



**COMMERCIAL**

# FOR SALE

**344 Placerville Drive,  
Placerville CA 95667**

**PRICE: \$2,550,000**

**BUILDING SIZE: 22,075 SF**

**LOT SIZE: 79,279 SF (1.82 Acre)**

**CAP RATE: 10.27% (proforma)  
8.61% (current)**

# Pioneer Plaza



## CONTACTS

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**INVESTMENT HIGHLIGHTS:**

- Built in 1982
- Great Cap Rate
  - =10.27% Pro forma
  - =8.61% Actual
- Price per square feet
  - \$126.84
- Ample Parking
  - =4.5/1000 SF
  - =Two Separate Parking Lots
- Easy Ingress/Egress
  - = With Two Entrances
- Value Add Property
  - =Below Market Rents
- Beautiful Design
- Shows Pride of Ownership!



Disclaimer: The information has been obtained from sources believed reliable; but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.



# RENT ROLL – PRO FORMA

Unit Number	Unit size (sqft) +/-	Monthly rent (\$)	Rent/sqft (\$/sqft)	Tenant	Lease Type	Tenant Move-in	Lease Origination	Lease Maturity
Units 1-2	2,790	\$3,348.00	1.2	Golden Wellness	Modified Gross	10/1/21	10/1/21	9/30/26
Unit 3	810	\$972.00	1.2	Gen and Moon Esthetics	Modified Gross	5/1/23	5/1/23	7/31/26
Units 4-5	2,298	\$2,689.00	1.17	Winworks Software	Modified Gross	8/1/14	9/1/19	9/1/24
Unit 6	1,410	\$1,692.00	1.2	New Beginnings	Modified Gross	9/1/23	9/1/23	8/31/27
Unit 8	968	\$1,161.60	1.2	PERFORMA				
Units 9-10	2,714	\$3,256.80	1.2	PERFORMA				
Units 7, 11-17	8,012	\$12,747.00	1.59	The Center for Violence- Free Relationships	Modified Gross	12/1/07	4/1/20	8/1/25
Unit 18	750	\$900.00	1.2	Fortitude Fiduciary Services	Modified Gross	5/1/24	4/8/24	4/30/27
Units 19-20	2,318	\$2,782.00	1.2	Jeff Little, DDS	Modified Gross	10/2013	9/1/19	9/1/24
<b>Total</b>	<b>22,070</b>	<b>\$29,548.40</b>						

Yearly Income \$ 354,580.80

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# FINANCIAL SUMMARY – PRO FORMA

<b>Net Operating Income (NOI) Calculation</b>	
<b>INCOME</b>	
Rental Income	\$ 354,580.80
**Vacancy Factor (3%)	\$ (10,637.42)
<b>Total Income</b>	<b>\$ 343,943.38</b>
<b>EXPENSES</b>	
*Property Taxes	\$ 29,960.00
Insurance	\$ 14,379.00
Maintenance & Cleaning	\$ 19,243.00
Repairs	\$ 11,968.00
Utilities	\$ 6,577.00
Management Fee	\$ -
<b>Total Expenses</b>	<b>\$ 82,127.00</b>
<b>Net Operating Income</b>	<b>\$ 261,816.38</b>

\* *Estimated property taxes based on asking price*

\*\* *Vacancy Factor (PRO FORMA)*

<b>CAP RATE</b>		<b>PROFORMA</b>
<b>Net Operating Income</b>	<b>\$</b>	<b>261,816.38</b>
<b>Price</b>	<b>\$</b>	<b>2,550,000.00</b>
<b>Cap Rate</b>		<b>10.27%</b>

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# RENT ROLL – CURRENT

Unit Number	Unit size (sqft) +/-	Monthly rent (\$)	Rent/sqft (\$/sqft)	Tenant	Lease Type	Tenant Move-in	Lease Origination	Lease Maturity
Units 1-2	2,790	\$3,348.00	1.2	Golden Wellness	Modified Gross	10/1/21	10/1/21	9/30/26
Unit 3	810	\$972.00	1.2	Gen and Moon Esthetics	Modified Gross	5/1/23	5/1/23	7/31/26
Units 4-5	2,298	\$2,689.00	1.17	Winworks Software	Modified Gross	8/1/14	9/1/19	9/1/24
Unit 6	1,410	\$1,692.00	1.2	New Beginnings	Modified Gross	9/1/23	9/1/23	8/31/27
Unit 8	968	\$0.00	1.2	VACANT				
Units 9-10	2,714	\$0.00	1.2	VACANT				
Units 7, 11-17	8,012	\$12,747.00	1.59	The Center for Violence- Free Relationships	Modified Gross	12/1/07	4/1/20	8/1/25
Unit 18	750	\$900.00	1.2	Fortitude Fiduciary Services	Modified Gross	5/1/24	4/8/24	4/30/27
Units 19-20	2,318	\$2,782.00	1.2	Jeff Little, DDS	Modified Gross	10/2013	9/1/19	9/1/24
<b>Total</b>	<b>22,070</b>	<b>\$25,130.00</b>						

