

100% LEASED INVESTMENT

72% Leased to National Credit Tenant, Dignity Health Medical Foundation
Occupying the building for over 25 years

(Remainder tenants also have a long occupancy history)

9837 FOLSOM BLVD

Sacramento, CA

For Sale

Rich Ellsworth 916.569.2343

916-569-2343

NEWMARK

FULLY LEASED
±12,488 SF

Contact:

Rich Ellsworth

Senior Managing Director

t 916.569.2343

Rich.Ellsworth@nmrk.com

NEWMARK

Property Salient Facts

Executive Summary

9837 Folsom Boulevard (the “Property”) consists of an approximately ±12,488 rentable square foot single story office building situated on approximately ±44,431 square feet of land. The Property is 100% occupied with long term Tenants with Dignity Health Medical Foundation, occupying 72% of the building while recently renewing their lease.

The property is highly visible on Folsom Boulevard with easy freeway access and in close proximity to amenities.

Pricing

Price	Price/RSF
\$2,250,000	\$180/RSF

Property Information

Address:
9837 Folsom Blvd, Sacramento, CA

Building Size:
12,488 Rentable Square Feet

APN:
075-0440-019

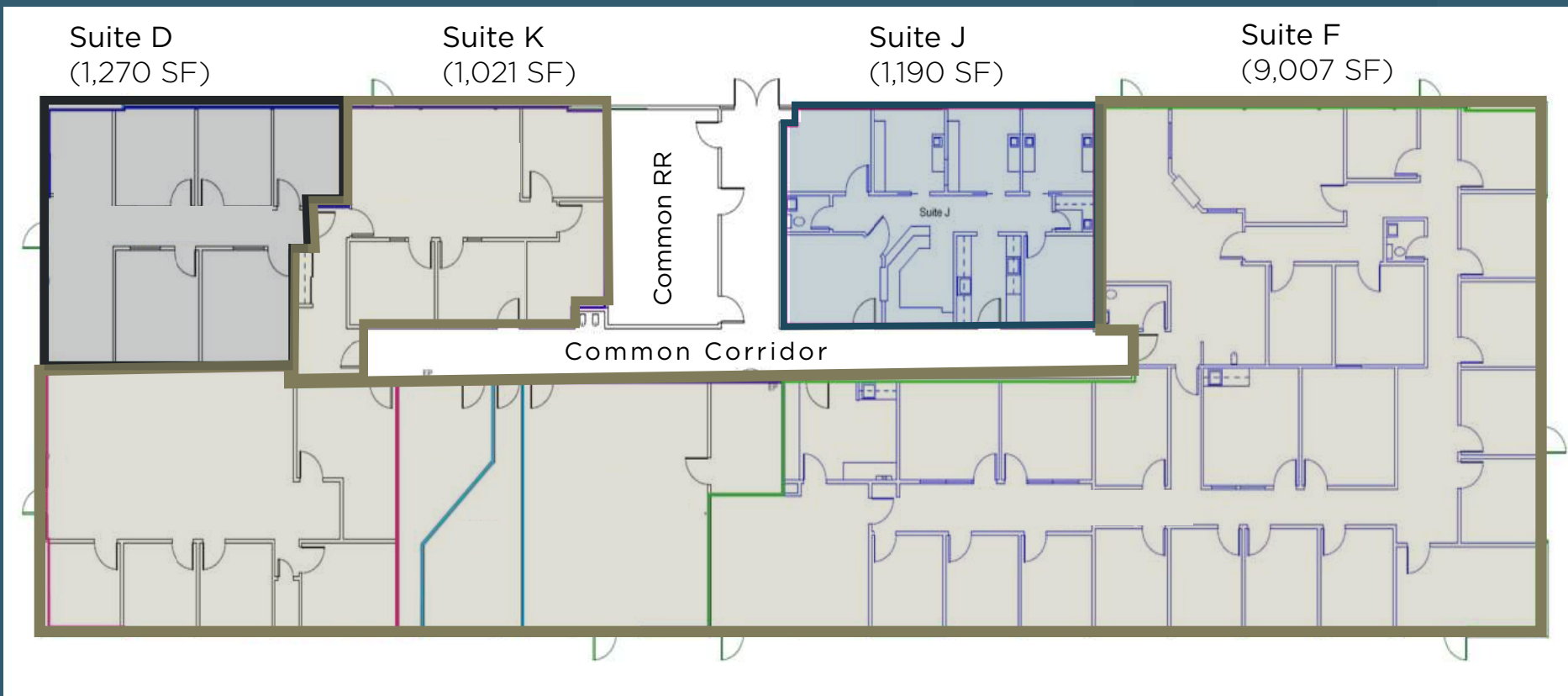
Site Size:
±44,431 SF | ±1.02 Acres

Year Built:
1977

Zoning:
BP (Business Professional Office)

Parking:
58 Parking Stalls (±4.65/1,000 SF)

