



LIGHT INDUSTRIAL / FLEX BUILDING IN RANCHO CORDOVA

- **16-18' CLEAR HEIGHT**
- **29 PARKING SPACES**
- **M-1 ZONING**
- **14,400 +/- S.F. ON .96 +/- ACRE LOT**
- **OWNER/USER OR INVESTMENT OPPORTUNITY**

**OFFERED AT
\$2,250,000**



SHAWN WILLIS

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OWNER / USER ANALYSIS

11325 SUNRISE GOLD CIRCLE, RANCHO CORDOVA

LISTING PRICE	\$2,250,000	
DOWN PAYMENT	\$225,000	10%
PROPOSED FIRST LOAN [1]	\$2,025,000	90%
PRICE PER SQUARE FOOT	\$156.25	

EXPENSES OF OWNERSHIP

PROPERTY TAXES	1.2457%	\$28,028
LEVIES AND ASSESSMENTS	Actual	\$270
INSURANCE	2024 + 5%	\$9,111
REPAIRS & MAINTENANCE	Projected @ \$.35/s.f.	\$5,040
REPLACEMENT RESERVE	Projected @ \$.15/s.f.	\$2,160
ASSOCIATION DUES	2025 YTD Annualized	\$6,640
SMUD	2025 YTD Annualized	\$498
WATER	2025 YTD Annualized	\$1,885
SEWER/STORMWATER/UTILITY TAX	2025 YTD Annualized	\$2,084
TOTAL PROPERTY EXPENSES:	\$55,716 \$ 0.54	

LESS:

DEBT SERVICE	\$160,300
PRINCIPAL PAYDOWN	(\$34,721)

TOTAL PRE-TAX COST OF OWNERSHIP	\$181,295	\$ 1.05
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[1] SBA, 90%, 6.25%, 25 year amortization



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