Yearly Income \$ 301,560.00

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# FINANCIAL SUMMARY - CURRENT

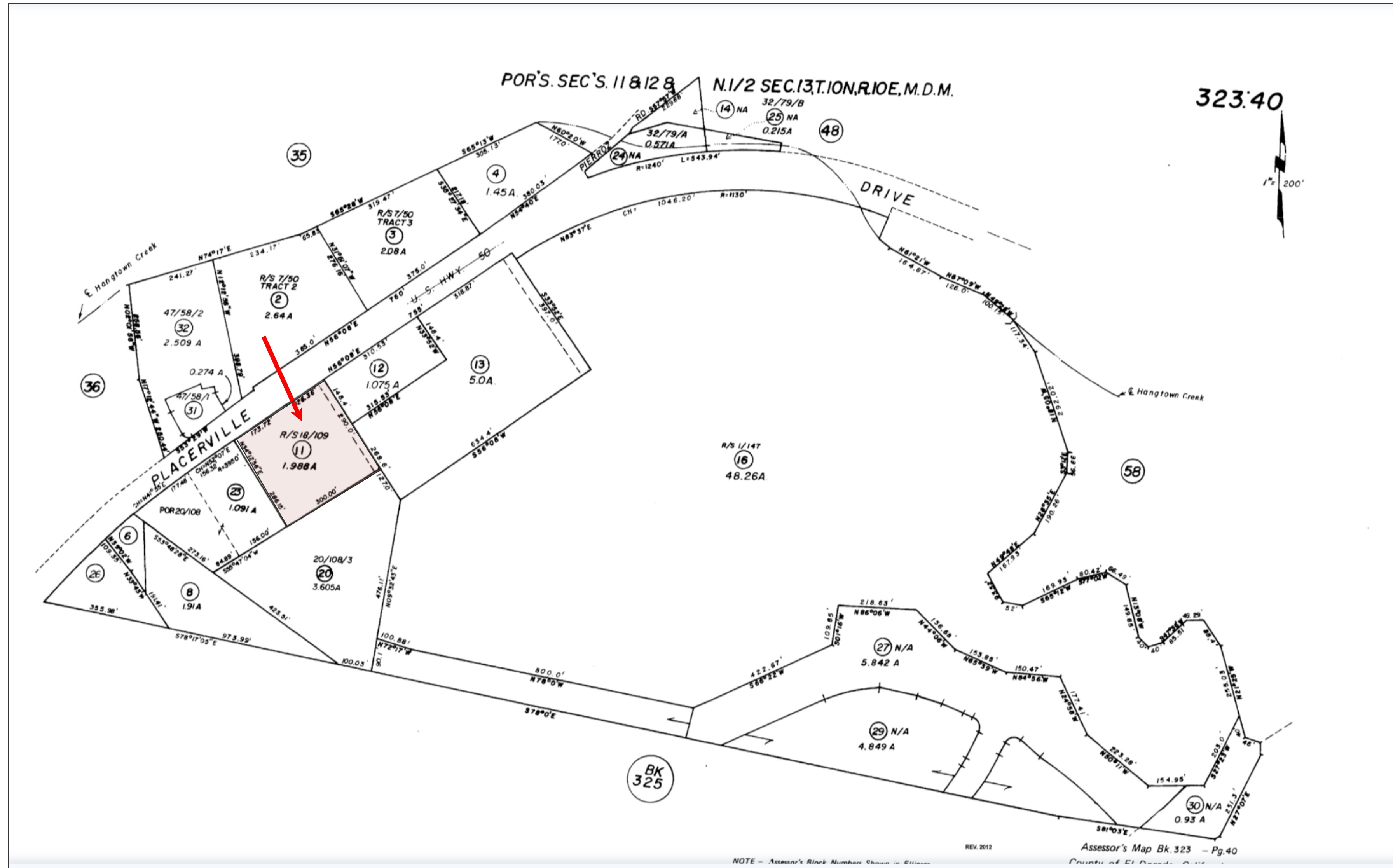
<b>Net Operating Income (NOI) Calculation</b>	
<b>INCOME</b>	
Rental Income	\$ 301,560.00
CAM Income	
<b>Total Income</b>	<b>\$ 301,560.00</b>
<b>EXPENSES</b>	
*Property Taxes	\$ 29,960.00
Insurance	\$ 14,379.00
Maintenance & Cleaning	\$ 19,243.00
Repairs	\$ 11,968.00
Utilities	\$ 6,577.00
Management Fee	\$ -
Other Expenses	\$ -
<b>Total Expenses</b>	<b>\$ 82,127.00</b>
<b>Net Operating Income</b>	<b>\$ 219,433.00</b>

