

For Sale  
Single Tenant Net Leased Investment  
Includes  
Zoned Vacant Parcel  
for Future Development

*Price Reduction  
Get a 6.66% return until  
you are ready to build !!*



46710 County Road 32B  
Davis, CA

Rare Opportunity  
140,000 VPD High Traffic  
Easy I-80 Access

5,000 sq ft Building  
5 Year Lease Retail Use  
Constructed May, 2005

This site is located East of Davis,  
West of the Yolo Causeway on Interstate 80

East and West Bound On and Off-Ramps

Adjacent  
Commercial Zoned  
Parcel  
.78 Acres

**\$3,950,000**

Jim Holmes / Herb Liverett  
916.485.5575 / 916.485.6788 FAX  
jim.holmes@sbcglobal.net / liverettco@sbcglobal.net

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FINANCIAL SUMMARY

46710 County Road 32B	CY 2008	
NNN Income	\$ 180,000	Lease Expires August, 2013
Expenses	Paid By Tenant	
Net Operating Income	\$ 180,000	
NNN Rent Escalations	August , 2010 Annual CPI Over Prior Year's Rents August , 2011 Annual CPI Over Prior Year's Rents August , 2012 Annual CPI Over Prior Year's Rents	

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SALE SUMMARY

Price:	\$ 2,703,448
Cap Rate:	6.66%
Additional land .78 Acres	\$ 1,246,552
Total Sales Price	\$ 3,950,000.00

Tenant is responsible for all building expenses, utilities, property tax and property insurance.

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# 46710 County Road 32B Davis, CA

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5,000 sq ft Building

Fruit Stand Lease

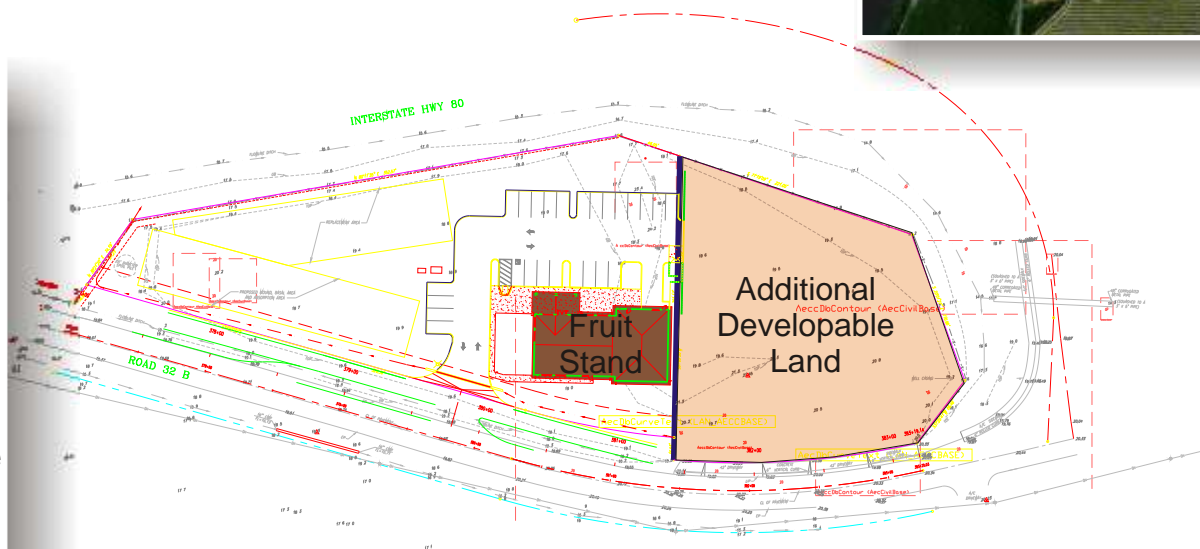
5 Year Term

Lease Expires July 31, 2013

\$15,000/mo NNN

.78 Acre Future Building Site

Situated near the hub of  
several highways



46710 County Road 32B  
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33-640-04 1.46 acres / 33-640-05 .78 acres

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