

SINGLE TENANT
LEASED INVESTMENT

5441 MERCHANT CIRCLE
PLACERVILLE, CA.



FOR SALE AT \$1,595,000

EXCLUSIVE AGENT:

Tom Conwell
Managing Director
CA RE License #01394155

NEWMARK

916.569.2380
tom.conwell@nmrk.com

TERMS OF OFFERING

On behalf of the Owner of the property referenced herein (“Property”) present this Confidential Offering Memorandum (“Memorandum”) to assist the recipient(s) (“You” or “Your”) in evaluating the Property and it is intended for Your use only. This Memorandum contains brief, selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified and is not guaranteed. You should independently verify each item of information and have the same reviewed by Your tax advisor and/or legal counsel. Assumptions, projections, estimates and/or opinions are provided as examples only and all information is subject to changes, errors, omissions and/or withdrawal without notice. Broker and Owner assume no responsibility for and make no warranty as to the accuracy or completeness of any information in this Memorandum. Broker and Owner expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall Broker or Owner be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages. By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature, will be held in the strictest confidence and shall be returned to Broker upon request; (b) You shall not contact any property manager, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of Broker or Owner; and (c) You understand and agree that Broker represents Owner and not You. Neither Broker nor Owner shall have any obligation to pay any commission, finder’s fee, or any other compensation to any broker or other person. By accepting receipt of this Memorandum, you agree to defend, indemnify and hold harmless Broker and Owner (including all of their agents, employees, subsidiaries, affiliated entities, successors and assigns) from and against any and all claims, disputes, litigation, demands, damages, liabilities, losses, judgments, expenses, fines, contributions, charges, injuries and/or costs and expenses, including reasonable attorneys’ fees, arising or resulting from acts by You.

Legal documents and reports summarized in this brochure are not intended to be comprehensive statements of the terms and contents of such documents and reports. Although Broker and Owner believe the information to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained herein.

The Property shall be sold AS-IS, WHERE-IS, WITH ALL FAULTS, and Seller makes no warranties, representations, certifications nor “to the best of my knowledge” type statements to the status of the Property, the improvements thereon, potential use, economic feasibility, environmental matters, the availability of development rights or permits or any other matters. Seller will not incur any obligations that extend beyond the Closing.

OFFERING PROCESS

Offers should be delivered to the office of the Exclusive Listing Broker, Newmark or by email or by contacting:

Tom Conwell, Jr.

916.569.2380

tom.conwell@nrmk.com

To facilitate analysis of offers, prospective buyers are encouraged to provide information relative to: funding sources, experience in owning and operating similar properties, familiarity with the market and any other information which is likely to favorably reflect on the offerer’s ability to close this proposed transaction in a timely manner.

