

Retail Strip Center for Sale 100% Leased

7,310 +/- sq ft Multi-Tenant Retail Carmichael, CA



**Well located on Fair Oaks Blvd., just East of Manzanita Ave.
in the heart of the Carmichael retail market**

NNN Investment Opportunity

- Zoned GC "General Commercial" County of Sacramento
- Parcel Size 180' x 200' (36,000 sf /.826 acres)
- 41 on site parking spaces
- Lighted Monument sign
- APN: 260-0012-029
- Fire Sprinklers

Jim Sullivan

Phone: 916-361-8500

Cell: 916-730-6200

sullivangroupe@aol.com

DRE Lic. 01883524

Sullivan Group Commercial Real Estate

6720 Folsom Blvd., Suite 208

Sacramento, CA 95819

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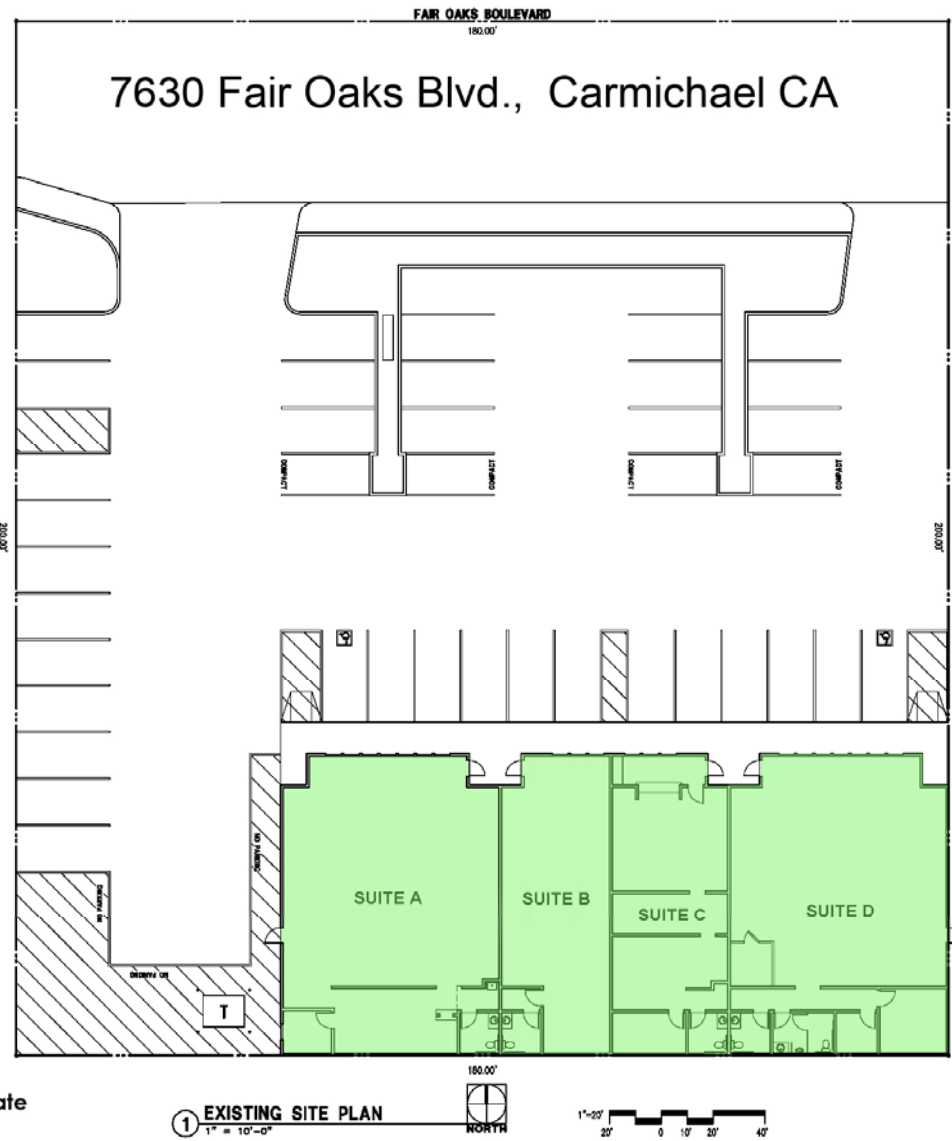
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SITE PLAN



