

OFFERING MEMORANDUM



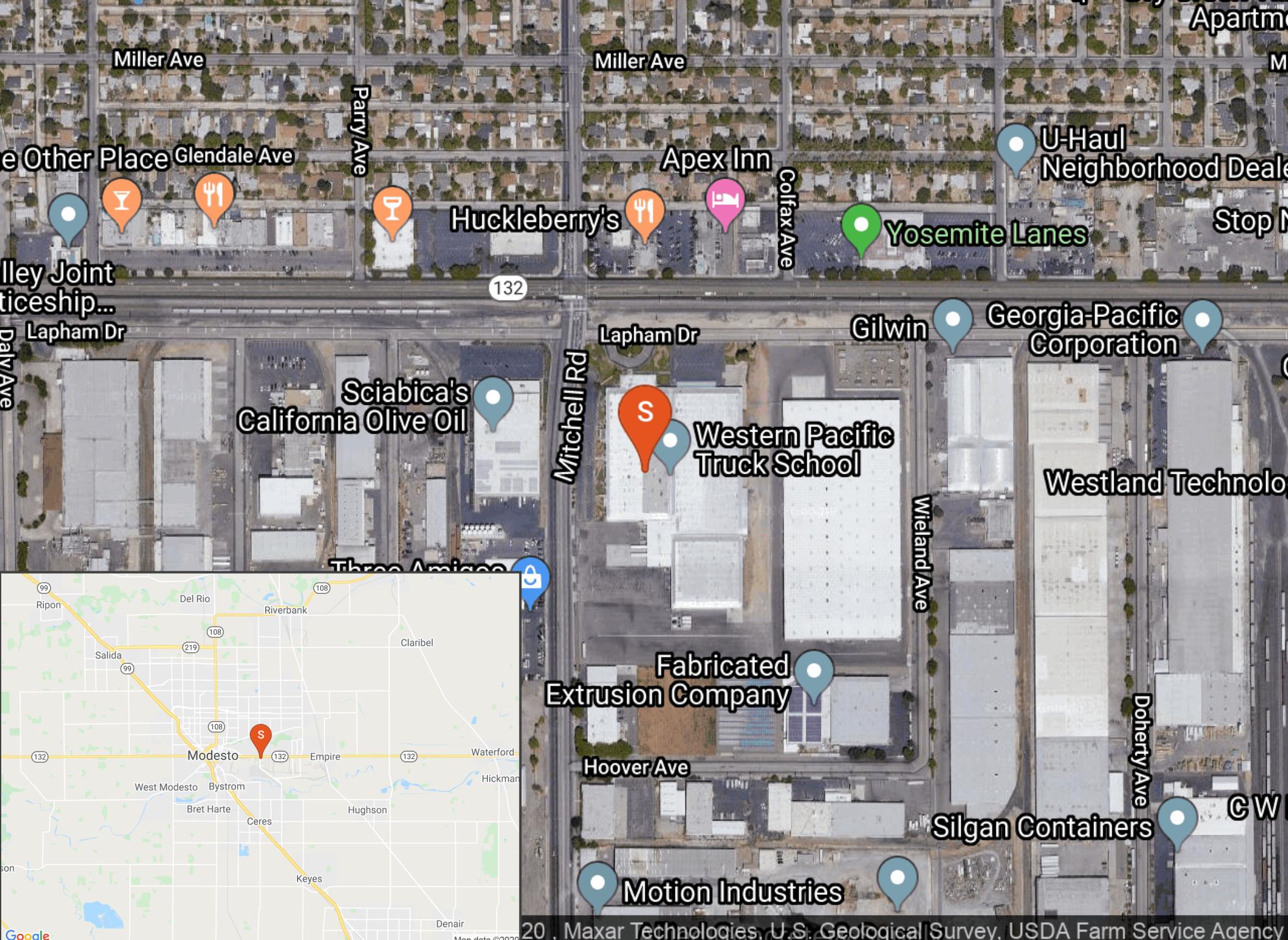
Seasonal/Short Term Warehouse

2200 LAPHAM DRIVE
Modesto CA 95354

BUILDING HIGHLIGHTS

- Seasonal/Short Term Availability
- Flexible Units Sizes
- Utilities Included
- Dock high loading / Truck Wells
- Automatic Lighting
- Large yard / Ample parking





