7/31/2026	N/A	4.17%	No Increases
Carlson, Haff and Associates (130,140 & 150)	3,275	\$4,913.97	\$1,405.65	\$6,319.62	\$1.93	10/01/18	10/01/18	08/31/28	10/01/24	14.90%	2% Increase
Armed Forces (Suites 160,170, 180)	2,741	\$5,605.99	\$1,977.45	\$7,583.44	\$2.77	09/01/16	9/1/2021	08/31/26	N/A	0.00%	No Increases
Tuolumne Band of Me Wuk Indians (Suite 200)	11,600	\$14,085.06	\$4,999.96	\$19,085.02	\$1.65	11/01/18	11/01/18	10/31/27	11/01/24	53.00%	CPI Increase
Total Monthly CAM Income			\$10,081.11							82.9200%	
Gross Monthly Rent				\$40,799.13							
Net Monthly Rent		\$30,718.02									
CAM Income - 2024			\$120,973.32								
Annual Total Income - 2024				\$489,589.56							
Estimated Annual Income - 2024		\$368,616.24									
Vacancy Factor - 3%		\$10,892.44									
Net Operating Income		\$357,557.75									

Note: Armed Forces is a Gross Lease, .70/SF/Op Ex

## Attractive Local Financing Available by Local Lender Subject to Lender Approval

- **4.95% Interest Rate**
- **60-65% LTV**
- **5-Year Term**
- **25-Year Amortization**
- **5-5-2-2-2 Prepayment Penalty Structure**
- **Recourse**

### Legal Disclaimer: Loan Originations

The information provided herein is for general informational purposes only and does not constitute legal, financial, or professional advice. Loan originations are a complex legal process, and the terms and conditions may vary depending on the specific loan agreement, lender policies, and applicable laws. LOAN ORIGINATIONS ARE SUBJECT TO BUYER AND LENDER APPROVAL.

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# Building Site Plan

ACREAGE SUMMARY	
IN ACRES	
PARCEL 1	10.81
TOTAL USE	10.81

Call USA at:  
1-800-227-2600



AT LEAST 48 HOURS  
BEFORE YOU DIG!

ACCESSIBLE PARKING	
USE PARKING	PROVIDED
1 REQUIRED	1 PROVIDED
2 REQUIRED	2 PROVIDED
3 REQUIRED	3 PROVIDED
TOTAL	3 PROVIDED

PARKING RATIO	
REQUIRED RATIO	PROVIDED RATIO
18,800	3,306
3,306	3,306
---	---
TOTAL	66

## LEGEND

### EXISTING

00 ASPHALT CONCRETE	10 UNDERGROUND	--- USE --- UNDERGROUND ELECTRIC AND TELEPHONE	□ ELECTRICAL ROOM
01 BOTTOM OF BANK	11 HOLE OR WATER	--- UNLOCAT --- UNDERGROUND ELECTRIC AND TELEPHONE	□ GAS RISER
02 BUILDING CORNER	12 CONCRETE SOLE	--- UNLOCAT --- UNDERGROUND TELEPHONE	□ WATER RISER
03 CONCRETE	13 BOUNDARY LINE	--- UNLOCAT --- UNDERGROUND TELEPHONE	□ SIGN
04 CONCRETE	14 REMT OF WAY LINE	--- UNLOCAT --- UNDERGROUND TV	□ UNKNOWN VAULT
05 DRIVEWAY	15 STORM DRAIN	--- UNLOCAT --- UNKNOWN TV	□ ELECTRICAL VAULT
06 EAST OR ELECTRIC	16 GAS	--- UNLOCAT --- UNKNOWN TV	□ TELEPHONE VAULT
07 EASTING STOPPING	17 OVERHEAD ELECTRIC	--- UNLOCAT --- UNKNOWN TV	□ TELEPHONE VAULT
08 FLOW LINE	18 OVERHEAD ELECTRIC AND TELEPHONE	--- UNLOCAT --- UNKNOWN TV	□ WATER VALVE
09 NORTH	19 OVERHEAD TELEPHONE	--- UNLOCAT --- UNKNOWN TV	□ WATER VALVE
10 NORTH	20 OVERHEAD TELEPHONE	--- UNLOCAT --- UNKNOWN TV	□ WATER VALVE
11 SOUTH OF SEWER	21 OVERHEAD TV	--- UNLOCAT --- UNKNOWN TV	□ WATER VALVE
12 SOLID STRIKE	22 SEWER	--- UNLOCAT --- UNKNOWN TV	□ WATER VALVE
13 SOLID & BROKEN STRIKE			
14 SCALE			
15 TELEPHONE			
16 TOP OF BANK			
17 TOP FACE OF CURB			