2016 P Street, Suite 200
 Sacramento, CA 95814
 916 486-7800
 fax: 486-7808

7630 FAIR OAKS BLVD.
 CARMICHAEL, CA 95608

EXISTING SITE PLAN

DATE	
SCALE	AS NOTED
DRAWN BY	P. KASNER
CHEKED BY	
DATE	07-12

A1.0

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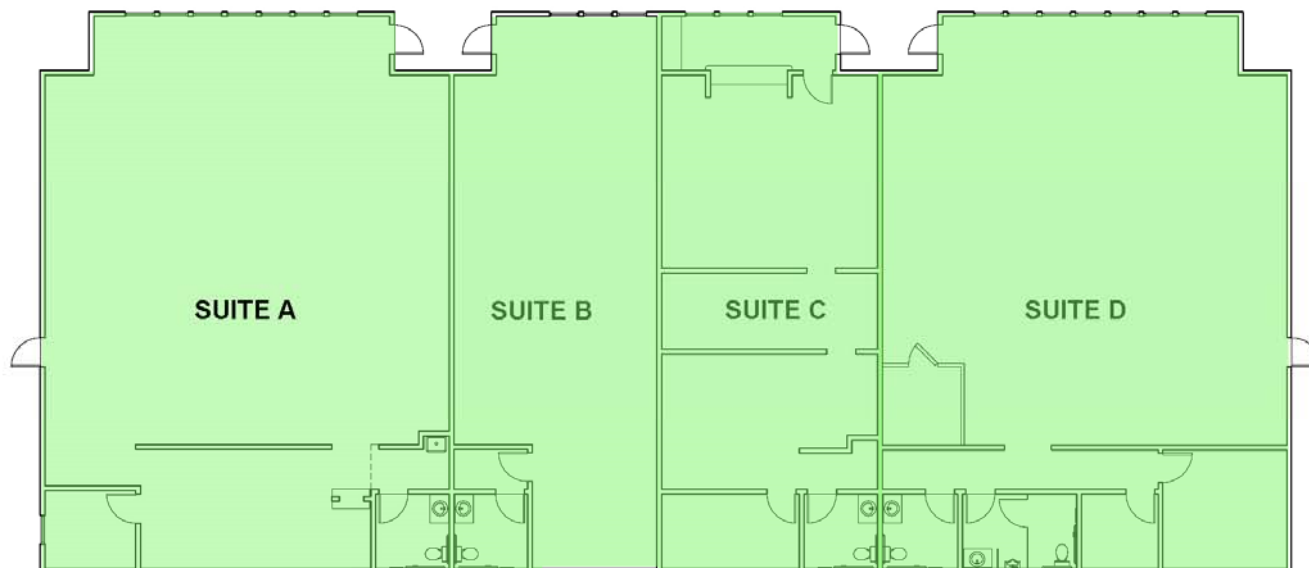


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FLOOR PLAN

7630 Fair Oaks Blvd., Carmichael CA



2018 P Street, Suite 200
 Sacramento, CA 95814
 916 498-7000
 fax 498-7000

7630 FAIR OAKS BOULEVARD
 CARMICHAEL, CA 95608

EXISTING
 FLOOR
 PLAN

THIS PLAN IS THE PROPERTY OF GRA ARCHITECTURE AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GRA ARCHITECTURE.