EXECUTIVE SUMMARY



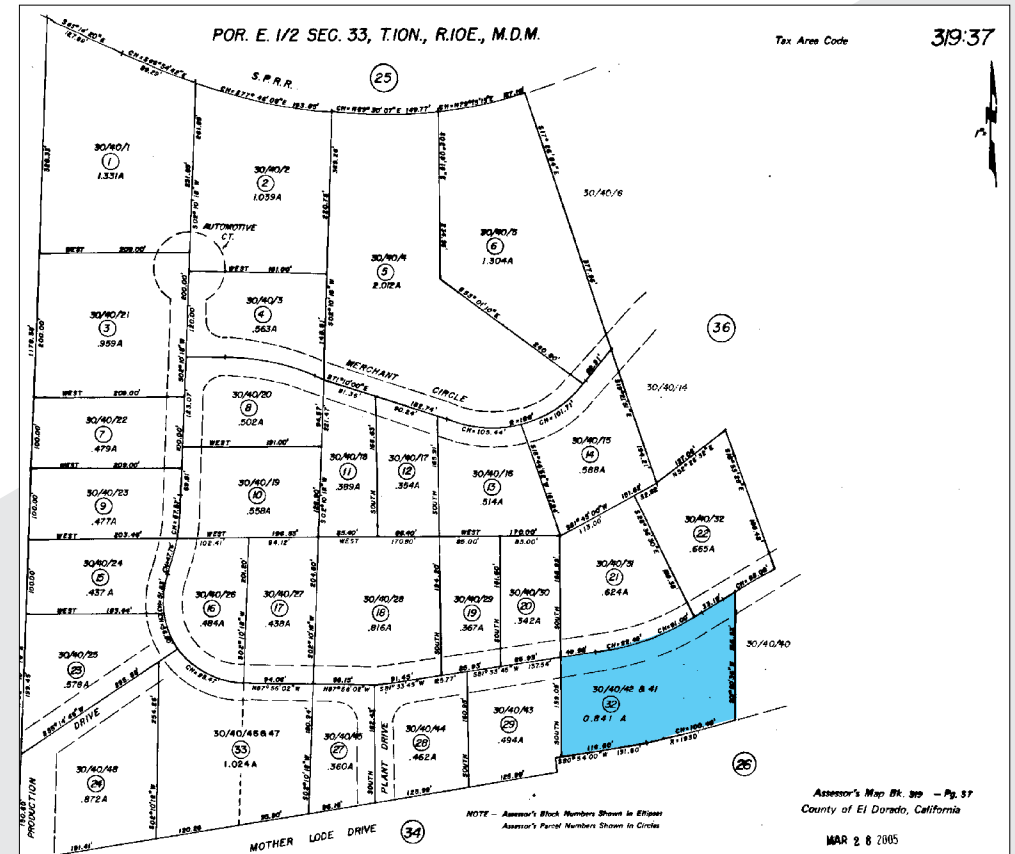
EXECUTIVE SUMMARY

Newmark is pleased to present for sale a single-tenant leased investment property with approximately 12 months remaining on the term, located in Placerville, California. Situated at 5441 Merchant Circle, this two-story office/flex building was constructed in 1996 and offers approximately 10,092 rentable square feet on 0.84 acres. This well-positioned asset provides an excellent opportunity for an investor or owner/user to acquire a well-maintained freestanding office/flex building with reliable income. The strong credit tenant, Norden Millimeter, has occupied the building since 2003.



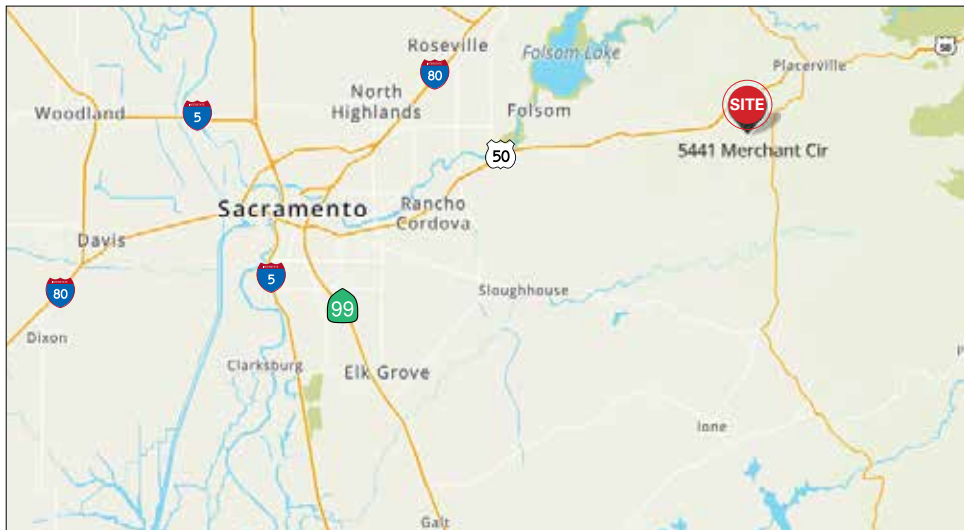
OFFERING SUMMARY

Offering Price	\$1,595,000
Price/SF	\$158
Address	5441 Merchant Circle Placerville, CA.
Property Type	Office/Flex Building
Building Sf	10,092
Parcel #	319-370-032-000
Zoning	Industrial Light (IL)
Tenant	Norden Millimeter
Term	Less than 2 years remaining (expires 10/31/26) with no options
Lease Type	Modified Gross
Annual Gross Scheduled Income	\$96,000