PROPERTY DESCRIPTION

NUMBER OF UNITS	5
BUILDING SF	230,000
NET RENTABLE AREA (SF)	140,000
RENTAL RATE (FULL SERVICE)	\$0.50/psf
YEAR BUILT	1955
LAND ACRES	11.20
ZONING TYPE	Warehouse
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
CEILING HEIGHT	20
CLEAR HEIGHT	18
DOCK HIGH DOORS	+/- 20
GRADE LEVEL DOORS	+/- 3
CROSS DOCK	+/- 3
FENCED YARD	Yes
OFFICE SF	N/A

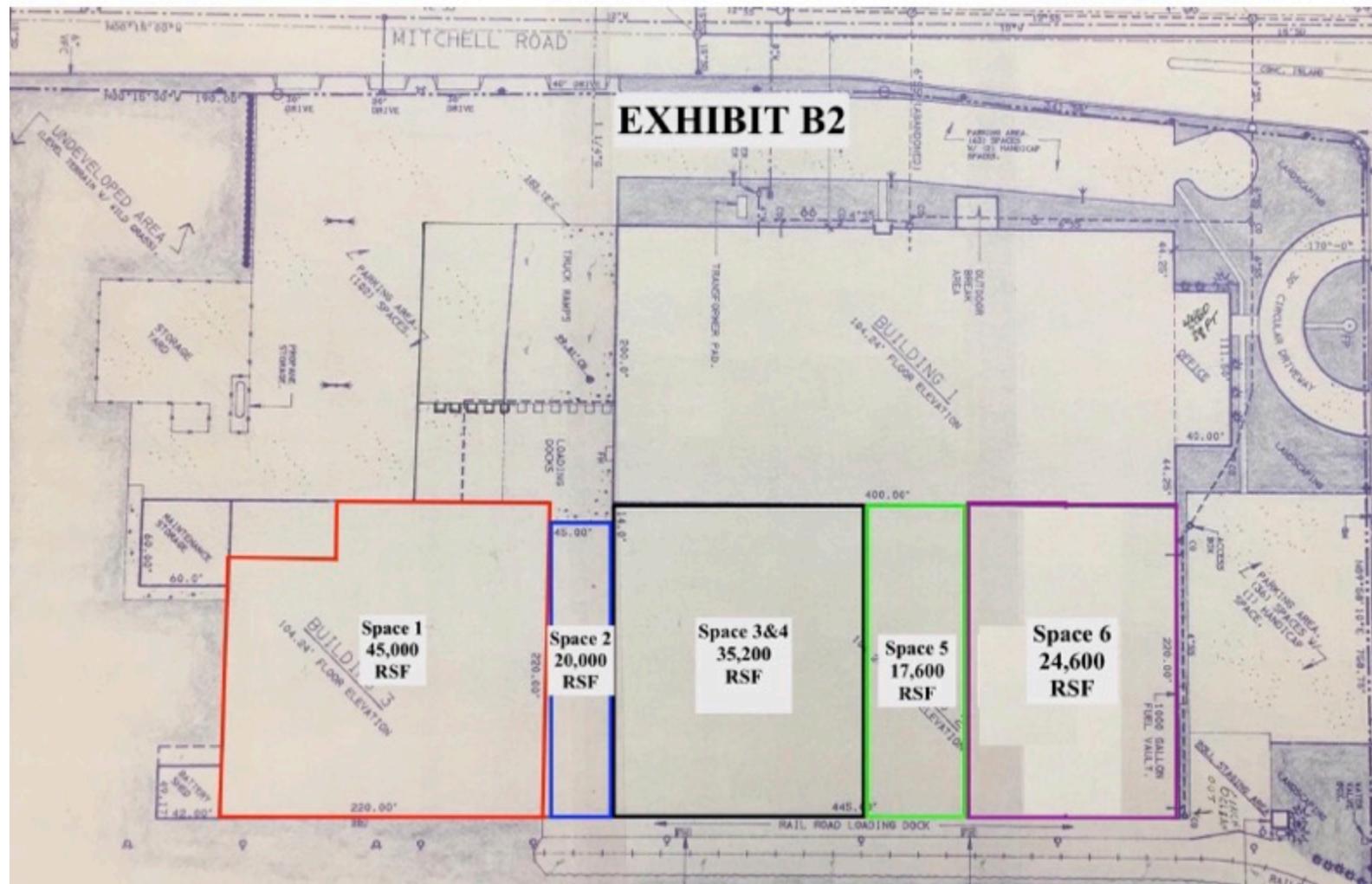
UNIT SIZES (SEE SITE PLAN)

