



FOR SALE
±31,225 SF AVAILABLE

5112-5122 Madison Avenue
SACRAMENTO, CALIFORNIA

The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.

INVESTMENT OPPORTUNITY

 **macLaughlin and co**
1401 Shore Street, West Sacramento, CA 95691
T 916.371.9021 | F 916.373.0655 | www.macco.org

5112-5122 Madison Avenue **Affiliated Business Disclosure and Confidentiality Agreement**

This is a Confidential Memorandum intended solely for your limited use in determining whether you desire to express any further interest in the acquisition of 5112-5122 Madison Avenue, Sacramento, CA ("Property"). By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat it in the strictest confidence, nor will you use this prospectus or any of its contents in any fashion or manner detrimental to the interest of MacLaughlin & Company ("Broker") or the Owner.

This Memorandum contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective buyers of the Property may desire. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Broker, nor any of their respective officers, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Memorandum or its contents. Prospective purchasers are to rely on their own investigation, diligence and education about the Property in determining their interest in its purchase.

The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the Property and / or terminate discussions with any entity at any time with or without notice. Owner and Broker shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered, and approved by the Owner and any conditions or obligations to the Owner have been satisfied or waived.

In this Memorandum, documents pertaining to the Property, including leases and other materials, are described in summary form. The summaries are not represented to be complete nor, necessarily accurate descriptions of the full agreements involved, nor are they intended to constitute a legal analysis of the provisions of the document. Interested parties are expected to review independently all such documents and arrive at their own conclusions.

The terms and conditions stated in this section will relate to all of the sections of the Memorandum as if stated independently therein.

JIM MACLAUGHLIN
DRE Lic. No. 00944675
(916) 374-4232
jmaclaughlin@macco.org

REBECCA KOONS
DRE Lic. No. 01924691
(916) 374-4221
rkoons@macco.org

The Offering

MacLaughlin and Company is pleased to present for sale this multi tenanted investment in the very centrally located area of Sacramento.

This property is a ± 31,225 multi level retail strip center anchored by Fed Ex, Scuba World and Sherwin Williams.

This property is very well located on the corner of a busy intersection of Auburn Blvd and Madison Avenue with easy access to Interstate 80.

The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.

Property Information

Property Address:	5112-5122 Madison Avenue, Sacramento
Building Size:	±31,225
Lot Size:	±79,540
Parcel Numbers:	230-0511-051-0000, 230-0511-052-0000
Parking:	1 per 300 sq. ft.
Power:	600 Amp, 120/208 Volts
Construction Type:	Cinderblock, Wood Frame, Stucco
Year Built:	1977 (expanded 1987)
Zoning:	Limited Commercial
Current Occupancy:	83%