INVESTMENT HIGHLIGHTS

- Situated in a well established industrial park off of Mother Lode Drive
- Leased investment or owner/user opportunity
- 1996 construction
- Good credit tenant
- Close proximity to Highway 50 and public transportation



BUILDING INFORMATION

CONSTRUCTION

Roof	Pitched Metal
Structure	Wood
Exterior	Stucco
Foundation	Concrete Slab on Grade
HVAC	4 total (2-replaced within 5 years & 2 over 10 years)
Gas	Propane meters
Power	600 AMPS, 3 Phase

MECHANICAL

Heat	Central & Wall Units
Air	Central & Wall Units

UTILITIES

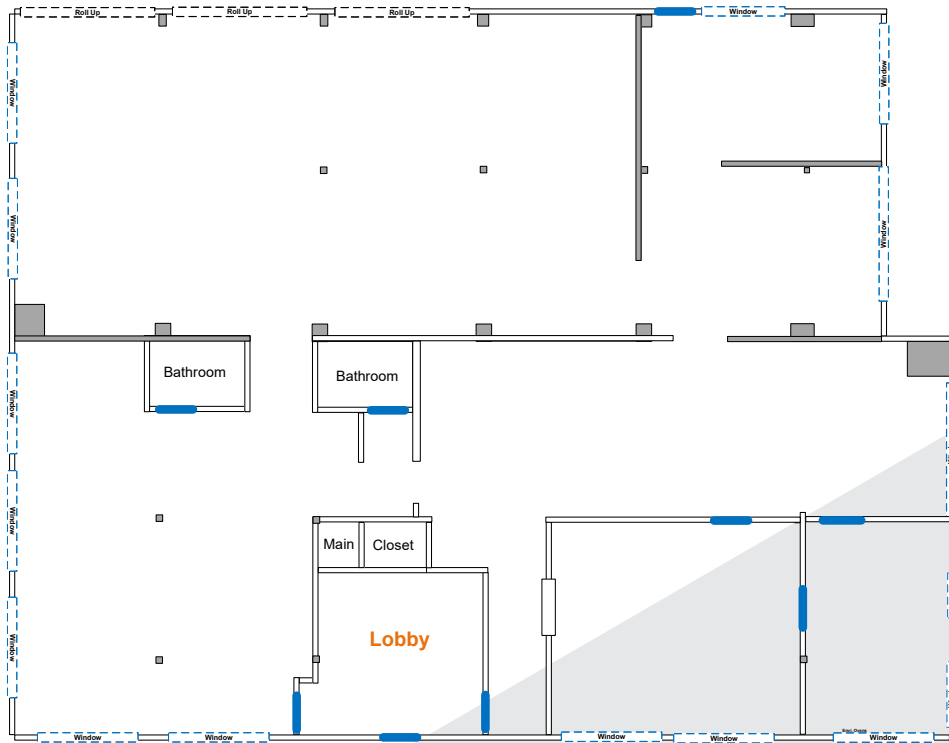
Water	El Dorado Irrigation District
Sewer	El Dorado Irrigation District
Electricity	PG&E
Garbage	El Dorado Disposal



