

# SUNRISE PROFESSIONAL CENTRE

Condo Units  
Available for Purchase



**Robb Osborne**  
Executive Vice President  
DRE #01398696  
(916) 717-9151  
rosborne@gallellire.com

**Brandon Sessions**  
Senior Vice President  
DRE #01914432  
(916) 789-3339  
bsessions@gallellire.com

**Kannon Kuhn**  
Associate  
DRE #02079314  
(916) 789-3333  
kkuhn@gallellire.com



**The Osborne Group**  
3005 Douglas Blvd, Suite 200  
Roseville, CA 95661  
916.784.2700  
www.gallellire.com |  
www.osbornegroupcre.com

# Building Highlights



- Condo Units Available for Purchase
- Large and Small Units available to accommodate a variety of uses
- Sizes range from approximately  $\pm 859$  SF -  $\pm 4,644$  SF
- Three building, multi-tenant office project totaling  $\pm 81,857$  SF
- 7840 and 7844 Madison Ave are both single story buildings, while 5330 Primrose Drive is a two-story building
- Excellent location off Madison Ave and Sunrise Blvd, one of the busiest arterials in Fair Oaks
- High daily traffic counts ( $\pm 43,680$  cars per day)
- Located adjacent to the Quail Point Shopping Mall and across from the Sunrise Village Shopping Center, offering many retail and restaurant amenities within a few steps!
- Garden-like landscaping with large lawn area, interior walkways and mature, attractive foliage
- Large parking field with attractive landscaping features and walkways

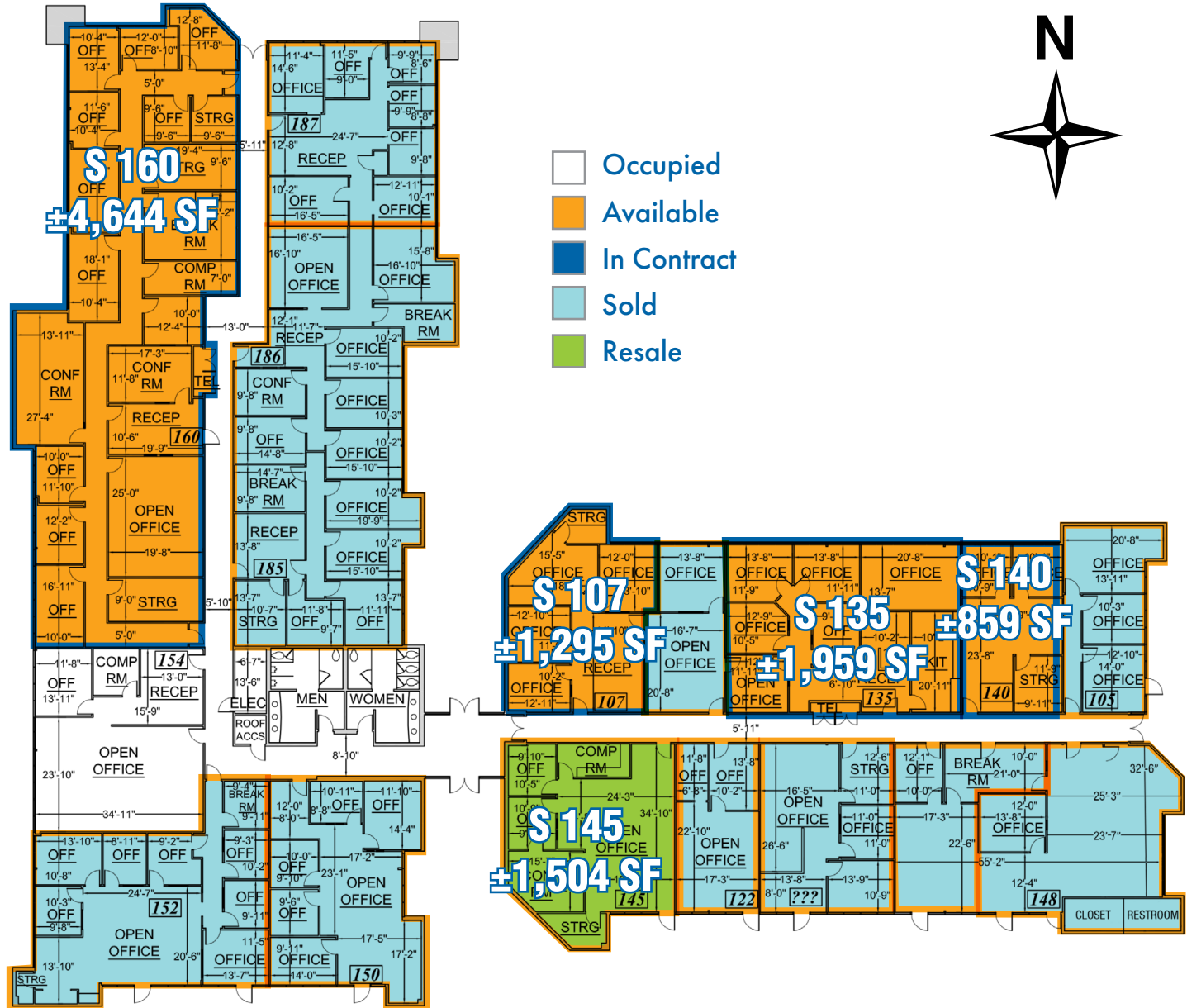
**Individual Condo Unit  
Price: \$125/SF - \$155/SF**

