

RETAIL PROPERTY FOR SALE

873-881 EMBARCADERO DR



OFFERING SUMMARY

Sale Price:	\$7,775,000
Building Size:	25,385 SF
Price / SF:	\$306.28
Cap Rate:	5.65%
NOI:	\$439,380
Year Built:	1989
Zoning:	C
Market:	Sacramento

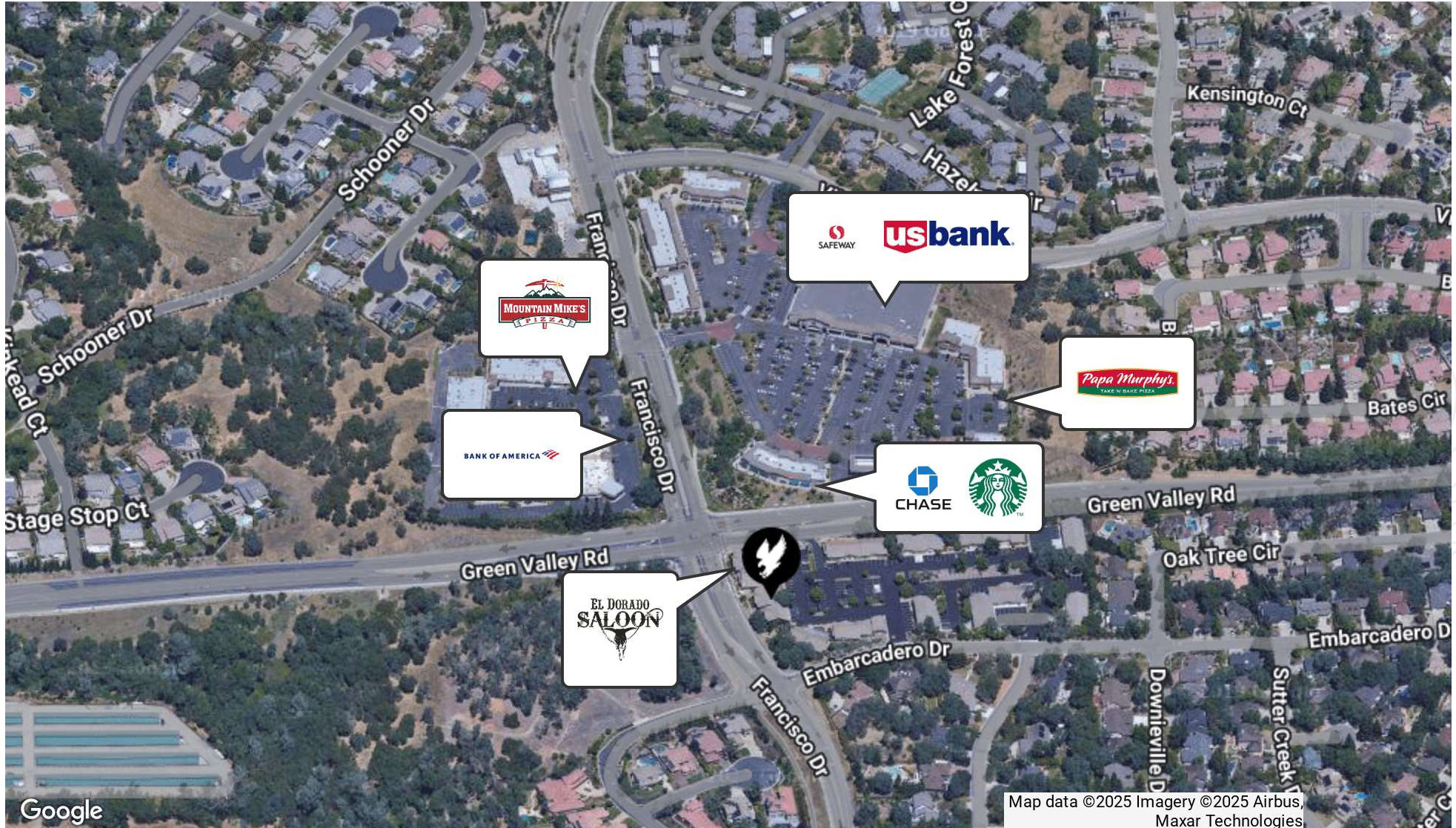
PROPERTY HIGHLIGHTS

- Stabilized Mixed Use Investment Located on the corner of Green Valley Rd and Francisco Dr in the upscale area of El Dorado Hills.
- All Tenants are on a Triple-Net (NNN) Lease Structure which allows for a full recapture of the NNN/CAM expenses.
- Value- Add opportunity by filling remaining vacancy and increasing rents as Tenant's renew.
- All tenants have annual increases built into the Lease.

