



OAK KNOLL PROFESSIONAL CENTER

Investment Opportunity

31975-31985 Lodge Road | Auberry, CA

Jeff Kim

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CA Lic #01456017



Property Summary



Oak Knoll Professional Center is a fully occupied professional office asset located in the tranquil mountain community of Auberry, California. Now 100% leased, the property is anchored by strong essential service tenants including PG&E and American Ambulance, alongside necessary medical providers such as a dentist office and physical therapy practice. Together they deliver durable tenancy and consistent demand.

The rent roll is structured on modified gross leases that include base year expense recovery. This allows ownership to recoup operating costs that rise above the year in which each lease was signed, creating an effective hedge against increasing operating expenses while helping to preserve net operating income over time. A recently obtained insurance quote comes in line with current ownership's costs, supporting stable and predictable expenses for a new owner.

Significant capital improvements completed over the past five years, including roof replacement and new HVAC units, substantially reduce capital expenditures in the near term and position the asset for ownership with minimal upkeep.

The center further offers exceptional flexibility and lasting upside with five separate APNs, enabling potential individual sale, along with a private well that enhances operational efficiency and cost control, and a dedicated pad for future development. Strategically located along Highway 168, the property offers convenient access to Fresno while serving the surrounding foothill and mountain communities and the Shaver Lake corridor.

OVERVIEW HIGHLIGHTS

Property:	Five (5) contiguous commercial parcels with Four (4) office buildings
Land Area:	±4.09 acres
APN's:	128-820-01S, 02S, 03S, 04S & 05S
Zoning:	RCC

31975 Lodge Rd

Size:	±2,459 SF
Year Built:	1985
Lot Size:	±2,535 SF

31977 Lodge Rd

Size:	±3,712 SF
Year Built:	1985
Lot Size:	±3,784 SF

31981 Lodge Rd

Size:	±3,712 SF
Year Built:	1985
Lot Size:	±3,784 SF

31985 Lodge Rd

Size:	±2,680 SF
Year Built:	1985
Lot Size:	±2,752 SF



Price:

\$1,779,900

CAP Rate:

±8.88%



Financial Summary

Unit Mix & Rent

Property	Suite	Tenant	Tenant Use	Square Feet	Term Start Date	Term End Date	Rate PSF	Monthly Gross	Annual Gross	Rental Increases	Security Deposit
31975	101	Foothill Therapy	Physical Therapy	2,520	4/1/2017	3/31/2027	\$1.49	\$3,749.31	\$43,244.64	N/A	\$2,898.00
31977	101	American Ambulance	Dispatch Office	760	1/1/2019	12/31/2028	\$1.57	\$1,195.08	\$14,340.96	1/1/2027	\$650.00
31977	102	Jeff Covey CPA	CPA Office	570	12/1/2019	11/30/2026	\$1.57	\$896.31	\$10,755.72	N/A	\$750.00
31977	103	P.G.&E.	Field Office	2,198	2/1/2021	1/31/2028	\$1.02	\$2,242.32	\$26,907.84	2/1/2027 2/1/2028 2/28/2029	\$0
31981	102	Elevate JiuJitsu	JiuJitsu School	2,650	10/1/2025	3/31/2031	\$1.25	\$3,312.50	\$39,750.00	3/1/2027 3/1/2028 3/1/2029 3/1/2030	\$2,625.00
31981	103	P.G.&E.	Field Office Expansion	878	11/1/2023	1/31/2028	\$0.96	\$844.14	\$10,129.67	2/1/2027 2/1/2028 2/1/2029	\$0
31985	101	Dr. Molina DDS	Dentist	1,260	4/1/2016	4/30/2027	\$1.83	\$2,305.80	\$27,669.60	N/A	\$0
31985	102	Sierra Tribal	Counseling	1,260	7/1/2022	6/30/2027	\$1.42	\$1,789.89	\$21,478.68	7/1/2026	\$1,638.00
Totals				12,096				\$16,335.35	\$196,024.68		\$8,561.00

