

For Sale

Single Tenant Net Leased Investment Plus Zoned Vacant Parcel for Future Development



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

Jim Holmes / Herb Liverett
916.451.9011 / 916.443.4575 FAX
jim.holmes@sbcglobal.net / liverettco@sbcglobal.net

The above information while not guaranteed, has been secured from sources we deem reliable. However, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein. All information should be verified by the recipient prior to purchase or execution of legal documents.

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SitePlan



- ⇒ 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

33-640-04 1.46 acres / 33-640-05

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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	

SALE SUMMARY

Price:	\$ 3,103,448
Cap Rate:	5.80%
Additional land	
.78 Acres	\$ 1,223,165
Total Sales Price	\$ 4,326,613.08

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

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