*\* Estimated property taxes based on asking price*

<b>CAP RATE</b>		<b>CURRENT</b>
Net Operating Income	\$	219,433.00
Price	\$	2,550,000.00
Cap Rate		8.61%

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# TAX MAP | APN# 323-400-023-000, El Dorado County)



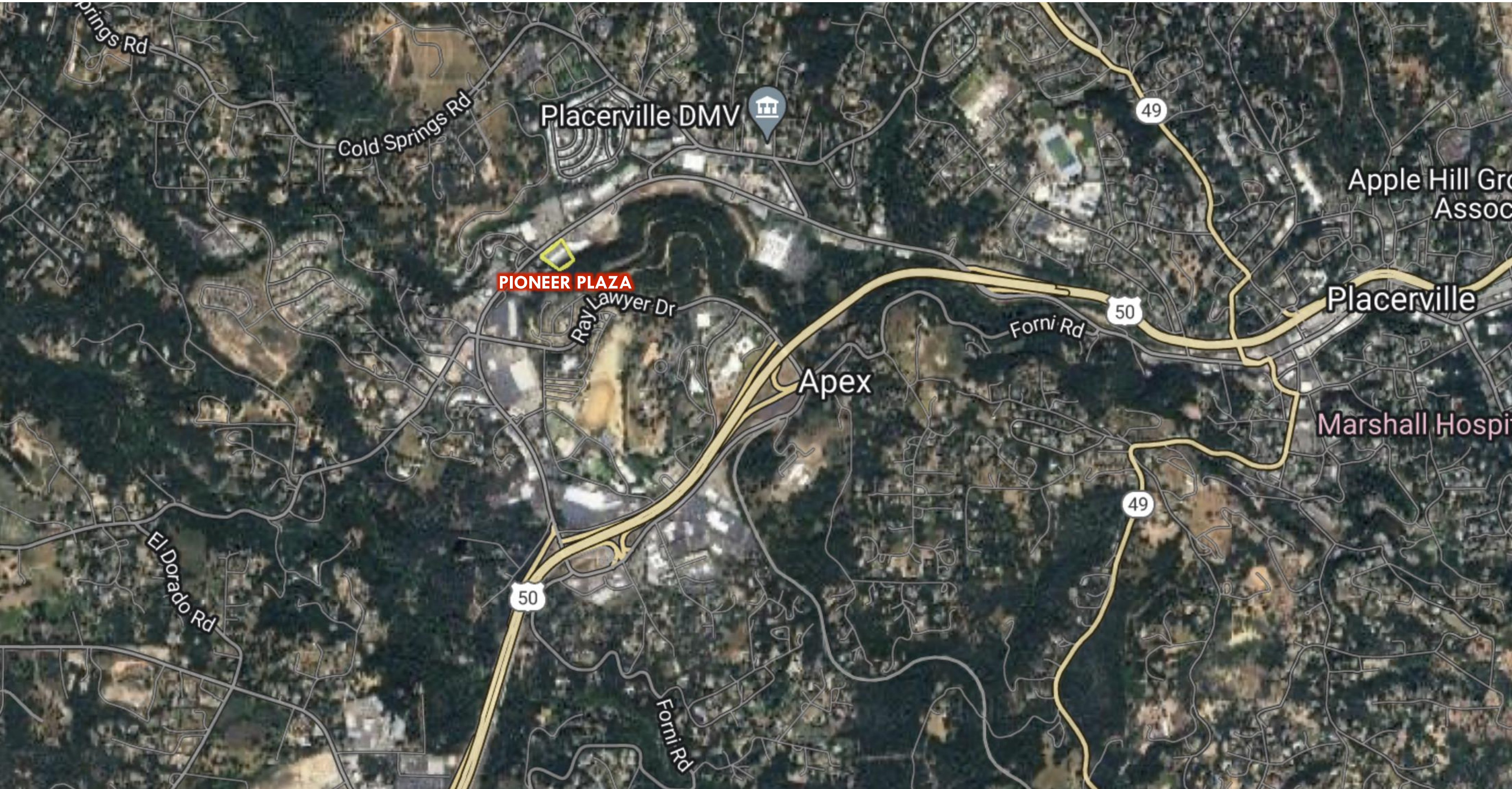
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# PIONEER PLAZA – PLACERVILLE CITY ON THE MAP