SCALE IN FEET  
0 25 50'

1. SITE BENCHMARK: A 1" x 1" x 1" PLASTER 3/4" x 1/2" AT THE MOST NORTHWESTLY CORNER OF PARCEL 1, RECORDED IN BOOK 27, PAGE 41 OF MAPS. ELEVATION = 2246.50'

### PROPOSED

---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	CONCRETE CURB AND GUTTER
---	SEE DETAIL 1.A.FE.
---	COMBINATION BUILT
---	BUILDING CONTROL POINT
---	PROPOSED PARKING SPACES
---	LIMITS OF SIDEWALKS & CONCRETE APRONS (PER ARCH PLANS)
---	PEDESTRIAN PATH OF TRAVEL

### GENERAL SITE NOTES

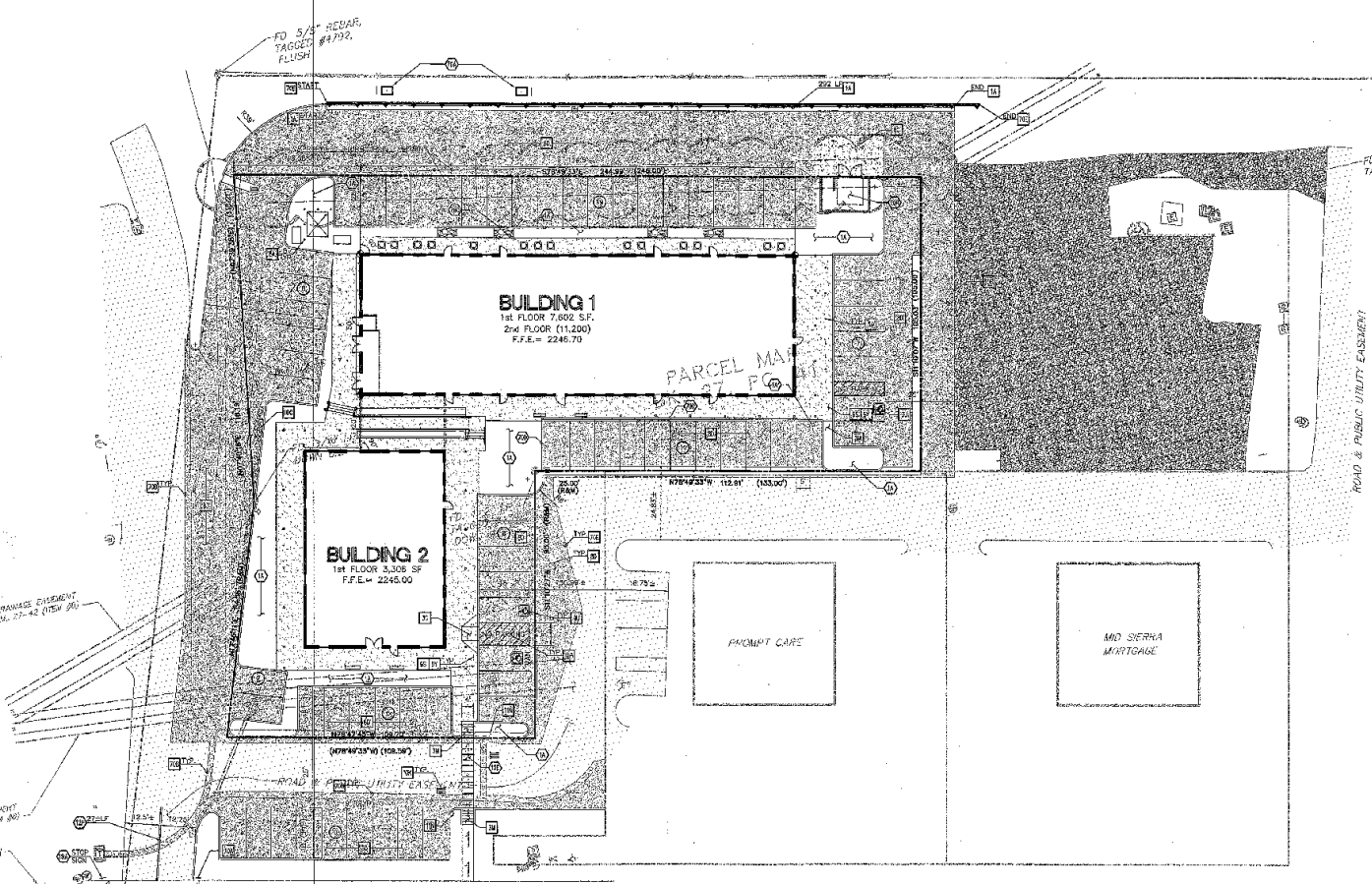
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL CURB RETURN RADIUS SHALL BE 8' OR 10', AS SHOWN TYPICAL.
- UNLESS OTHERWISE CALLED OUT OR SPECIFIED HEREON OR SHOWN OTHERWISE, ALL CONCRETE SHALL BE INSTALLED PER DETAIL 1.C UNLESS OTHERWISE NOTED.
- ALL PARKING SPACES SHALL BE INSTALLED PER DETAIL 1.C UNLESS OTHERWISE NOTED.
- ALL PARKING SPACES SHALL BE INSTALLED PER DETAIL 1.C UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE PARKING SPACES SHALL BE INSTALLED PER DETAIL 1.C UNLESS OTHERWISE NOTED.