Assessor's 2012-2013 Roll Values

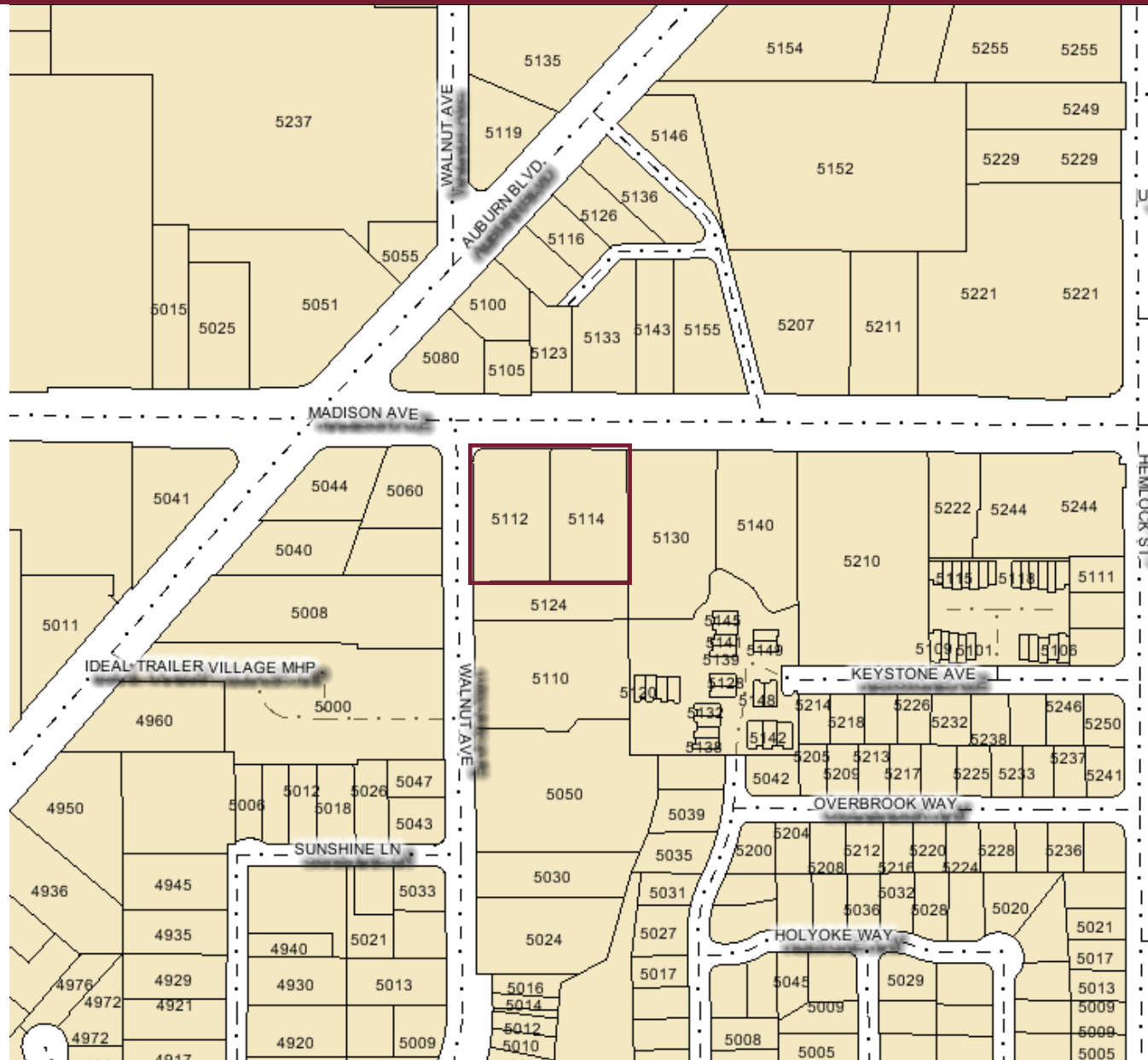
Land Value	\$419,652
Improvement Value	\$2,968,135
Net Assessed Value	\$3,387,787

Land Information

Assessor's Parcel Numbers	230-0511-051-0000 230-0511-052-0000
Thomas Brothers Coordinates	259 B 7
Assessor's Land Use Code	CAB0BA BBB00A
Subdivision	P018038
Lot Number	A B
Approx. Parcel Area	79,540 sq. ft.

Property Building Information

Gross Building Area	28,694 sq. ft.
Net Rentable Area	27,497 sq. ft.
Ground Floor Area	20,094 sq. ft.
Stories	2 1
Quality Class	Average D Average C



The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.

Investment Highlights

PROPERTY

This multi-tenant project is 83% leased, with an ideal mix of unit sizes and lease expirations.

EXCEPTIONAL LOCATION

The property is located East of Highway 80 on a busy street, Madison Avenue.

ASKING PRICE

\$3,500,000



The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.