CHANDLER EDEN
530.788.3466
ceden@abornpowers.com
CalDRE #02081848

THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777

RETAIL PROPERTY FOR SALE
RETAILER MAP



CHANDLER EDEN
530.788.3466
ceden@abornpowers.com
CalDRE #02081848

THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777

RETAIL PROPERTY FOR SALE

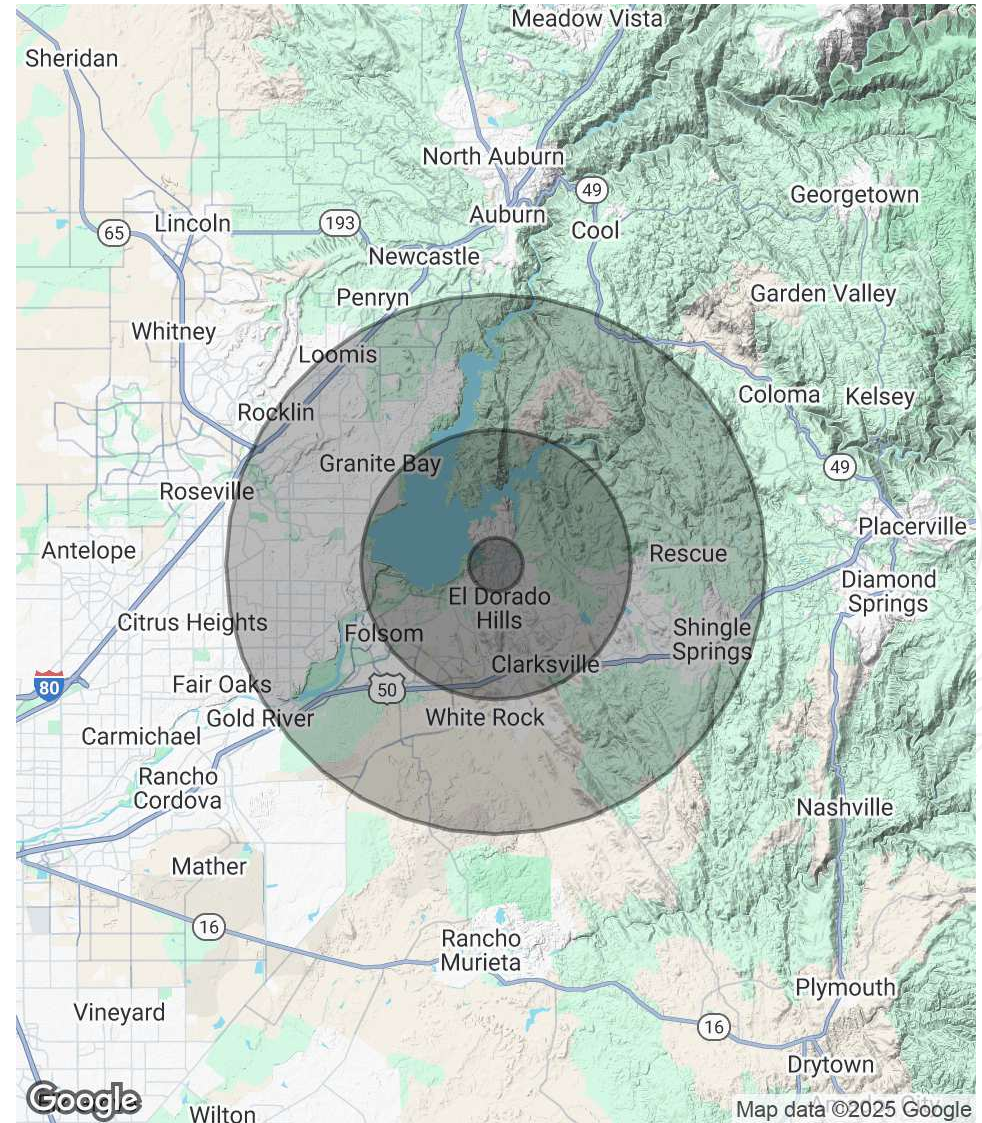
873-881 EMBARCADERO DR



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,515	86,952	243,524
Average Age	39.8	38.4	39.9
Average Age (Male)	38.3	37.5	39.1
Average Age (Female)	41.3	39.2	40.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,157	28,412	84,806
# of Persons per HH	3.0	3.1	2.9
Average HH Income	\$154,753	\$131,635	\$117,449
Average House Value	\$667,965	\$623,610	\$589,752