# Floor Plan

7840 Madison Ave.

SUITE	SF	PRICE
107	1,295	\$155/SF
135	1,959	\$150/SF
140	859	\$155/SF
145	1,504	\$150/SF
160*	4,644	-

\*Leased Investment Available  
Contact Broker for details



Madison Ave

# Floor Plan

7844 Madison Ave.



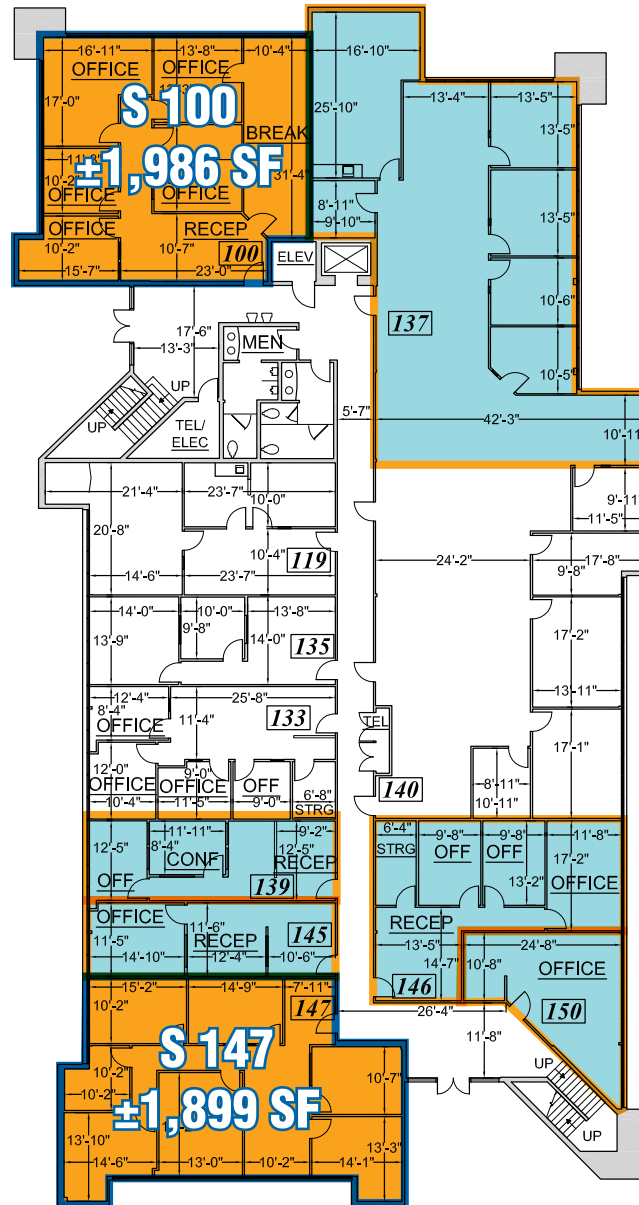
SUITE	SF	PRICE
167	1,916	\$150/SF

- Occupied
- Available
- In Contract
- Sold
- Resale

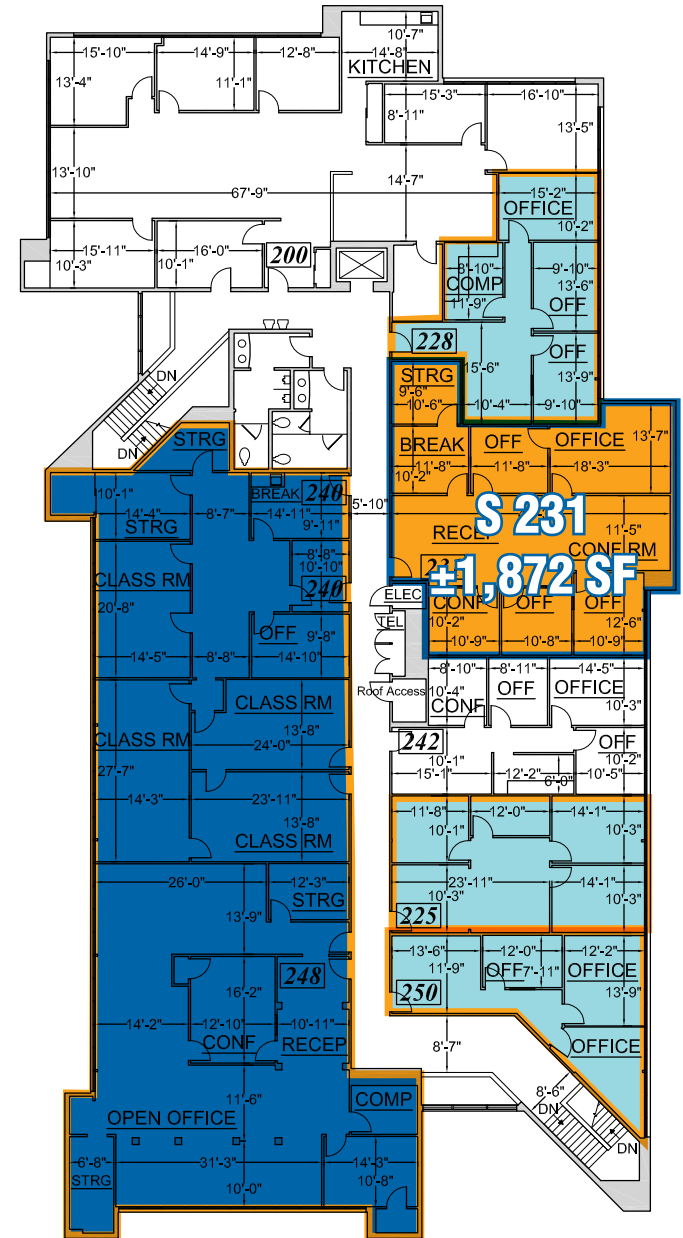
# Floor Plan

5330 Primrose Drive

## First Floor



## Second Floor



SUITE	SF	PRICE
100	1,986	\$130/SF
147	1,899	\$125/SF
231	1,872	\$125/SF

- Occupied
- Available
- In Contract
- Sold
- Resale

# Retail Aerial

Greenback Lane

Marketplace at Birdcage

Sunrise Mall

JCPenney's, Red Robin, Famous Footwear, Goodyear Tires, Sunglass Hut, Torrid, Kay Jewelers, Lids, Hallmark, US Bank



Target, Lowe's Home Improvement, Best Buy, Walmart Neighborhood Market, HomeGoods, Hobby Lobby, Old Navy, Michael's, World Market, Barnes and Noble, Bath and Body Works, Ulta Beauty, Raising Cane's, Panda Express, Chipotle, Cold Stone Creamery, Wells Fargo



Sunrise Blvd

Amazon Fresh, Club Studio, Smart and Final Extra!, Olive Garden, Starbucks, The Habit Burger, Black Bear Diner, California Fish Grill, Dos Coyotes, Firehouse Subs, McDonald's, Sourdough & Co.