### SITE DETAILS

1	TYPE "E" CONCRETE CURB AND GUTTER
2	TYPE "E" CURB
3	WELDED WIRE MESH REINFORCEMENT (TYPICAL) & EXH. DRIVEWAY CURB RETURN
4	MODIFIED SHELL-OUT RAMP
5	PIPE BOLLARD
6	HEAVY DUTY CONCRETE PAVING
7	REGULAR DUTY ASPHALT PAVING
8	ACCESSIBLE PARKING SYMBOL (TYP.)
9	ACCESSIBLE PARKING SYMBOL (SEE PART COLOR INDICATED)
10	WARNING SIGN
11	FIRE LANE MARKING
12	YIELD PAVEMENT MARKING
13	PEDESTRIAN CROSSING SIGN
14	"NO PARKING" PAVEMENT MARKING
15	STANDARD SIGN BASE
16	WARNING SIGN
17	SAW CUT
18	WROUGHT IRON FENCE

### SITE NOTES

- SEEDED GREEN AREA
- PEDESTRIAN CROSSING - 4" WIDE PAINTED WHITE STRIPES, 2' W. O.C. (SEE SIZE INDICATED AT SYMBOL)
- 4" DOUBLE TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
- EXISTING TO REMAIN
- HORSESHOE PITS (PER ARCH PLANS)
- TRASH ENCLOSURE (PER ARCH PLANS)
- STOPPING STONES (PER ARCH PLANS)
- MANHOLE (PER ARCH PLANS)



PLANS REVIEWED BY  
Professional Inspection Company  
for sealing and coverage per Title 19  
Date: 7/14/05



NO.	DATE	REVISIONS	DESCRIPTION
01	7-14-05	REVISION PER CLIENT	
02			
03			
04			
05			
06			
07			
08			
09			
10			

CALIFORNIA GOLD DEVELOPMENT CORPORATION			
INDIAN ROCK PROFESSIONAL CENTER			
ENGINEERING ASSOCIATES, INC.		SUPERVISORS	
1244 E. Mission Ave., Ste 108		1528 Hill Road	
Fresno, CA 93722		Fresno, CA 93722	
(509) 444-3118		(509) 444-3118	
FAX (509) 447-3120		FAX (509) 447-3120	

SCHOFAR	CALIFORNIA	DATE: 07-14-05	SHEET NO.: C3
		TIME: 10:19 AM	
		CD-2	



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Section 2

Photos & Aerials

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# Photos





# Aerials





# Aerials





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Section 3

Location & Market Overview

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# SONORA

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Sonora, CA, is a captivating blend of historical allure and natural beauty. With its rich gold rush history, scenic surroundings, and lively community, it stands as a charming destination and a welcoming place for both visitors and residents. Whether exploring its historic downtown, venturing into the surrounding wilderness, or enjoying local events, Sonora offers a distinctive and memorable experience in the Sierra Nevada region.

Nestled in the heart of Tuolumne County, Sonora, California, is a picturesque town with a rich history and vibrant community spirit. Founded during the Gold Rush era, Sonora's historic charm is evident in its well-preserved 19th-century architecture, which adorns its quaint downtown area.

**Historic Significance:** Sonora's origins trace back to the mid-1800s when gold was discovered in the region. As a pivotal site in the California Gold Rush, the town played a crucial role in the development of the state. Today, its historical heritage is celebrated through numerous preserved buildings, museums, and landmarks that offer visitors a glimpse into its storied past.

