

Wells Fargo | NNN Leased Investment

5660 Freeport Blvd | Sacramento | California



Investment Highlights

Single Tenant: Wells Fargo (corporate guaranty) +/- 6,912 SF
Lease Type: NNN (5% annual cap on controllable CAM costs)
Original Occupancy: 1965
Current Lease: 5-Year Term (1/15/2025 - 1/15/2030)
Monthly Rent: \$13,929 fixed (with no increases over the term)
Renewal Option: 1 - 5 yr. @ Fair Market with 6 months notice
Landlord Responsibility: Roof, structure, foundation, pipes and conduits, utility installations, parking lot, exterior walls, glass
Tenant Responsibility: Interior repairs, HVAC, Taxes, Ins, CAM



Valuation Metrics

Annual Rent (NNN): \$167,150 / 6.0% cap rate = \$2,785,000
Second Floor (Available): +/- 4,128 SF x \$82 psf = \$340,000
Combined Sale Price: \$3,125,000 (\$283 psf)
Value Add Opportunity: Excess land and existing pathway for possible drive thru lane around property



This information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.
Jacks Commercial Real Estate has not verified it and makes no guarantee, warranty or presentation about it.

Brian Jacks | 916-837-3456 | Brian@JacksCRE.com | www.JacksCommercial.com | DRE License #02088254

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Property & Location Highlights

Building Size: +/- 11,040 SF

1st Floor: +/- 6,912 SF (Wells Fargo)

2nd Floor: +/- 4,128 SF (18 private offices / Available)

Year Built: 1965 (build-to-suit)

Parcel Size: 1.26 acres

APN: 025-0033-032

Zoning: C2-EA-4 (General Comm'l / Executive Airport)

Parking Ratio: 55 spaces (4.0 / 1,000 SF)

Location: Near intersection of Fruitridge & Freeport, almost equidistant between I-5 & Hwy 99

Adjacent: Executive Airport, Schools First Credit Union, Marie Calendars, Burger King, Pharmacy

Traffic Counts: Over 27,000 vehicles per day

Recent Capital Improvements

- Silicone roof coating 15-year warranty (Landlord)
- Parking lot seal/re-stripe (Landlord)
- Sidewalk/driveway repair (Landlord)
- Exterior paint and lighting upgrades (Landlord)
- Landscaping improvements (Landlord)
- Interior bank lobby improvements (Tenant)
- New/upgraded HVAC units (Tenant)

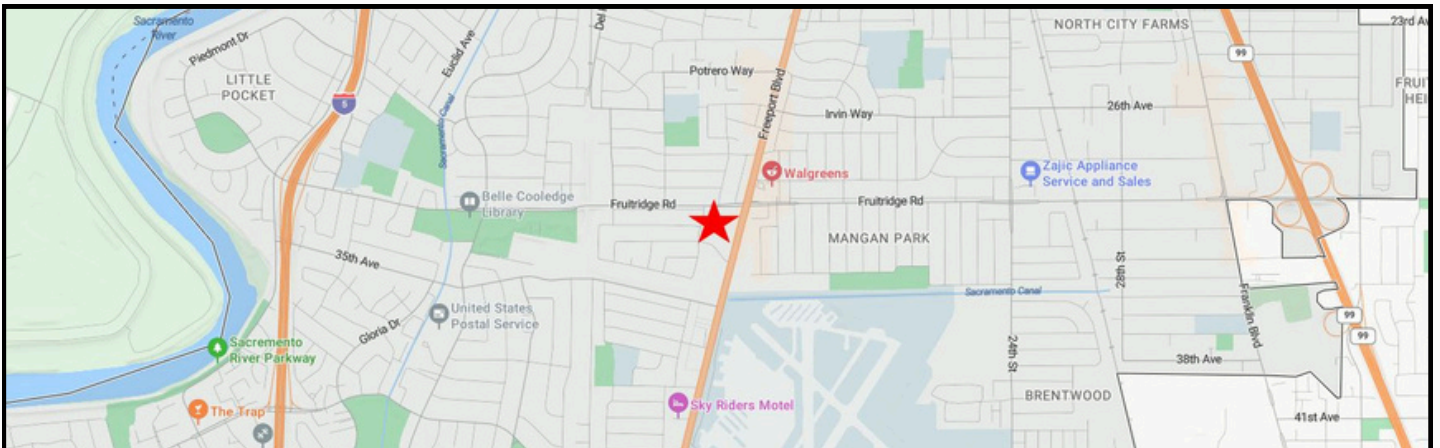
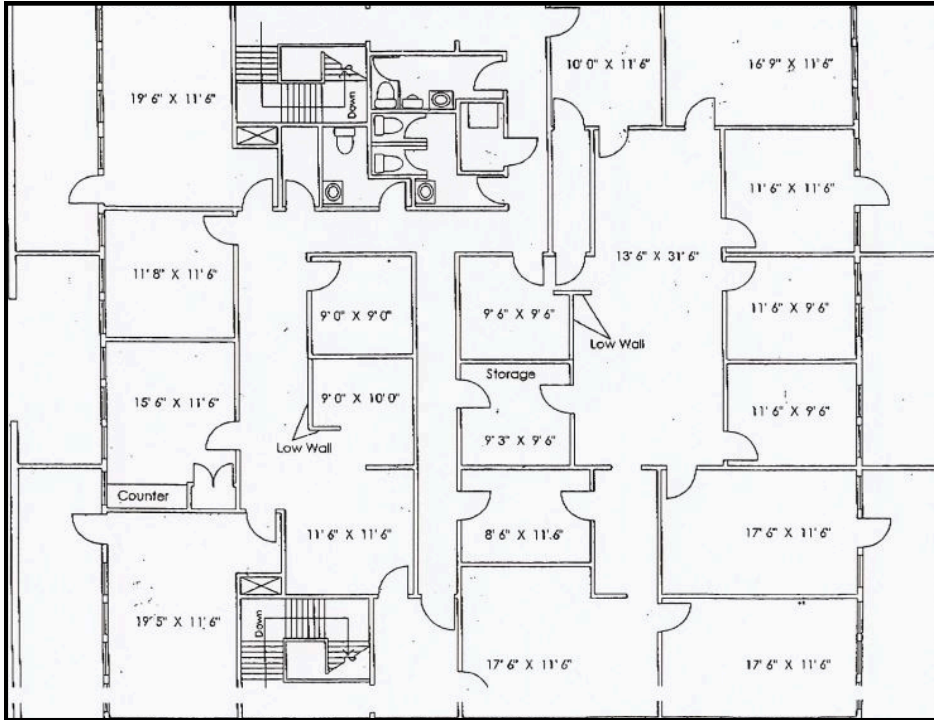


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5660 Freeport Blvd | Sacramento | 2nd Floor | Available



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