Sunrise Village Shopping Center

Madison Ave

Sunrise Professional Centre

Quail Pointe Shopping Center

Trader Joe's, Chili's Grill & Bar, Lamps Plus, Yogurtland Fair Oaks, Mountain Mike's Pizza, European Wax Center, LensCrafters



# Demographics

## MARKET OVERVIEW

**Sunrise Professional Centre:**  
7840 Madison Ave, 7844 Madison Ave,  
and 5330 Primrose Drive

3 MILE RADIUS



### KEY FACTS

**136,536**

Population

**40**

Median Age



**2.6**

Average Household Size

**\$72,918**

Median Household Income

### EDUCATION



**20.17%**

High School Graduate



**30.26%**

Some College



**28.79%**

Bachelor's Degree Plus

### HOUSING STATS



**\$360,061**

Median Home Value



**51,706**

Households



**39.01%**

% Renter Occupied Housing Units

### COMMUTERS



**0.72%**

Used Public Transportation



**81.38%**

Drove Alone to Work

### BUSINESS



**65,883**

Total Employees

### EMPLOYMENT



**64.43%**

White Collar



**35.57%**

Blue Collar

# Loan Comparison



forever first

## Conventional vs. SBA 7a Financing Comparison

Purchase Price	\$350,000
Proposed Tenant Improvements	\$0
Project Total	\$350,000

	Conventional #1	Conventional #2	SBA 7a
Estimated Project Injection/Downpayment	\$52,500	\$52,500	\$35,000
Closing Timeframe	45-60 days	45-60 days	75 days
% down payment required	15%	15%	10%
1st dot w/FCB	\$297,500	\$297,500	\$315,000
2nd dot w/CDC			
1st mortgage w/First Citizens Bank			
Rate Type	Fixed rate	Fixed rate	Initial interest rate*
Term	180	120	300
Amortization	180	240	300
Est. Interest Rate	6.99%	6.99%	8.50%
Est. Payment	\$2,690	\$2,323	\$2,562
First Citizens Bank loan fee	\$2,975	\$2,975	\$2,500
First Citizens Bank Legal Fee			\$7,500
SBA 7a guarantee fee			
Prepayment Penalty	YES	YES	3 year declining
Balloon Amount	None	\$201,521	None
<b>Total monthly payment</b>	<b>\$2,690</b>	<b>\$2,323</b>	<b>\$2,562</b>
<b>Total Fee(s)</b>	<b>\$2,975</b>	<b>\$2,975</b>	<b>\$10,000</b>

### Important Considerations

- \*\* Conventional injection does not include closing costs, 3rd party fee(s), and potential contingency for construction loans
- \*\* SBA programs have potential to finance up to 90% of closing costs into the loan - Up to 100% financing may be available with 7a structure
- \*\*The SBA 7a term includes several initial interest rate options.
- \*\* This is not an offer to lend and rates and terms are subject to change
- \*\*These rates and terms are accurate as of 07/09/2023 and are subject to change. This information is for comparison purposes and does not constitute an offer to lend; all offers to lend will be done in writing. Other outside cost may apply. 25 year Amortization available with s75% loan to value. Normal credit approval applies. Member FDIC. Equal Housing Lender. SBA 90% financing and conventional 85% financing available for general office use. Buildings must be owner occupied.

Roger E. Gaskin

Vice President - Business Banker III

Commercial & Business Lending | First Citizens Bank

FCB Mail Code: FCC-492 | 440 Drake Circle | Sacramento, CA 95864

(916) 329-6328 Phone

(916) 765-5567 Mobile



**Robb Osborne**  
Executive Vice President  
DRE #01398696  
(916) 717-9151  
rosborne@gallellire.com

**Brandon Sessions**  
Senior Vice President  
DRE #01914432  
(916) 789-3339  
bsessions@gallellire.com

**Kannon Kuhn**  
Associate  
DRE #02079314  
(916) 789-3333  
kkuhn@gallellire.com



**OSBORNE**  
GROUP

**The Osborne Group**

3005 Douglas Blvd, Suite 200  
Roseville, CA 95661  
916.784.2700  
www.gallellire.com | www.osbornegroupcre.com