1	45,000 SF
2	20,000 SF
3	17,600 SF
4	17,600 SF
5	17,600 SF
6	24,600 SF





EXHIBIT B2



Year 2023	No. of months	SQ. Ft	Rent per Sq.Ft	Rent per Month
Section 6 : 24,600 sqft June 1, 2023 to Sept. 30, 2023 Can release May 15, 2023	4 0.5	24600	\$ 0.50	\$ 12,300.00
Section 5 : 17,600 sqft June 1, 2023 to Sept. 30, 2023 Can release May 8, 2023	4 0.75	17600	\$ 0.50	\$ 8,800.00
Section 4 : 17,600 sqft May 1, 2023 - Sept. 30, 2022 Can release May 1, 2023	5	17600	\$ 0.50	\$ 8,800.00
Section 3 : 17,600 sqft May 1, 2023 - Sept. 30, 2023 Can release April 24, 2023	5 0.25	17600	\$ 0.50	\$ 8,800.00
Section 2 : 20,000 sqft May 1, 2023 to Oct. 31, 2023 Can release April 17, 2023	6 0.5	20000	\$ 0.50	\$ 10,000.00
Section 1 : 45,000 sqft April 1, 2023 to Oct 31, 2023 Can release March 13, 2023	7 0.75	45000	\$ 0.50	\$ 22,500.00
Total Sq.ft : 142,400 sq.ft		142400		

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,020	120,425	234,343
2010 Population	11,433	123,677	254,085
2019 Population	11,781	130,164	268,198
2024 Population	12,005	133,792	275,850
2019 African American	520	4,841	9,837
2019 American Indian	216	1,883	3,561
2019 Asian	423	7,007	16,875
2019 Hispanic	5,786	61,230	131,504
2019 Other Race	2,672	28,292	60,685
2019 White	6,975	78,378	157,564
2019 Multiracial	875	8,554	17,297
2019-2024: Population: Growth Rate	1.90 %	2.75 %	2.80 %
2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	606	4,987	9,157
\$15,000-\$24,999	423	4,412	8,656
\$25,000-\$34,999	509	4,337	8,168
\$35,000-\$49,999	590	6,531	12,754
\$50,000-\$74,999	739	7,846	15,800
\$75,000-\$99,999	413	5,518	11,442
\$100,000-\$149,999	428	6,206	12,718
\$150,000-\$199,999	121	2,012	3,885
\$200,000 or greater	78	1,239	2,819
Median HH Income	\$44,500	\$52,849	\$54,549
Average HH Income	\$59,854	\$69,762	\$71,847