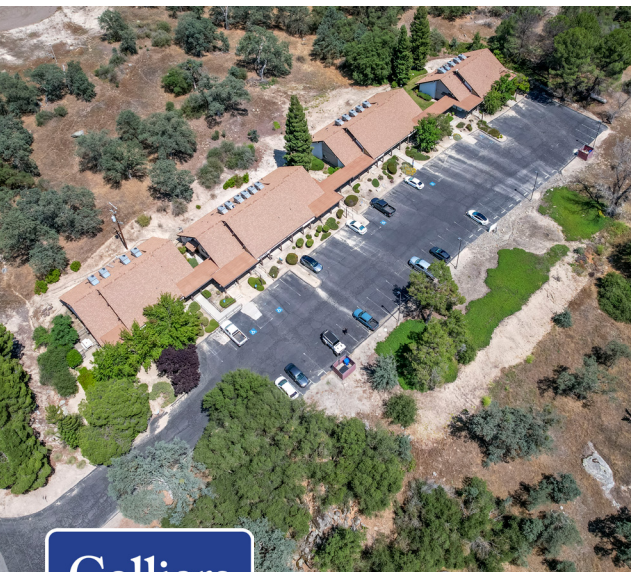
Investment Proforma

Income	
Current Gross Base Rents	\$196,024.68
Recoupable Expenses	\$28,857.24
Gross Rental Income (Annual)	\$224,881.92
Less Estimated Expenses	
Insurance	\$25,500.00
Taxes (1.29% @ \$1.779M)	\$22,949.10
Trash	\$3,869.10
Landscaping/Groundskeeping	\$11,190.00
PG&E	\$3,298.54
Less Estimated Expenses	(\$66,806.74)
Year 1 NOI	\$158,075.18
Year 1 CAP Rate	±8.88%

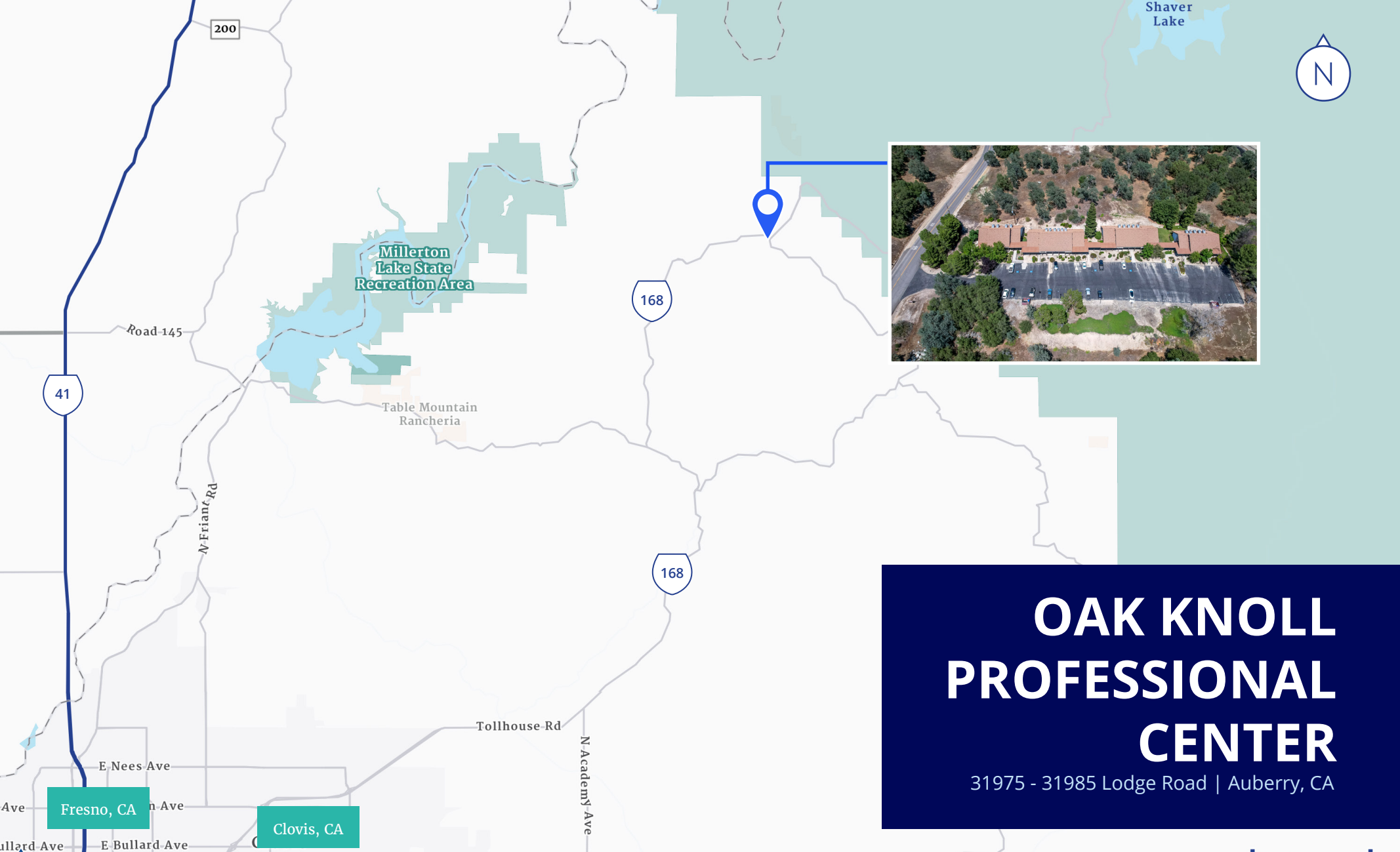
Summary

Price	\$1,779,900
Total SF	±12,563
Price PSF	\$141.68
CAP Rate	±8.88%





PROPERTY PHOTOS 31975-31985 Lodge Rd. Auberry, CA



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For Sale Investment Opportunity

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