

3211 Stanford Ranch Rd,

ROCKLIN CA, 95765

3 UNIT RETAIL BUILDING



WST
PROPERTIES INC.

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PRABHJOT SINGH

CEO / BROKER

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DRE LICENSE #: 02017889

INVESTMENT OVERVIEW

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
HOA	\$9,216.00
Utilities	\$18,600.00
Maintenance / Misc	\$2,500.00
Estimated Expenses	\$55,276.00

PROPERTY PICTURES