# PIONEER PLAZA – LOCATION ON LOCAL MAP







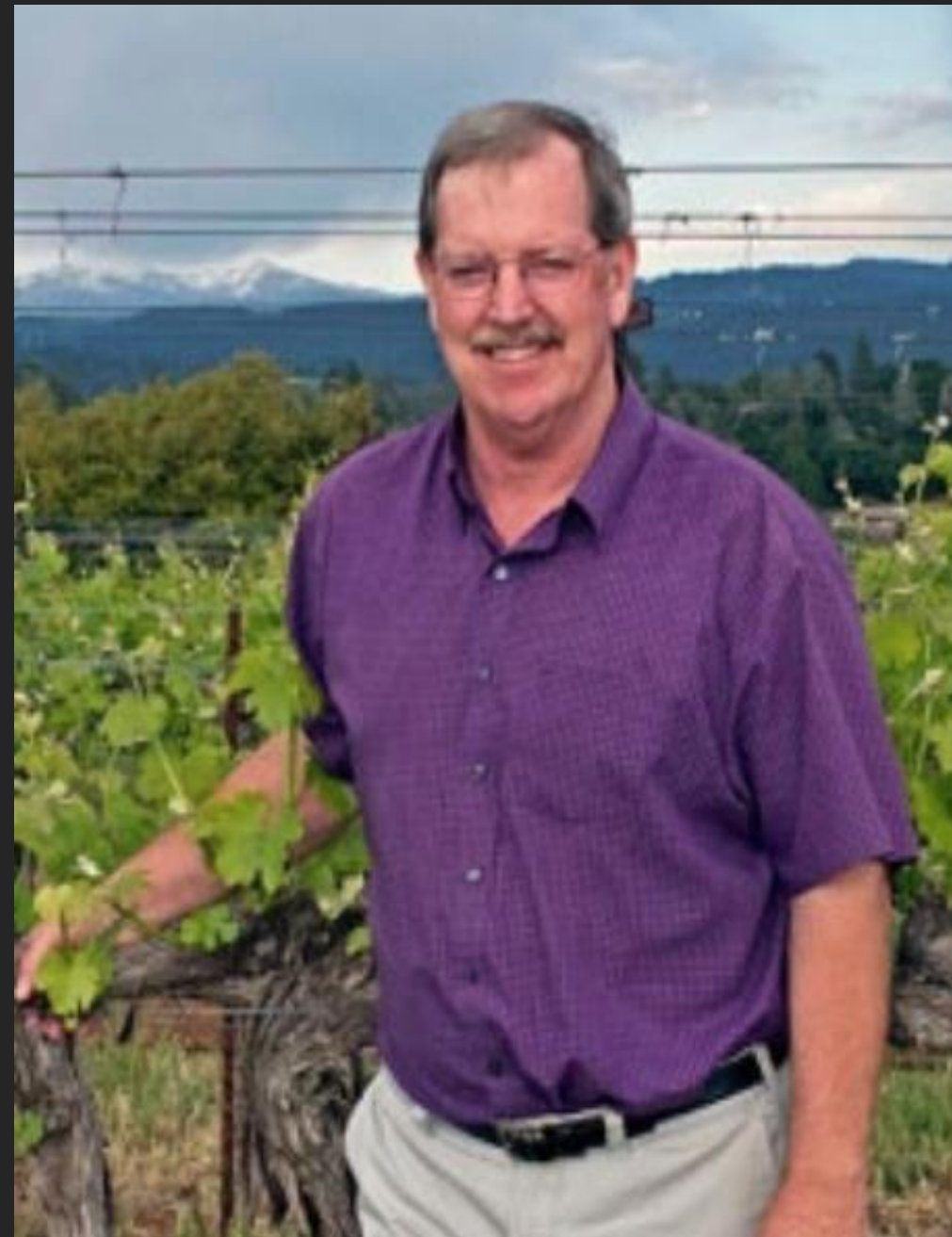


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**SPECIALIZING IN:**  
COMMERCIAL  
AGRICULTURAL  
WINERIES  
GAS STATIONS  
&  
OTHER BUSINESS  
OPPORTUNITIES