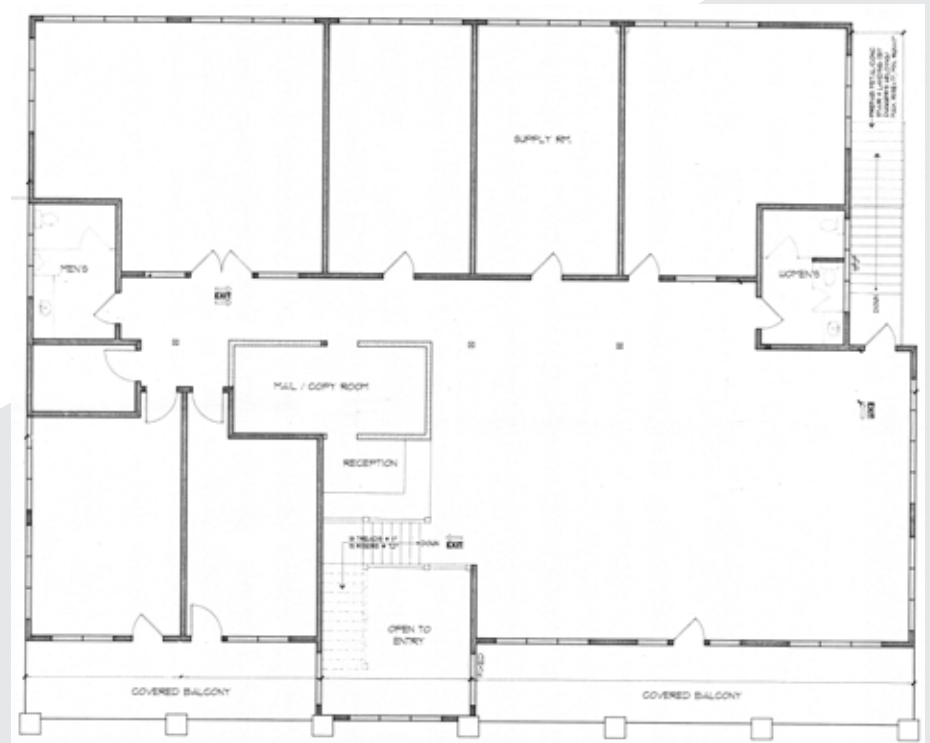
Fully sprinklered

FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



LOCATION OVERVIEW



LOCATION SUMMARY

PLACERVILLE

Placerville is centrally located between Sacramento, the State capitol, and South Lake Tahoe, world-famous recreation center. Situated above the fog line and below the snow line, Placerville boasts an ideal climate with four distinct seasons. Accessibility to Placerville's is via State Highway 49 and U.S. Highway 50, along one of the most traveled corridors in California. Placerville's treasured heritage is reflected in the historical, nineteenth century architecture of its downtown core. In addition, Placerville is the County seat and the center of financial, commercial, civic, and Government activity.

Serving as a "hub" for many nearby destinations and activities, Placerville is well situated. Premier wineries, Apple Hill Ranches, Historic Coloma, the American River, and the El Dorado National Forest are all located within minutes of downtown Placerville. The future of Placerville's business economy will continue to be strengthened and infused by these established and newly developing areas of opportunity surrounding the hub.