Floor Plan of Building



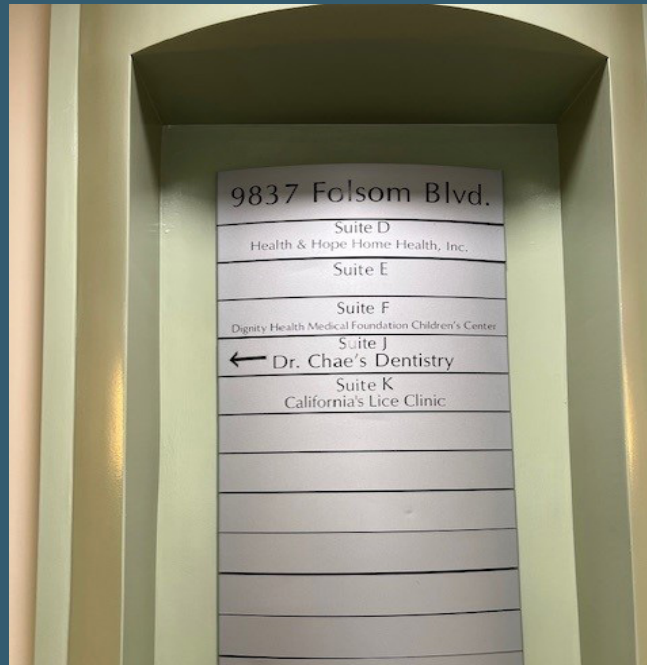
Property Photos

Exterior Photos



Property Photos

Interior Photos



Sales Proforma

Occupied (100%)	12,488
Vacant (0%)	0
Total Rentable Square Feet	12,488
Income	
Total Base Rent	\$260,052
CAM Reimbursement	\$17,796
Total Gross Income	\$277,848
Est. Operating Expenses (2025 projected)	
Elec/Gas	\$35,436
Water/Sewer	\$7,043
Trash Removal	\$3,177
Security	\$5,701
Property Management	\$13,987
Building Maintenance	\$12,711
Building Repair	\$14,581
Janitorial	\$9,528
Landscaping	\$5,781
HVAC Repairs/Maintenance	\$1,768
Insurance	\$4,959
Current Property Taxes	\$16,705
Total OpEx	\$131,377
Net Operating Income	\$146,471
Stabilized Cap Rate	6.51%
Stabilized Value	\$2,250,000

Stabilized Cap Rate	Stabilized Value	PSF
6.51%	\$2,250,000	\$180

Location Aerial



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CONFIDENTIALITY AGREEMENT

Cornish & Carey Commercial dba Newmark ("Newmark") has been authorized by Walter Lander as Trustee of the 1996 Walter Lander Revocable Trust (the "Owner") to distribute information with respect to the offering for sale of 9837 Folsom Boulevard, Sacramento, CA (the "Property"). The Owner has requested that all inquiries and communications with respect to the contemplated sale of such Property be directed to Newmark.

Newmark has available for review certain information concerning the Property which includes rent rolls and other materials (collectively "Informational Materials"). Newmark will not disclose such Informational Materials to Potential Purchaser unless and until the Potential Purchaser has executed this Agreement. Upon Newmark's receipt of this executed Agreement, Newmark is prepared to provide the Informational Materials for the Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

- All Information Materials pertaining to the Property which may be furnished to the Potential Purchaser shall continue to be the property of the Owner and Newmark. The Informational Materials will be used solely for the purpose of the Potential Purchaser and may not be copied or duplicated without Newmark written consent and must be returned to Newmark immediately upon Newmark's request or when negotiations terminate with respect to the Property.
- The Informational Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Property. Potential Purchaser will (i) inform all Related Parties of the confidential nature of the Informational Materials and the other provisions of this Agreement, (ii) direct all Related Parties to keep all such information in the strictest confidence and to use such information only for the purpose of assisting or advising Potential Purchaser in evaluating the Property, and (iii) be responsible for the failure by any Related Party to maintain the confidence of the Informational Materials or for the breach of this Agreement by any Related Party. Potential Purchaser will take all necessary and appropriate action to safeguard the Informational Materials from disclosure by it or any Related Party to anyone, except as expressly permitted hereby.
- The Potential Purchaser understands and acknowledges that Newmark and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that much of the information used in the preparation of the Informational Materials was furnished to Newmark by others and has not been independently verified by Newmark and is not guaranteed as to completeness or accuracy.
- The Potential Purchaser hereby indemnifies and holds harmless Newmark and the Owner and their respective affiliates and successors and as Signs against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this Agreement. This Agreement will be governed by, and construed in accordance with, the laws of the State of California.
- The Potential Purchaser acknowledges that the Property has been offered for sale subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any Prospective Purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the Property is being offered without regard to race, creed, sex, religion or national origin. This Agreement terminates one (1) year from the date hereof except as to written claims by Owner against Potential Purchaser prior hereto.
- To ensure buyers are not registered through multiple brokerage firms, Buyer must name the cooperating Broker as his/her Broker in writing prior to submissions of informational materials. A cooperating brokerage commission may be paid to the broker if and only if the subject property is sold to the prospective Buyer registered below and Newmark receives the commission as agreed to in the Listing Agreement with the Owner.

**If in agreement with the foregoing, please return one original signed copy of this agreement to Newmark
(Attention: Rich Ellsworth, Newmark, E-Mail – rich.ellsworth@nmrk.com, Phone (916) 569-2343)**

PROSPECTIVE PURCHASER

COMPANY: _____

SIGNED BY: _____

PRINT NAME: _____

ADDRESS: _____

CITY, STATE, _____

ZIP: _____

PHONE: _____

EMAIL: _____

BROKER

COMPANY: _____

SIGNED BY: _____

PRINT NAME: _____

ADDRESS: _____

CITY, STATE, _____

ZIP: _____

PHONE: _____

EMAIL: _____