2020 American Community Survey (ACS)



CHANDLER EDEN
530.788.3466
ceden@abornpowers.com
CalDRE #02081848

THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777

RETAIL PROPERTY FOR SALE

873-881 EMBARCADERO DR



SUITE	TENANT NAME	SIZE SF	PRICE / SF / MONTH	MONTHLY RENT	LEASE START	LEASE END
873 - 1 & 2	El Dorado Hills Music, LLC	2,010 SF	\$1.52	\$3,049	04/01/2019	03/31/2025
873 - 3	Summer Bee Customs Brokerage, Inc.	781 SF	\$1.46	\$1,137	03/01/2023	03/31/2026
873 - 4	DONT BUNT, LLC	1,017 SF	\$1.49	\$1,511	04/01/2022	07/31/2025
873 - 5	Tara L. Sorensen	768 SF	\$1.54	\$1,185	09/01/2024	08/31/2027
875 - 1	Authentic Street Taco, LLC	1,444 SF	\$1.77	\$2,550	02/01/2024	MTM
875 - 2 & 3	Friends Real Estate	1,631 SF	\$1.25	\$2,039	01/01/2025	03/01/2028
877 - 1	Keith R. Cummings	1,228 SF	\$1.43	\$1,750	09/01/2024	08/31/2027
877 - 2	Northern California Wellness, Inc.	2,548 SF	\$1.59	\$4,055	06/01/2022	08/31/2027
877 - 3	**Vacant**	2,048 SF	-	-	-	-
879	RMARTIN, LLC	5,920 SF	\$1.81	\$10,739	05/01/2020	04/30/2025
881 - 1 & 2	Wildflower Beauty and Boutique	1,930 SF	\$1.64	\$3,163	02/01/2021	07/31/2026
881 - 3	El Dorado Hills Tailor	817 SF	\$1.59	\$1,296	07/01/2024	06/30/2027
881 - 4	Bao T. Duong	802 SF	\$1.59	\$1,273	10/01/2023	09/30/2026
881 - 5	El Dorado Hills Barber Shop	1,348 SF	\$1.39	\$1,868	11/01/2015	01/31/2026
TOTALS		24,292 SF		\$35,615		

CHANDLER EDEN
530.788.3466
ceden@abornpowers.com
CalDRE #02081848

THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777

**INCOME SUMMARY**

	CURRENT - YEAR 1	PROFORMA - YEAR 2
Scheduled Rent Income	\$439,380	\$470,292
NNN / CAM Fees	\$200,274	\$200,274
GROSS INCOME	\$639,654	\$670,566

EXPENSES SUMMARY

	CURRENT - YEAR 1	PROFORMA - YEAR 2
CAM - Insurance	\$25,457	\$25,457
CAM - Landscape	\$10,320	\$10,320
Materials / Receipts	\$37	\$37
CAM - Maintenance / Repair General	\$14,583	\$14,583
CAM - Major Repairs	\$16,572	\$16,572
Management Fees (5%)	\$21,969	\$21,969
CAM - Pest Control	\$4,920	\$4,920
CAM - Security & Fire Alarm / Fire Safety	\$2,058	\$2,058
CAM - Property Tax	\$44,675	\$44,675
CAM - Trash & Hauling	\$20,637	\$20,637
CAM - Tree Trimming	\$2,820	\$2,820
CAM - Utilities - Electric and Gas	\$9,207	\$9,207
CAM - Water / Sewer - #873, #875 & #879	\$27,018	\$27,018
OPERATING EXPENSES	\$200,274	\$200,274
NET OPERATING INCOME	\$439,380	\$470,292

CHANDLER EDEN
530.788.3466
ceden@abornpowers.com
CalDRE #02081848

THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777

RETAIL PROPERTY FOR SALE

873-881 EMBARCADERO DR



INVESTMENT OVERVIEW

	CURRENT - YEAR 1	PROFORMA - YEAR 2
Price	\$7,775,000	\$7,775,000
Price per SF	\$306	\$306
CAP Rate	5.65%	6.05%
Total Return (yr 1)	\$439,380	\$470,292

OPERATING DATA

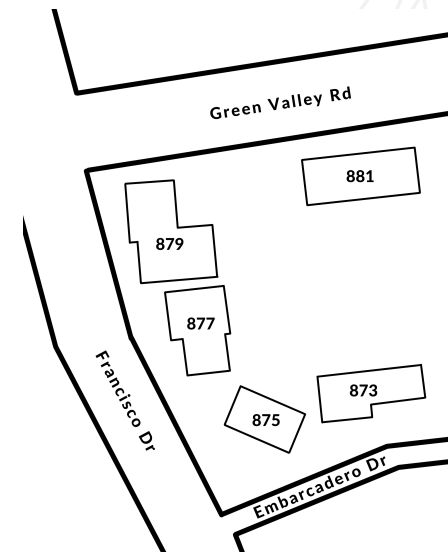
	CURRENT - YEAR 1	PROFORMA - YEAR 2
Gross Scheduled Income	\$427,380	\$470,292
Total Scheduled Income	\$639,654	\$670,566
Gross Income	\$639,654	\$670,566
Operating Expenses	\$200,274	\$200,274
Net Operating Income	\$439,380	\$470,292

CHANDLER EDEN
530.788.3466
ceden@abornpowers.com
CalDRE #02081848

THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777

RETAIL PROPERTY FOR SALE

873-881 EMBARCADERO DR



CHANDLER EDEN
530.788.3466
ceden@abornpowers.com
CalDRE #02081848

THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777

RETAIL PROPERTY FOR SALE

873-881 EMBARCADERO DR



DISCLAIMER & CONFIDENTIALITY

The information in this brochure is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective Buyer of the subject property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Aborn Powers, Inc. The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Aborn Powers or the Seller. A prospective Buyer must make its own independent investigations, projections, and conclusions regarding the purchase of the property without reliance on this or any other confidential information written or verbal.

CHANDLER EDEN
530.788.3466
ceden@abornpowers.com
CalDRE #02081848

THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777