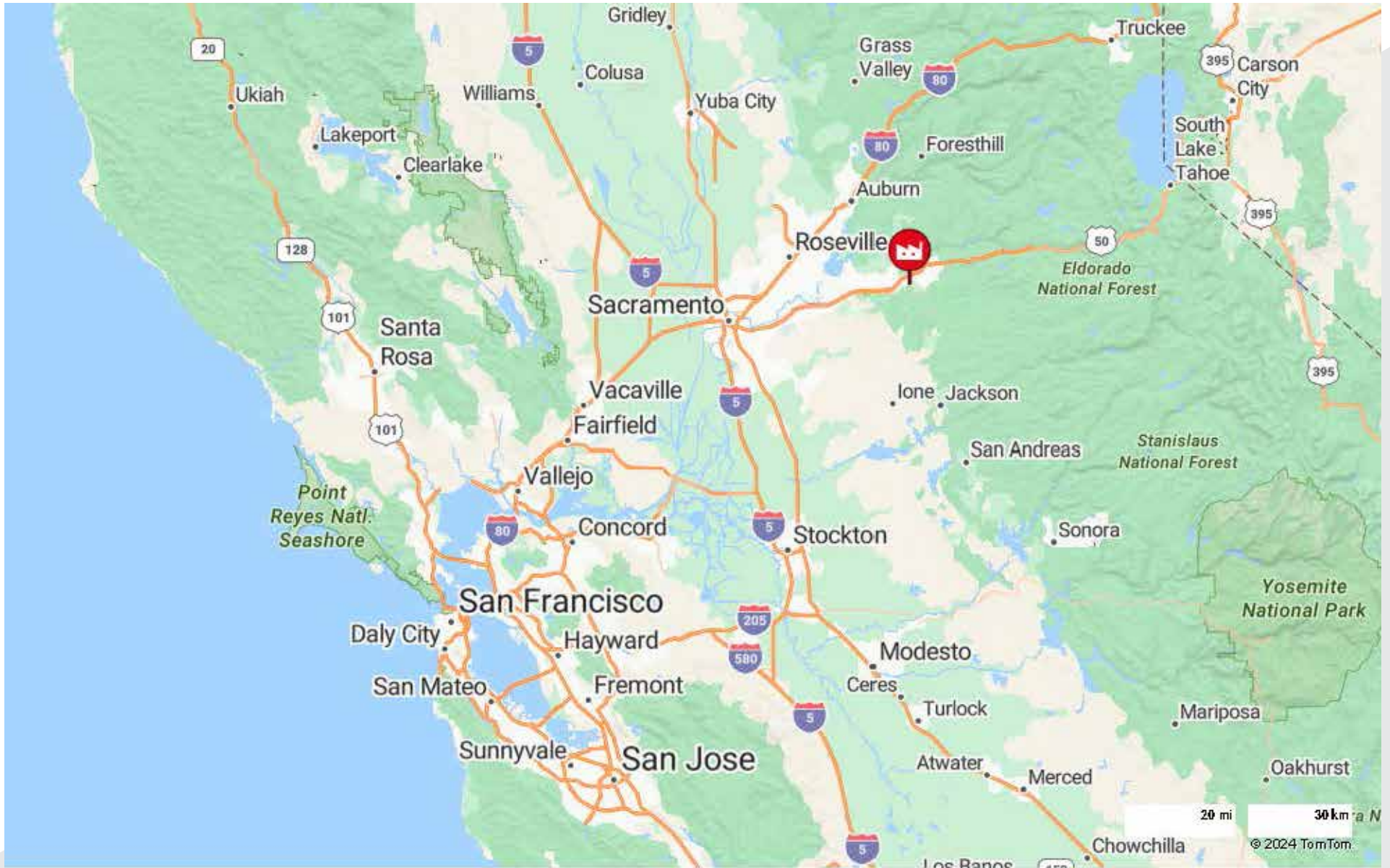
EL DORADO COUNTY

With its western border touching California's Central Valley, and its eastern boundary meeting Nevada high in the Sierra Nevada mountains overlooking Lake Tahoe, El Dorado County stretches across 90 miles of foothills, valleys and mountain peaks.

