

Offering Memorandum



**AAA Building
Office Building
15 Bicentennial Circle
Sacramento, CA, 95020**

Confidentiality Agreement

AAA Building

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The Offering

AAA Building

Property Highlights

Built in 1983

Planned District – Commercial zoning

Two ingress/egress points

Asphalt parking lot includes approximately one hundred (100) uncovered stalls, three covered stalls, one covered handicapped stall, and three uncovered handicapped stall (5/1000 parking ratio).

±10,057 SF (1st Floor) leased through December 31, 2018 to AAA, , with one 1 year renewal option.

Current Monthly Income from AAA Club lease is
\$15,649.40 = \$12,224.78 Base Rent + \$3,424.62 NNN.

Base Rent Increase scedule is as follows:

07/01/16-06/30/17	\$1.21 per Sq.Ft.	\$12,224.78
07/01/17-06/30/18	\$1.25 per Sq.Ft.	\$12,591.53
07/01/18-12/31/18	\$1.28 per Sq.Ft.	\$12,969.27

1 Year Option:

01/01/19-06/30/19	\$1.28 per Sq.Ft.	\$12,969.27
07/01/16-12/31/19	\$1.32 per Sq.Ft.	\$13,358.35

Approx. 6.5% CAP at 50% Vacancy
Projected CAP fully occupied over 10%

All square footages are approximate

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Location Overview

AAA Building

Location Highlights

The subject building is located on the corner of Bicentennial Circle and Folsom Blvd.

Folsom Boulevard is a high traffic thoroughfare

Surrounding the building are multiple office buildings and high density condo/apartment buildings, along with the County Courthouse adjacent to the Car Care

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Property Summary

AAA Building

The Offering

Property	AAA Building
Address	15 Bicentennial Circle Sacramento, CA, 95020

Offered at

	\$2,400,000
Assessor's Parcel Number	079-0420-017-0000
Zoning	C-2-PU

Site Description

Number Units	2
Number of Buildings	1
Number of Stories	2
Year Built	1983
Rentable Square Feet	20,336
Lot Size	64,033
Type of Ownership	Fee Simple
Parking	Spaces
Topography	Flat

Construction

Foundation	Slab
Framing	Wood Siding
Exterior	Stucco
Parking Surface	Asphalt
Roof	Composition/Shingle, Pitched