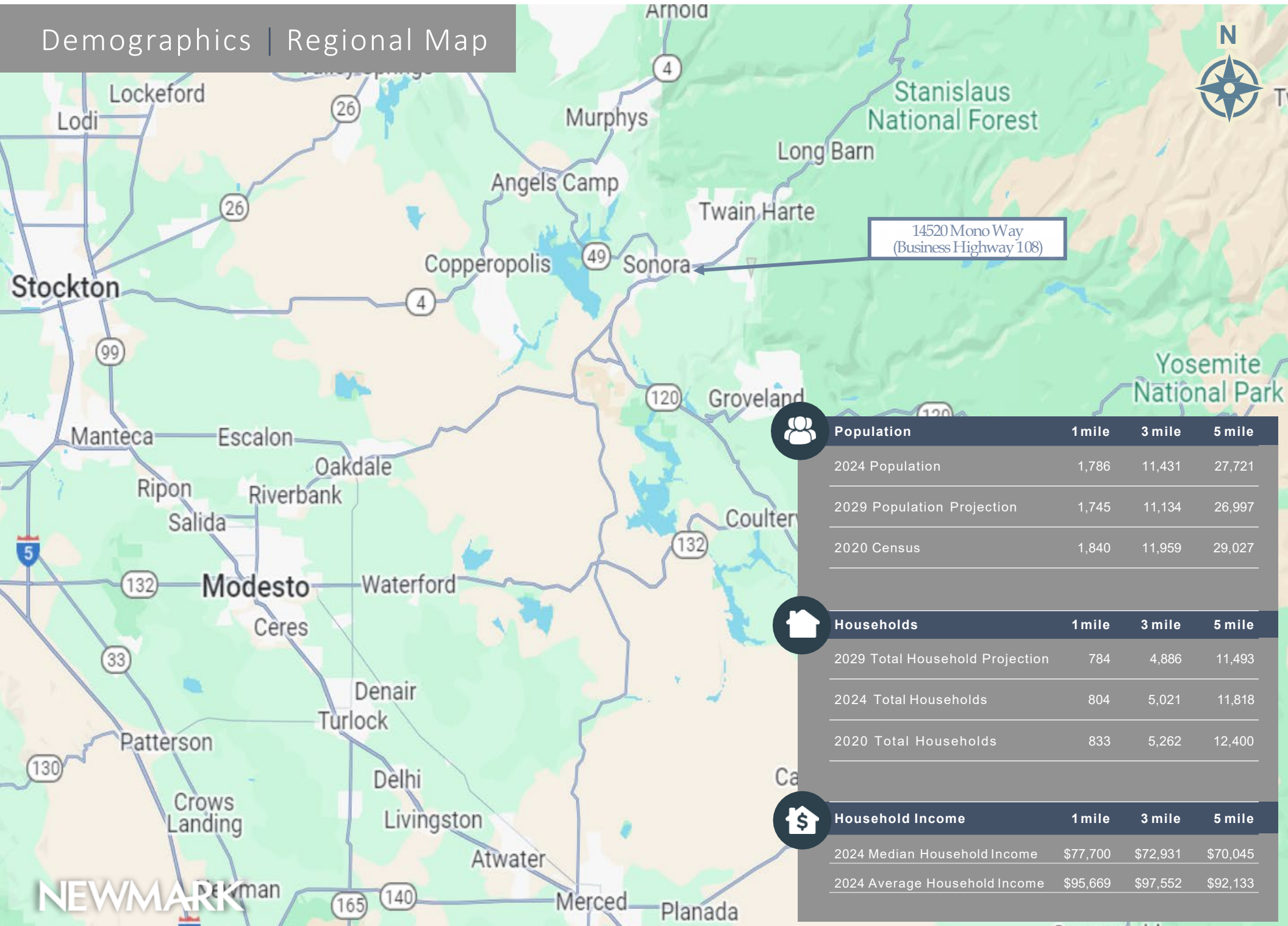
**Scenic Beauty:** Surrounded by the stunning landscapes of the Sierra Nevada, Sonora serves as a gateway to natural wonders. The town is located near the Stanislaus National Forest and is within driving distance of Yosemite National Park, making it a popular base for outdoor enthusiasts. The area boasts opportunities for hiking, fishing, and exploring the picturesque scenery of the mountains and forests.

**Cultural and Community Life:** Sonora's vibrant community life is reflected in its various cultural events and festivals. The town hosts seasonal celebrations, farmers' markets, and local fairs that highlight its unique character and foster a sense of camaraderie among residents. Additionally, the local dining and shopping scene offers a mix of historic charm and modern conveniences.

**Economy and Development:** While tourism plays a significant role in Sonora's economy, the town also supports a diverse range of businesses and services. Its economy benefits from a blend of local enterprises, small businesses, and a growing service sector. Efforts to balance historical preservation with modern development continue to shape the town's growth.