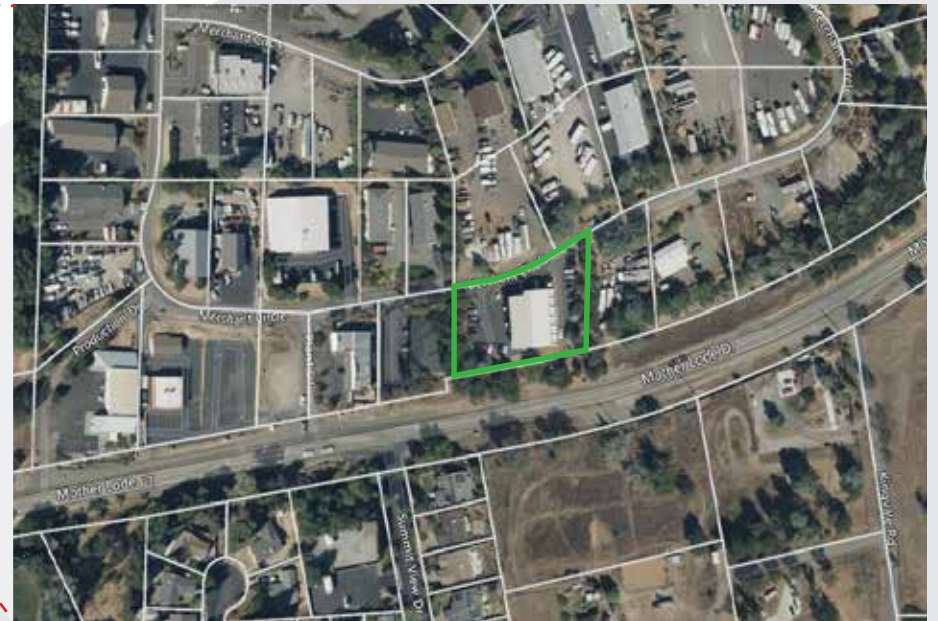
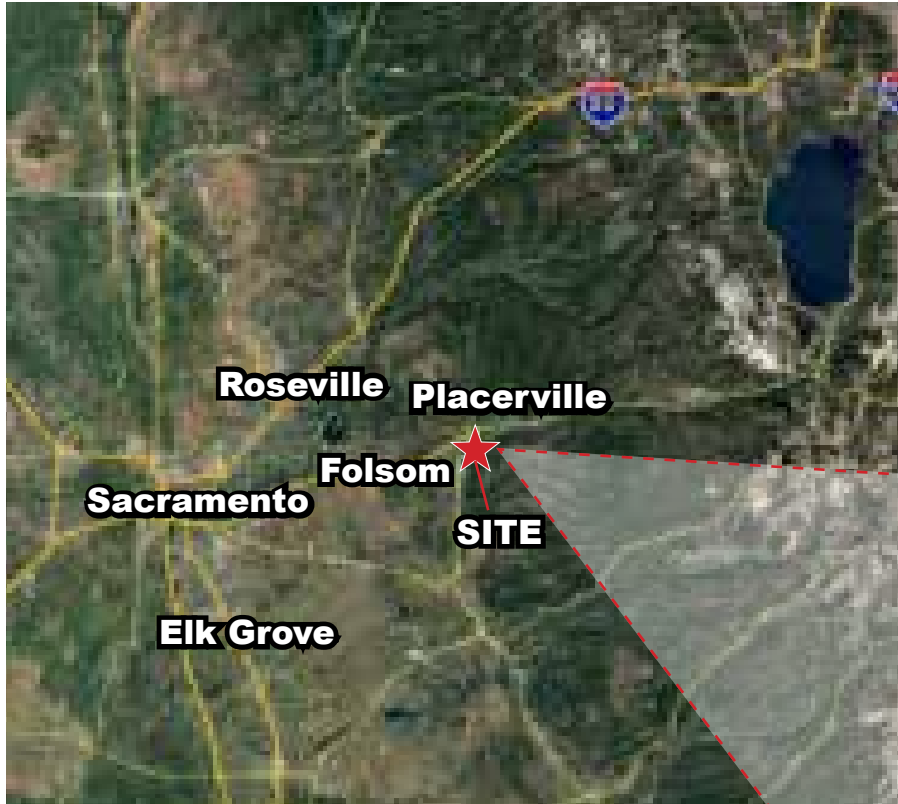
Two major highways, U.S. 50 and State Route 49, intersect the county while State Route 88 establishes the county's southern border with Amador and Alpine Counties. Interstate 5 and Interstate 80 are within 25 minutes of El Dorado Hills. This central west coast location offers one day automobile access to a variety of cities, including San Francisco (2.5 hours), San Jose (3.9 hours), Los Angeles (8.0 hours), Portland (8.0 hours), and Reno (1.5 hours).

Since the early 1980's, El Dorado County has been included in the Sacramento Metropolitan Statistical area. Major residential communities (El Dorado Hills, Cameron Park, and Diamond Springs) in the western part of the county serve as suburban areas to the booming Sacramento metropolitan region.

LOCATION MAP



REGIONAL MAP



5441 MERCHANT CIRCLE, PLACERVILLE, CA.

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