Tenant Map

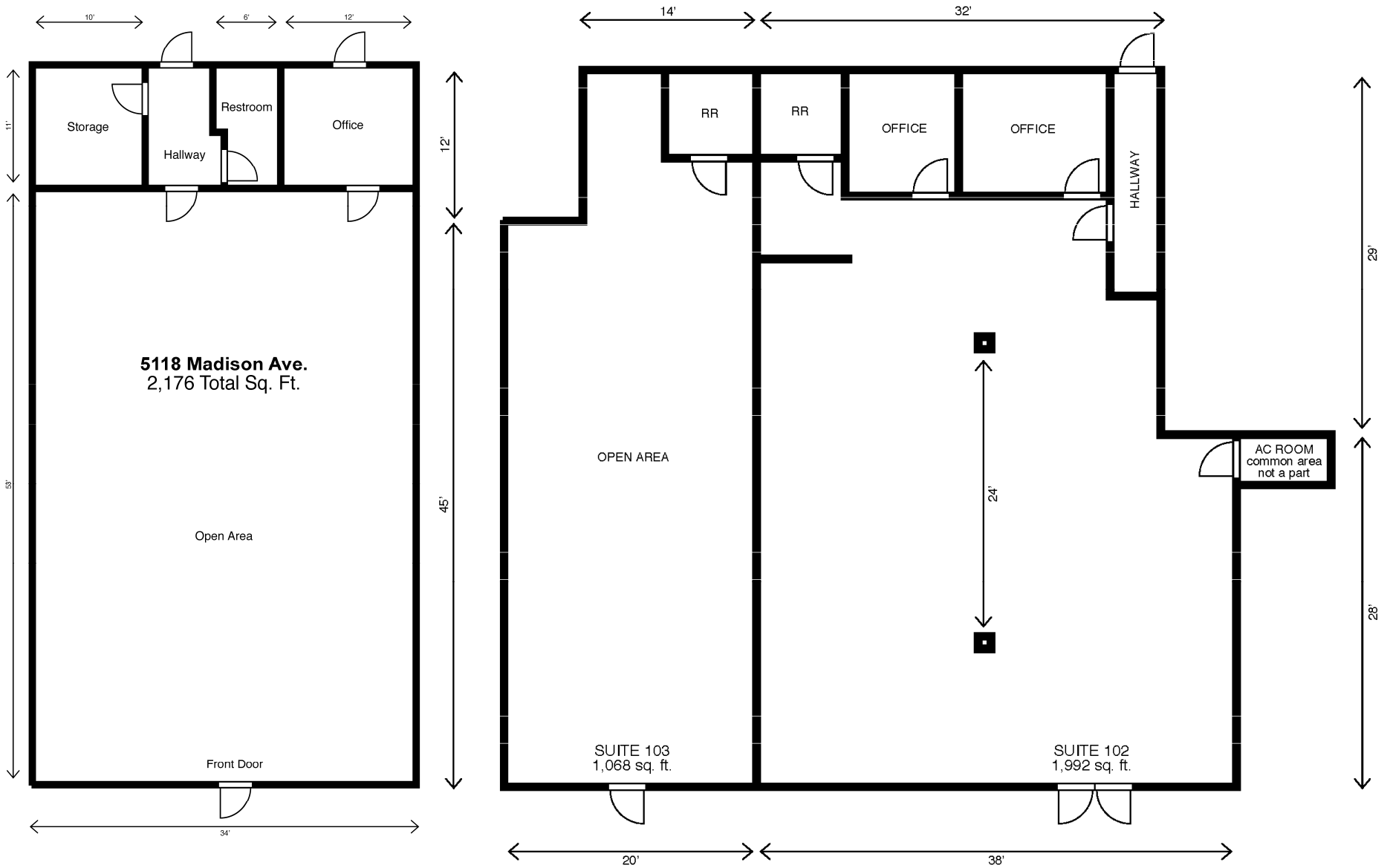
Unit	SF	Tenant
5112 #101	5,949	FedEx
5112 #101	2,250	Vacant
5112 #102	1,992	Vacant
5112 #103	1,068	Vacant
5112 #201	10,000	RPM Luxury Auto Sales
5114-16	2,790	Scuba World
5118	2,176	Vacant
5122	5,000	Sherwin-Williams



The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.

