

**11481 SUNRISE GOLD CIRCLE
RANCHO CORDOVA, CA**

**FOR SALE 28,941 RSF OFFICE/
WAREHOUSE/FLEX BUILDING
FOR LEASE 4,241 RSF - 14,792 RSF
OFFICE/WAREHOUSE/FLEX SUITES**

ETHAN CONRAD
PROPERTIES INC.

YOUR NAME HERE

AVAILABLE
779-1000

SPS
WHOLESALE

FOR MORE INFORMATION CONTACT:

Connor Finch

DRE: #02083873

connor@ethanconradprop.com

Todd Newburn

DRE: #01226238

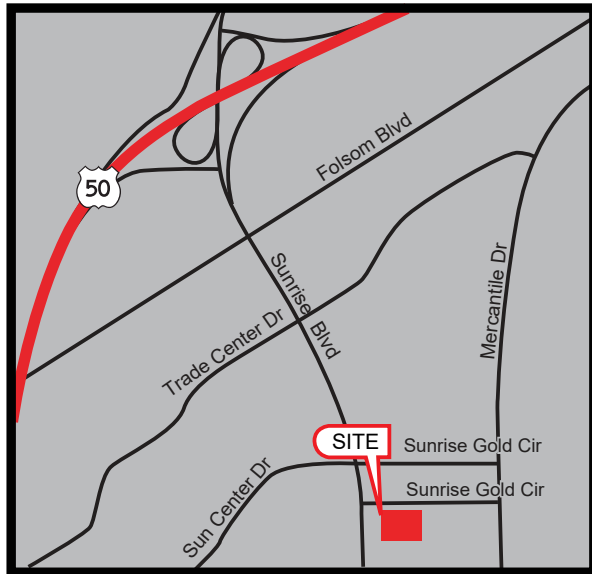
tnewburn@ethanconradprop.com

916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Suite A-D: 12' clear height, 3,200 amps (120/240v) panels, 9' T-bar ceiling in offices, four (4) restrooms, two (2) roll-up doors
- Suite E: 18' clear height, 200 amps (120/240v) panels, two (2) 12'x12' roll-up doors, insulated warehouse
- Zoned M-1, Light Industrial [Click here for more information](#)
- Partially-conditioned warehouse area, fully sprinklered
- Large monument sign on Sunrise Gold Circle



PROPERTY DETAILS:

For sale or lease, 28,941 SF Industrial building situated in Rancho Cordova's Industrial park area conveniently located 1-mile from Hwy 50 off Sunrise Blvd. The area benefits from a good mix of industrial, office and retail tenants.

Suites F and G consisting of 14,040 SF are leased by SPS Wholesale, Inc. thru 11/30/26 at \$0.55 PSF, NNN and 3%/yr increases.

LEASE RATES:

Suite A:	4,241 SF	\$ 4,877.00 (\$1.15 PSF, NNN)
Suite C/D:	6,248 SF	\$ 6,748.00 (\$1.08 PSF, NNN)
Suite E:	4,303 SF	\$ 4,303.00 (\$1.00 PSF, NNN)
Suite A-E:	14,792 SF	\$15,928.00 (\$1.07 PSF, NNN)

NNN costs are approximately \$0.15 PSF.
Available with 15 days' notice.

PURCHASE PRICE: \$4,312,000.00 (\$149.00 PSF)

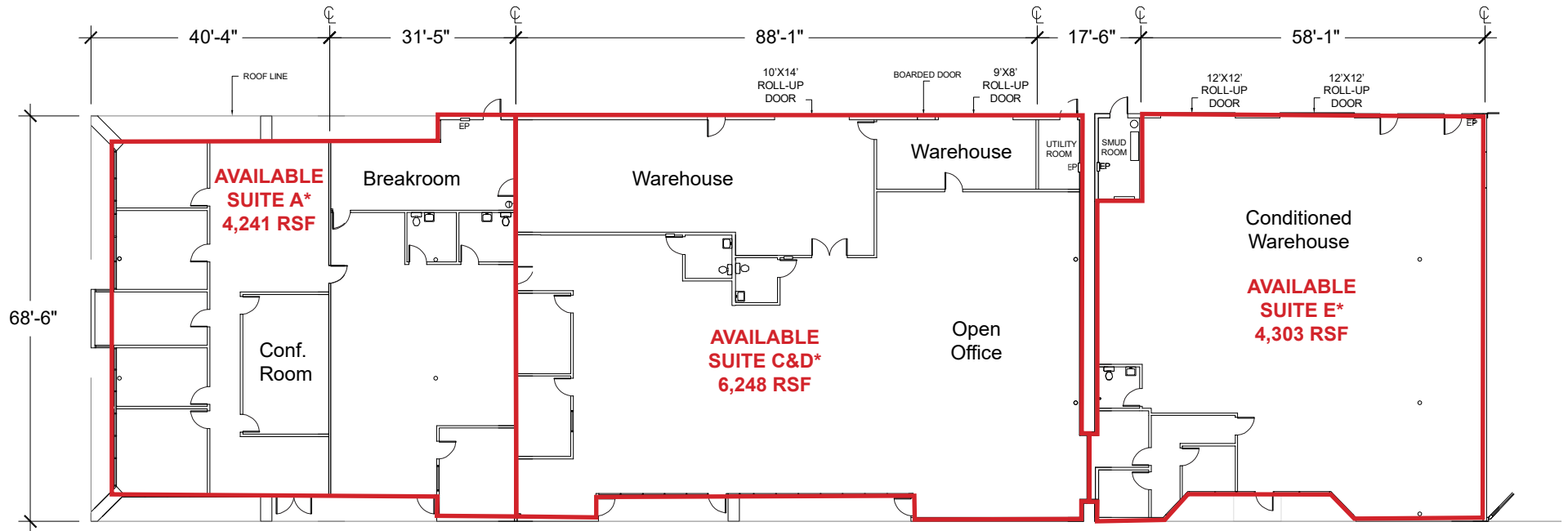
- Perfect owner/user opportunity!
- See page 5 for SBA 504 loan scenario
- At current rents and loan terms it is less expensive to occupy and own compared to leasing Suites A-E