**Education and Services:** Sonora is served by the Sonora Union High School District and various other educational institutions, providing quality education to its residents. The town also offers essential services and healthcare facilities, ensuring a high quality of life for its community members.

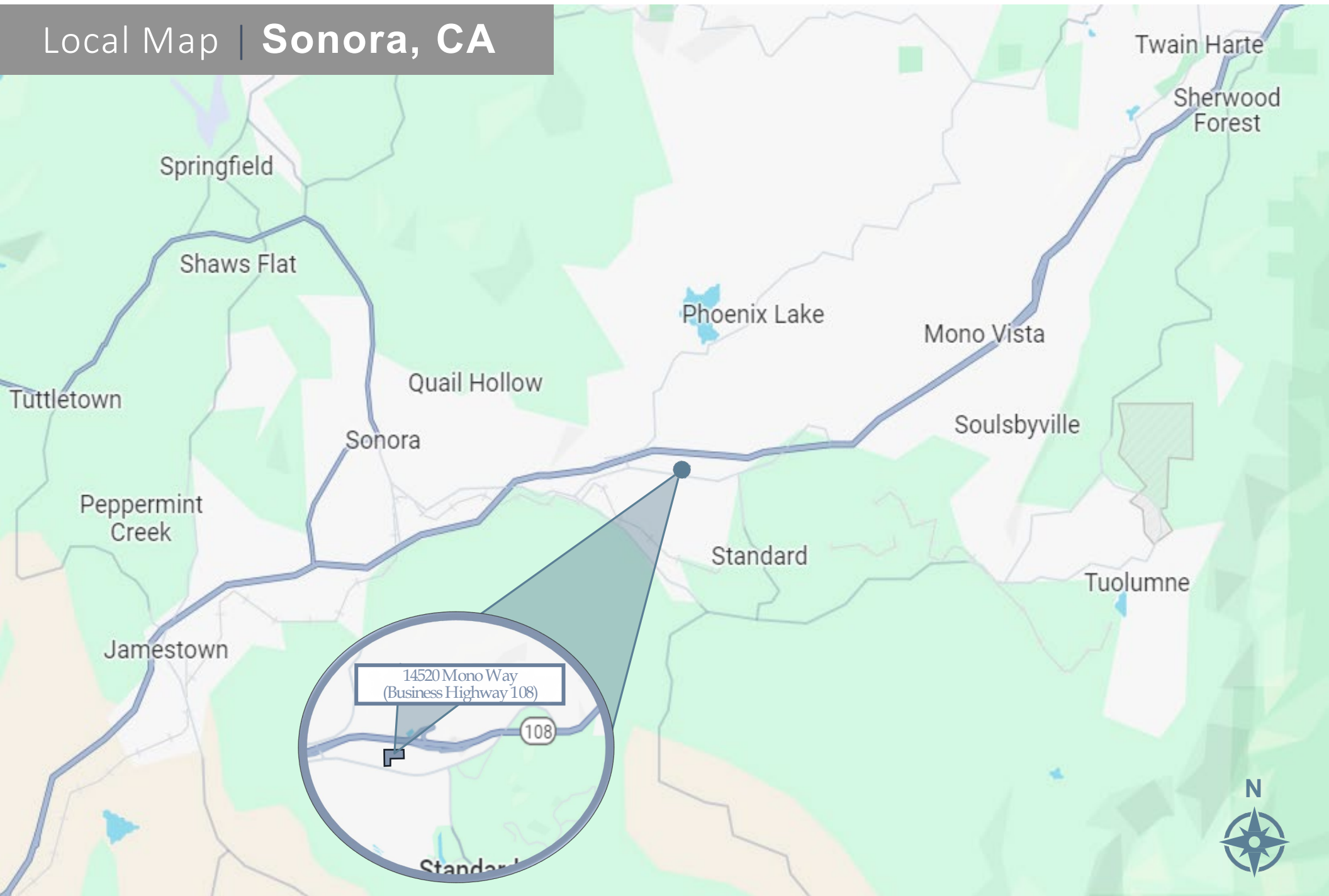




	1 mile	3 mile	5 mile
<b>Population</b>			
2024 Population	1,786	11,431	27,721
2029 Population Projection	1,745	11,134	26,997
2020 Census	1,840	11,959	29,027
<b>Households</b>			
2029 Total Household Projection	784	4,886	11,493
2024 Total Households	804	5,021	11,818
2020 Total Households	833	5,262	12,400
<b>Household Income</b>			
2024 Median Household Income	\$77,700	\$72,931	\$70,045
2024 Average Household Income	\$95,669	\$97,552	\$92,133



# Local Map | Sonora, CA





# Local Aerial







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