Utilities

Water	Present
Phone	Present
Electric	Present
Gas	Present

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Property Photos

AAA Building



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Property Photos

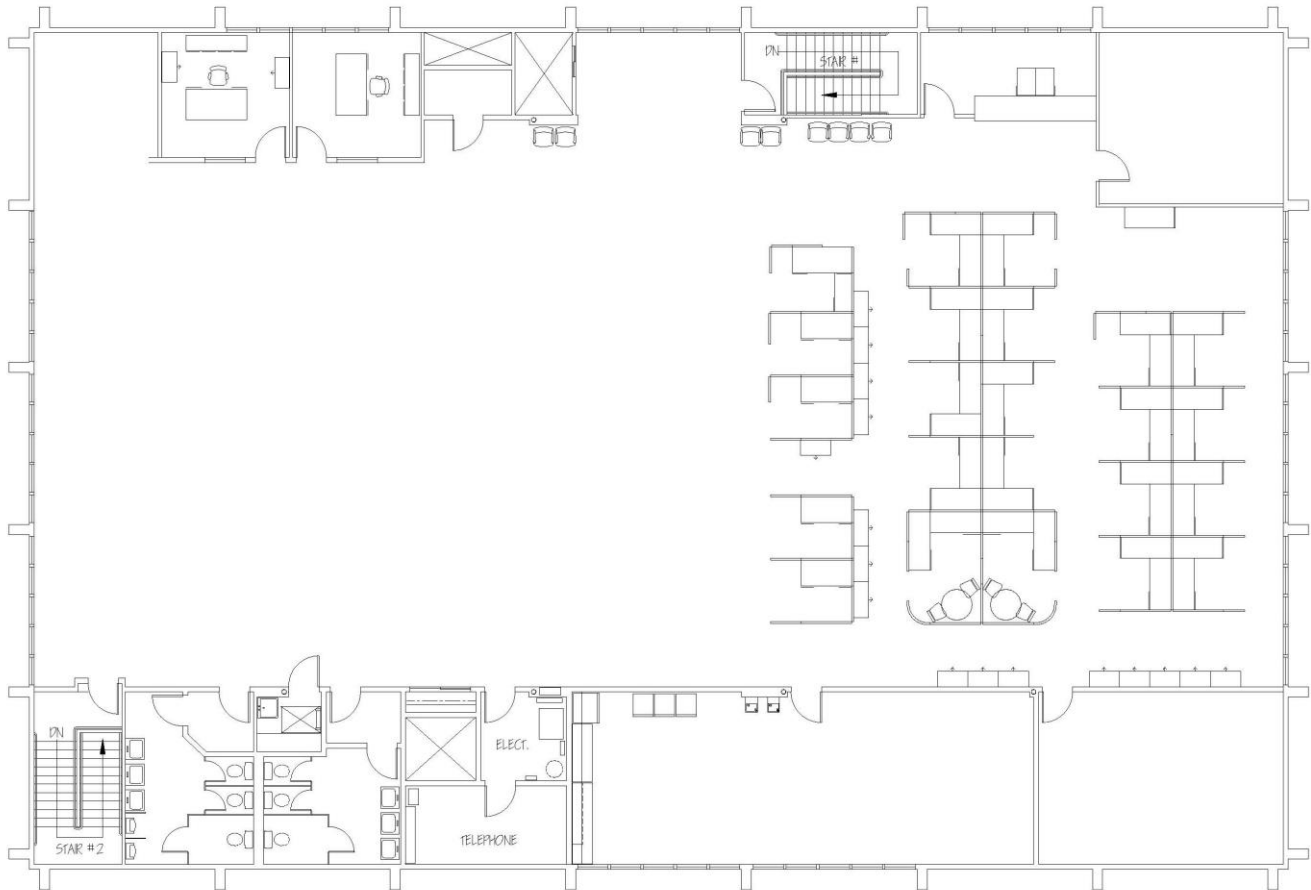
AAA Building



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Floor Plan for 2nd Floor

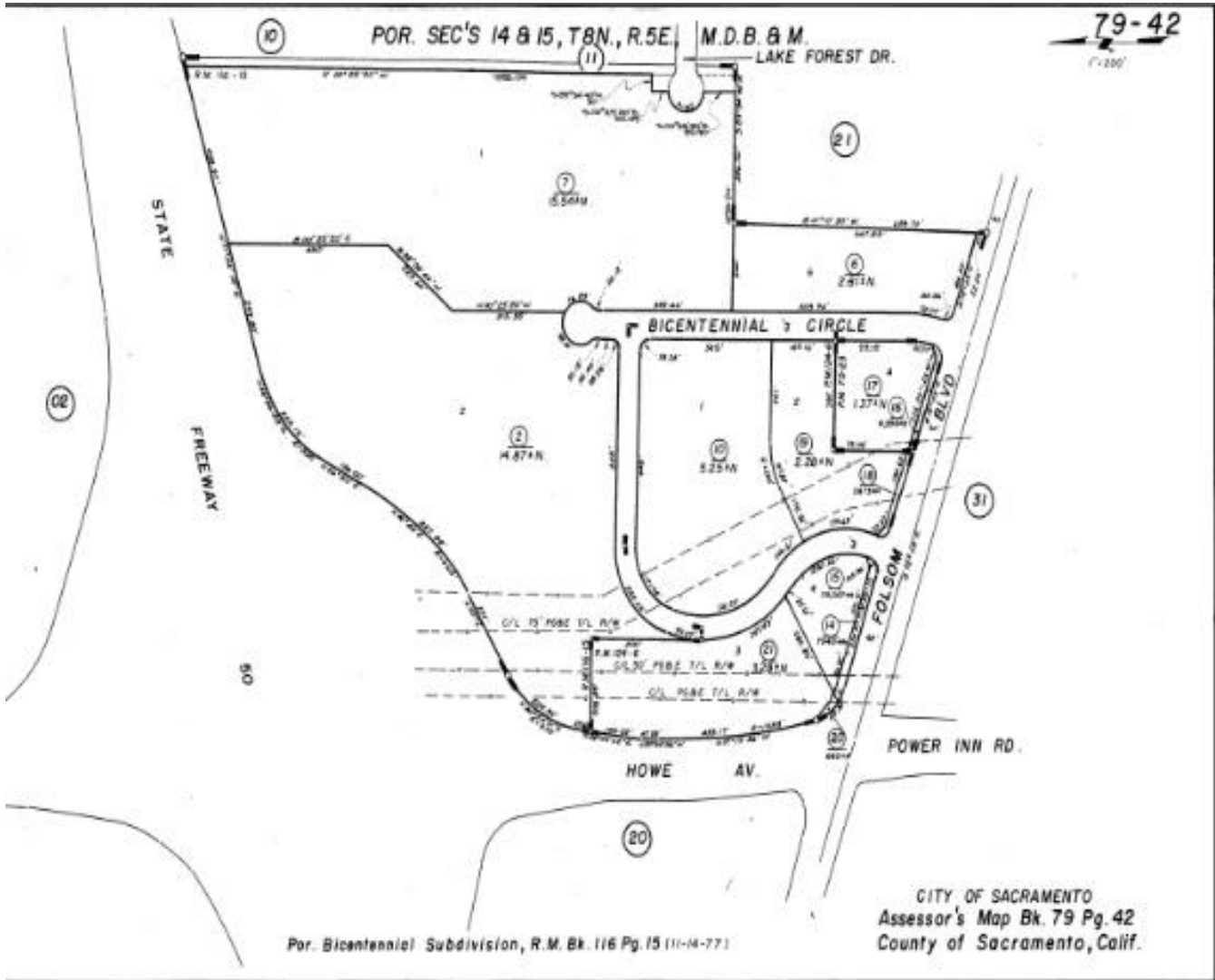
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Plot Map

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Street Maps

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Aerial Photo

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