REVISIONS

DATE	SEPTEMBER 26, 2007
SCALE	AS NOTED
DRAWN BY	P. KASTNER
JOB NO.	07-32
SHEET	

A2.0



① EXISTING FLOOR PLAN
 3/16" = 1'-0"



3/16" = 1'-0"
 0 1' 4' 8' 16'

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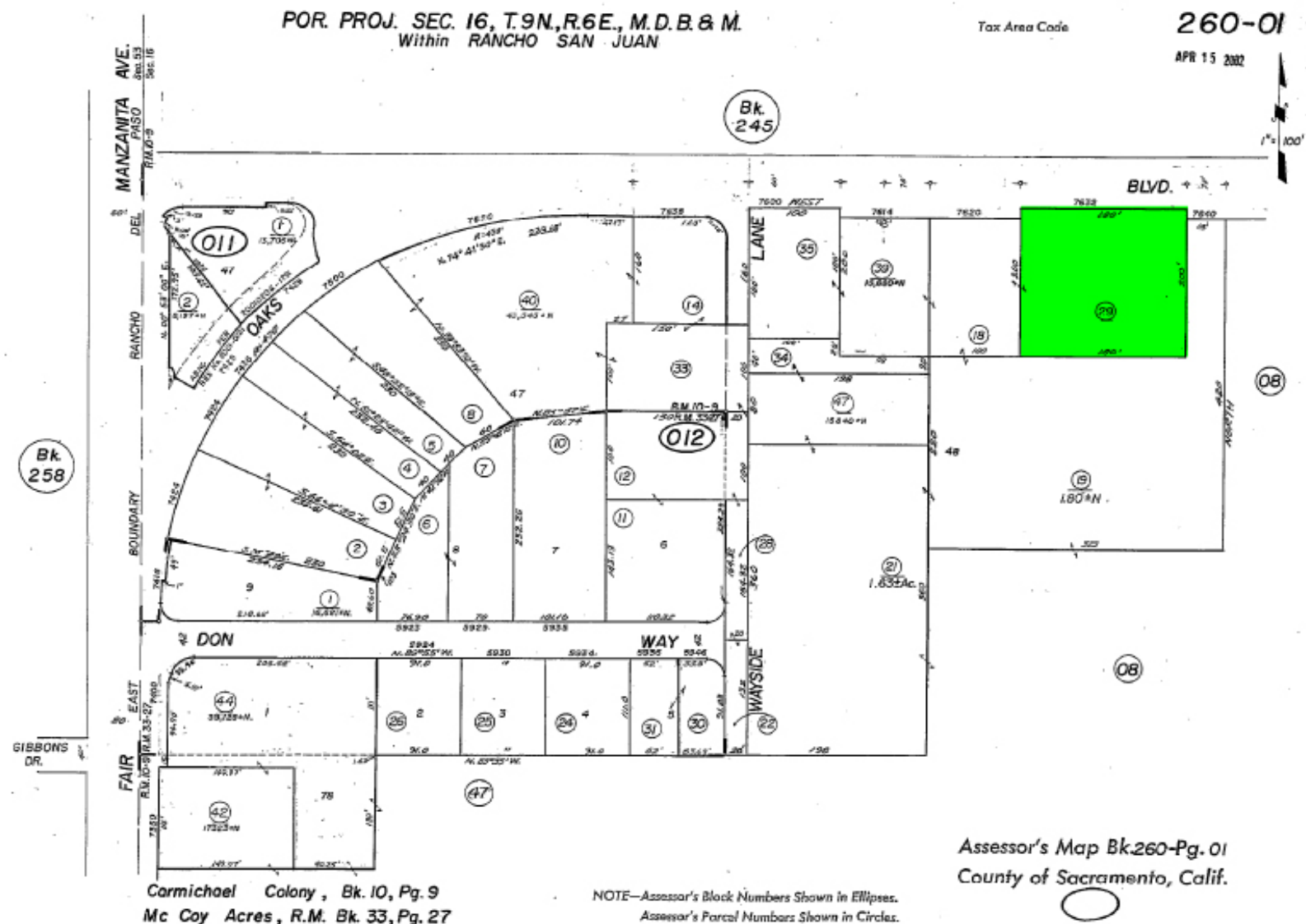
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7630 Fair Oaks Blvd.

