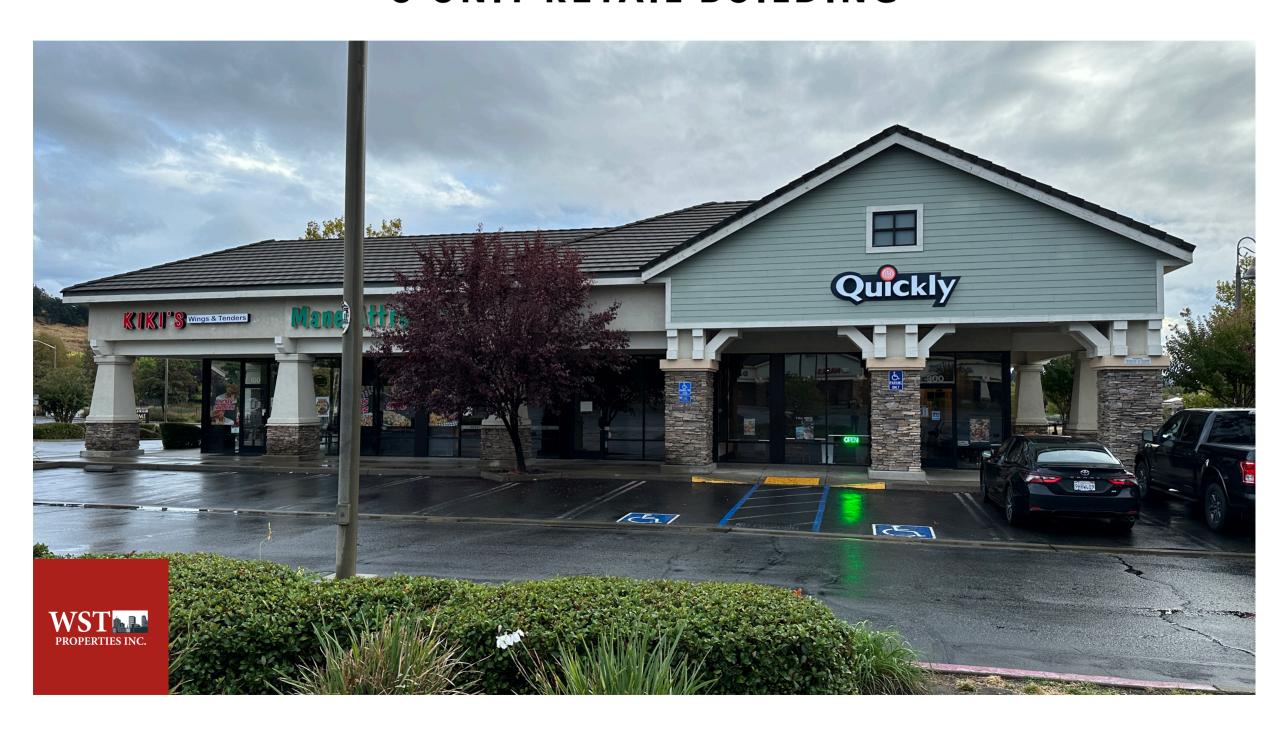
# 3211 Stanford Ranch Rd,

ROCKLIN CA, 95765

## 3 UNIT RETAIL BUILDING



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PLEASE CONSULT YOUR WST PROPERTIES INC AGENT FOR MORE DETAILS.

PRABHJOT SINGH

CEO / BROKER

916-926-8000

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DRE LICENSE #: 02017889

Price: \$2,400,000

Net Income: \$138,756

Square-Footage: 4500

Price Per SF: \$533

Lot Size: 19,166 Sqft

Year Built: 2003

Market: Rocklin CA

### Rent Roll / Income

Unit #	GROSS RENT	Lease Term	Sqft
Kiki's Chicken	\$5777.00	03/01/2026	1600
Quickly Boba Tea	\$5532.00	05/01/2027	1400
Hair Salon	\$4700.00	11/01/2029	1500
Monthly Total	\$16009.00		
Yearly Total	\$136832.00	NOI	

## **NNN** Expenses

Description	Current(T-12 Expenses)
Property Taxes	\$20,400.00
Insurance	\$4,560.00
НОА	\$9,216.00
Utlities	\$18,600.00
Maintenance / Misc	\$2,500.00
Estimated Expenses	\$55,276.00