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,157	42,094	79,451
2010 Total Households	3,800	41,195	81,484
2019 Total Households	3,907	43,089	85,398
2024 Total Households	3,977	44,214	87,678
2019 Average Household Size	2.98	2.97	3.09
2000 Owner Occupied Housing	2,122	23,154	46,182
2000 Renter Occupied Housing	1,893	17,486	30,455
2019 Owner Occupied Housing	1,865	22,102	46,758
2019 Renter Occupied Housing	2,042	20,987	38,641
2019 Vacant Housing	365	3,044	5,618
2019 Total Housing	4,272	46,133	91,016
2024 Owner Occupied Housing	1,916	22,992	48,533
2024 Renter Occupied Housing	2,061	21,222	39,146
2024 Vacant Housing	368	3,083	5,696
2024 Total Housing	4,345	47,297	93,374
2019-2024: Households: Growth Rate	1.80 %	2.60 %	2.65 %

2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	851	9,638	20,179
2019 Population Age 35-39	798	8,576	17,746
2019 Population Age 40-44	687	7,376	15,405
2019 Population Age 45-49	629	7,282	15,168
2019 Population Age 50-54	640	7,454	15,275
2019 Population Age 55-59	741	7,900	15,886
2019 Population Age 60-64	673	7,380	14,549
2019 Population Age 65-69	503	6,094	12,065
2019 Population Age 70-74	381	4,593	9,171
2019 Population Age 75-79	264	2,885	5,933
2019 Population Age 80-84	150	1,926	3,889
2019 Population Age 85+	156	2,144	4,217
2019 Population Age 18+	8,578	97,204	198,435
2019 Median Age	33	34	34
2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,573	\$54,531	\$56,007
Average Household Income 25-34	\$61,578	\$68,878	\$70,385
Median Household Income 35-44	\$50,000	\$60,937	\$63,495
Average Household Income 35-44	\$66,850	\$78,697	\$80,438
Median Household Income 45-54	\$53,693	\$64,582	\$67,148
Average Household Income 45-54	\$68,478	\$81,905	\$84,415
Median Household Income 55-64	\$47,180	\$57,359	\$59,268
Average Household Income 55-64	\$59,707	\$72,738	\$75,438
Median Household Income 65-74	\$40,223	\$47,290	\$48,478
Average Household Income 65-74	\$54,692	\$64,260	\$66,326
Average Household Income 75+	\$44,581	\$45,215	\$47,002

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	898	10,952	22,824
2024 Population Age 35-39	818	9,593	20,257
2024 Population Age 40-44	795	8,534	17,687
2024 Population Age 45-49	674	7,132	14,913
2024 Population Age 50-54	614	7,113	14,653
2024 Population Age 55-59	607	7,014	14,298
2024 Population Age 60-64	675	7,341	14,740
2024 Population Age 65-69	594	6,546	13,009
2024 Population Age 70-74	429	5,319	10,491
2024 Population Age 75-79	306	3,780	7,613
2024 Population Age 80-84	193	2,265	4,603
2024 Population Age 85+	147	2,102	4,204
2024 Population Age 18+	8,733	99,768	203,903
2024 Median Age	34	35	35
2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,473	\$61,178	\$62,965
Average Household Income 25-34	\$70,858	\$79,002	\$80,695
Median Household Income 35-44	\$57,001	\$72,941	\$75,733
Average Household Income 35-44	\$77,098	\$90,793	\$92,768
Median Household Income 45-54	\$60,851	\$74,921	\$77,201
Average Household Income 45-54	\$80,834	\$94,463	\$97,539
Median Household Income 55-64	\$53,826	\$64,995	\$67,552
Average Household Income 55-64	\$70,016	\$84,032	\$87,366
Median Household Income 65-74	\$44,268	\$53,431	\$54,467
Average Household Income 65-74	\$61,936	\$74,526	\$77,190
Average Household Income 75+	\$53,515	\$54,394	\$56,078

Seasonal/Short Term Warehouse

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Exclusively Marketed by:

Jason Winter
916-677-9090
jwinter@racps.com
Lic: 01736374