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FLOOR PLAN



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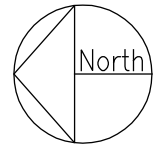
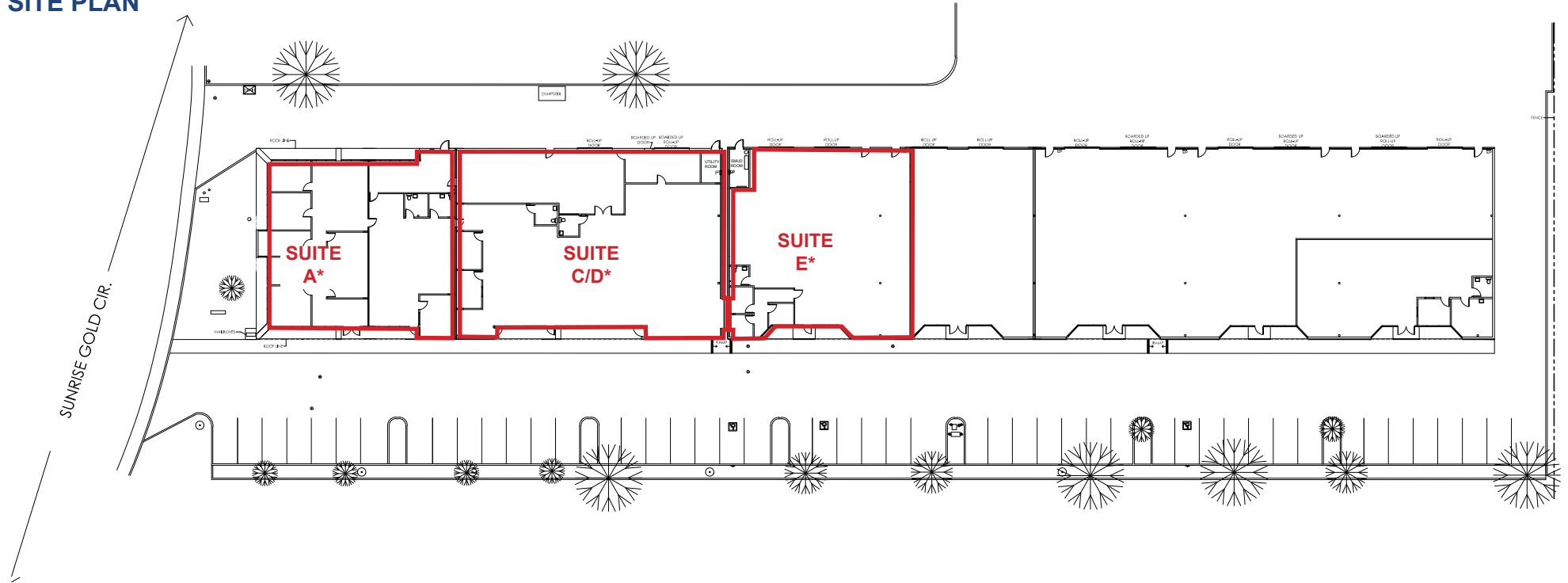
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SITE PLAN



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LOAN INFORMATION

Proposed SBA 504 Loan Scenario
For Discussion Purposes
11481 Sunrise Gold Circle Rancho Cordova, CA

6/25/2024

Estimated Purchase Price		\$4,000,000
50%	Five Star Bank Loan Amount	\$2,000,000
40%	SBA 504 Loan Amount	\$1,600,000
10%	Downpayment	\$400,000
Estimated Rates & Terms		
	FSB	SBA 2nd
Loan Amount	\$2,000,000	\$1,637,900 ***
Interest Rate	7.50%	6.35%
Fixed/Variable Rate Terms	5 year fixed	25 year fixed
Amortization/Term	25	25
Term	10	25
Estimated Monthly Payments	\$14,916	\$10,906
Estimated Combined Monthly Payment		\$25,822
Borrower's Estimated Fees & Expenses*		
Loan Fee %	* 1.00%	2.15%
Loan Fee	\$20,000	\$34,400
Legal		\$3,500
Loan Packaging Fee**		
Estimated Fees	\$20,000	\$37,900 ***
Appraisal & Review	* \$4,500	
Environmental Report	* \$1,500	
Title/Escrow	\$3,500	
Total Estimated Cash Required		\$424,500



Let's talk today.

Kellie L. Stroud

SVP SBA Business Development Officer

Phone: (916)716-6963

kstroud@fivestarb.com

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