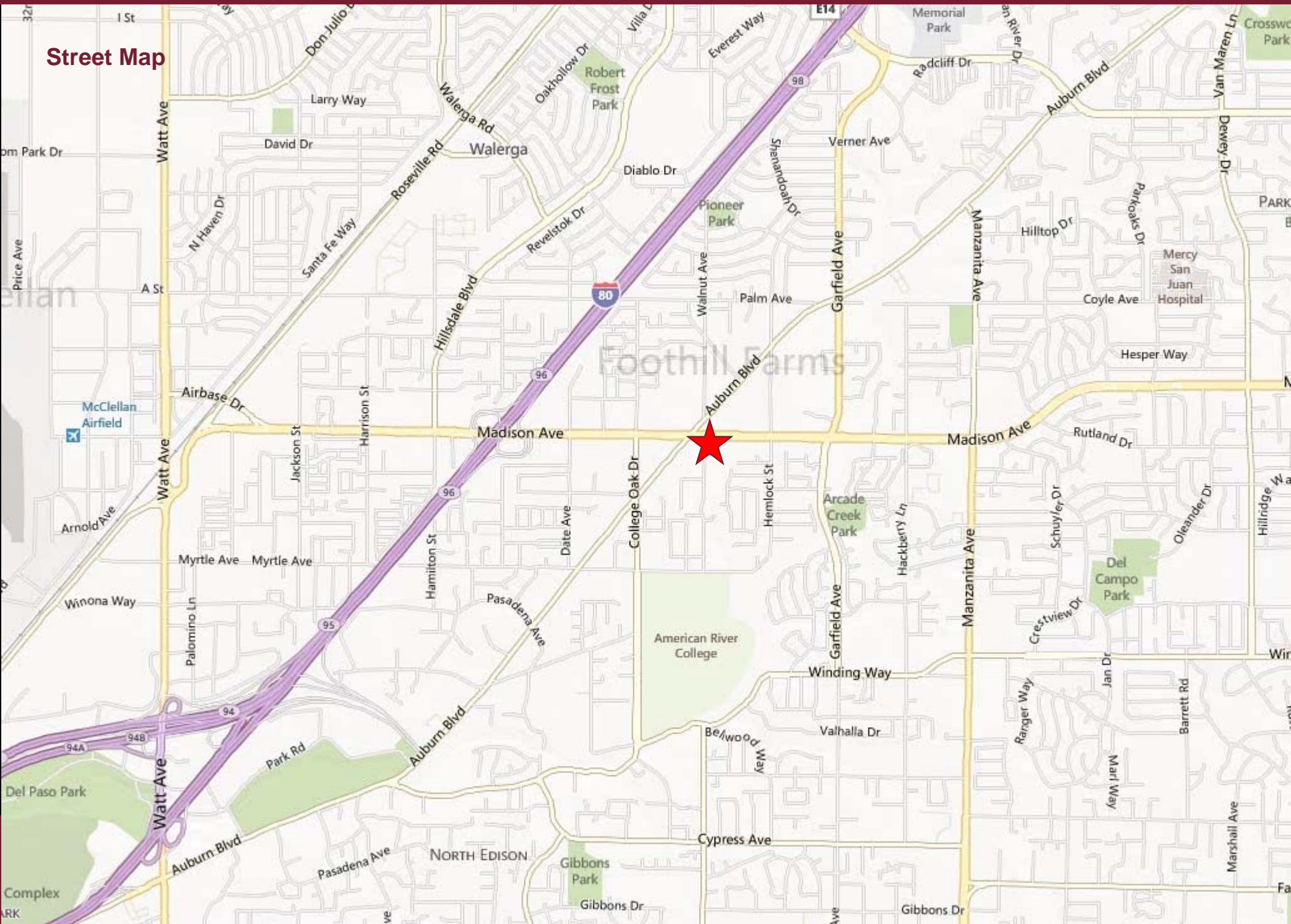
Vacant Units

Space	Total SF	Comments
5112 #102	1,992	Retail space located in a shopping center with street visibility. Can be combined with Suite 103.
5112 #103	1,068	Move in ready. Can be combined with Suite 102.
5118	2,176	Retail space located in a shopping center with street visibility.