Retail Building - Projections After Sale

								12/17/2012
								Total
Current tenants:	Ste #	Premises Size		Base Rent	Rent PSF	NNN	NNN PSF	Monthly
Johnny's Club 53	A	2,305	31.53%	\$ 2,609.00	\$ 1.13	\$ 627.00	\$ 0.27	\$ 3,236.00
What a Pizza	B	1,350	18.47%	\$ 1,531.00	\$ 1.13	\$ 367.23	\$ 0.27	\$ 1,898.23
Joy Flower Shop	C	1,350	18.47%	\$ 1,012.50	\$ 0.75	\$ 367.23	\$ 0.27	\$ 1,379.73
Cake Castle Bakery	D	2,305	31.53%	\$ 1,728.75	\$ 0.75	\$ 627.00	\$ 0.27	\$ 2,355.75
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Totals		7,310		\$ 6,881.25		\$ 1,988.46		\$ 8,869.71

Annual Income								\$ 106,436.48
					Monthly			
Expenses	Property Taxes **				\$ 869.92			
	Fire, Liability Insurance				\$ 171.00			
	Carmichael Water				\$ 167.00			
	Trash Bin Service				\$ 176.54			
	House Panel				\$ 107.24			
	County Utility Tax				\$ 236.08			
	Fires Alarm Telephone				\$ 85.68			
	Common Area Maintenance				\$ 100.00			
	A/C maintenance Contract				\$ 75.00			

Total monthly expenses					\$ 1,988.46			
Total annual expenses								\$ 23,861.48

NOI								\$ 82,575.00
Less vacancy	5.00%							\$ (4,128.75)

Adjusted NOI								\$ 78,446.25

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Adjusted NOI	\$78,446.25
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Sales Price		\$ 1,055,000.00
Down payment	35.00%	\$ 369,250.00
Financed amount	65.00%	\$ 685,750.00

Loan 65% Sale Price
Amortization 25 Years
Interest Rate 4.5%

Monthly amortization		(\$3,811.62)
Annual amortization		\$ (45,739.45)

Annual net cash flow		\$ 32,706.80
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Return on cash	8.86%
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Non-Leveraged Return on investment	7.44%
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7630 Fair Oaks Blvd. Overview of the Tenants:

Johnny's Club 53:

Johnny's Club 53 moved into the property in 1999 after relocated from just down the street.

What a Pizza:

This location has been pizza parlor in for over twenty five years (25). The current operators have operated successfully in their original location for over fifteen year (15) and this location for over seven years (7).

Joy Flower Shop:

Joy Flower Shop was a start up late in 2012. The principles are a husband-and-wife along with their son an officer in the military. They all have clean credit and positive net worth.

Cake Castle Bakery:

Cake Castle has been in business in Sacramento for over 30 years operating in two (2) locations. Specializing in wedding cakes, custom cakes, and cookie favors for all occasions. Family owned and operated, Cake Castle Bakery has created delicious, beautifully decorated cakes for weddings and other special occasions for Sacramento-area families since 1969. Their remarkable cake designs, bakery supplies and our helpful and friendly staff make Cake Castle Bakery stand out as truly, one-of-a-kind.

Their inventory of baking and decorating supplies is second to none, for its size and variety. People who love to bake, come from miles around to visit their stores because they know, they are the only store that has everything they need as a destination for professional and amateur bakers.

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Tenants:	7630 Fair Oaks Blvd.	Rent Schedule	Firm Lease Terms	Firms	Optional Terms
		<u>Base Rent</u>			
Johnny's Club 53	Suite "A" 2,305 SQ	2013	\$2,690.00	02/01/2013 to 01/31/2018	2/1/2018 to 01/31/2023
			\$2,770.70		
			\$2,853.82		
			\$2,939.43		
			\$3,027.61		
What a Pizza	Suite "B" 1,350 SQ	2013	\$1,577.00	03/01/2012 to 02/28/2015	
			\$1,624.31		
			\$1,673.04		
Joy Flower Shop	Suite "C" 1,350 SQ	2013	\$1,012.50	03/01/2013 to 02/28/2018	03/01/2018 to 02/28/2023
			\$1,080.00		
			\$1,147.50		
			\$1,215.00		
			\$1,282.50		
Cake Castle Bakery	Suite "D" 2,305 SQ	2013	\$1,728.70	02/01/2013 to 01/31/2018	02/01/2018 to 01/31/2023
			\$1,844.00		
			\$1,959.25		
			\$2,074.50		
			\$2,189.75		

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