The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.

Street Map



The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.

5112-5122 MADISON AVENUE 8

Financials

	<u>Actual 2012</u>	<u>Pro Forma</u>
Gross Rental Income	\$360,799.00	\$442,008.00
Vacancy		(10%) (44,200.00)
Adjusted Gross Income	\$360,799.00	\$397,808.00
<u>Expenses</u>		
Real Estate Taxes	\$39,375.00	\$39,375.00
Insurance	\$4,400.00	\$4,400.00
Utilities	\$16,156.00	\$16,156.00
Repairs & Maintenance	\$18,840.00	\$18,840.00
Management Fee @ 3%	\$10,825.00	\$11,935.00
Total Expenses	\$89,596.00	\$90,705.00
	N.O.I =	N.O.I =
	\$271,203.00	\$307,103.00
\$271,203.00 ÷ 3.5 Million = 7.75% Cap Rate		
\$307,103.00 ÷ 3.5 Million = 8.77% Cap Rate		
<u>NEW Debt @ 65% OF \$3.5 MILLION</u>		
\$2,275,000.00 amortized over 25 years @ 5.5		
Monthly Payment \$13,970.00		
Annual Payment \$167,640.00		
Purchase Price	\$3,500,000.00	\$3,500,000.00
Down payment	\$1,225,000.00	\$1,225,000.00
NEW Debt	\$2,275,000.00	\$2,275,000.00
Monthly Loan Payment	\$13,970.00	\$13,970.00
Annual Loan Payment	\$167,640.00	\$167,640.00
Before Debt Service N.O.I.	\$271,203.00	\$307,103.00
After Debt Service N.O.I.	\$103,563.00	\$139,463.00
Cash on Cash Return	8.45%	11.38%
Annual Principle Reduction	\$43,610.00	\$43,610.00
Total Return	12.01%	14.94%
100% Financing		
3.5 Million over 25 years @ 5.5%		
Annual Payment	\$257,917.00	
Cost Per Foot	\$112.90	

Existing Lease Summary

Tenant	Lease Comm	Lease Expires	Unit Sq. Ft.	Monthly Rent/SF	Monthly Total	Cam	Ins Base Year	Tax Base Year
FedEx	1/1/2012	11/30/2015	5,949	\$1.36	\$7,436.25	19.05%	19.05%	19.05%
Vacant			2,250			7.21%	7.21%	7.21%
Vacant			1,992			6.38%	6.38%	6.38%
Vacant			1,068			3.42%	3.42%	3.42%
RPM Luxury Auto Sales	1/1/2012	6/30/2014	10,000	\$0.97	\$9,665	32.03%	32.03%	32.03%
Scuba World	6,1,2007	5/31/2013	2,790	\$0.72	\$2,000	8.94%	8.94%	8.94%
Vacant			2,176			6.97%	6.97%	6.97%
Sherwin-Williams	7/1/2009	6/30/2019	5,000	\$1.15 \$1.27	\$5,750 (to 6/30/2014) \$6,325 (to 6/30/2019)	16.00%	16.00%	16.00%
Total			31,225	\$24,851.25	\$24,851.25	100.00%	100.00%	100.00%
Total Leased			25,989					
Total Vacant			5,236					

The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.



Exclusive Agents

JIM MACLAUGHLIN

DRE Lic. No. 00944675

(916) 374-4232

jmaclaughlin@macco.org

REBECCA KOONS

DRE Lic. No. 01924691

(916) 374-4221

rkoons@macco.org

The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.



1401 Shore Street, West Sacramento, CA 95691
T 916.371.9021 | F 916.373.0655 | www.macco.org