



INVESTMENT SUMMARY

Investment opportunity to purchase an office condominium occupied by the California Department of Rehabilitation. The California Department of Rehabilitation offers Californians with Disabilities opportunities for employment and independent living.

7840 Madison Ave, Suite 160

Condo Square Footage: ± 5,322 SF

Lease Expiration Date: 5/31/2027

Purchase Price: \$975,000 (\$183/SF)

CAP Rate: 7.4%

NOI: \$72,390

Rare investment opportunity with government guaranteed tenant with long-term lease, stabilized income and annual increases.

*Proposed investment opportunity upon completion of the condo map

PROPERTY SUMMARY

- Three building, multi-tenant office project totaling 81,857 SF
- Excellent location off Madison Ave and Sunrise Blvd, one of the busiest arterials in Fair Oaks
- High daily traffic counts (43,680 cars per day)
- Located adjacent to the Quail Point Shopping Mall and across from the Sunrise Village Shopping Center, offering many retail and restaurant amenities within a few steps!
- Garden-like landscaping with large lawn area, interior walkways and mature, attractive foliage
- Large parking field with attractive landscaping features and walkways

FOR SALE



DOR DEPARTMENT of
 REHABILITATION
 Employment, Independence & Equality

TENANT

The California Department of Rehabilitation (DOR) works in partnership with consumers and other stakeholders to provide services and advocacy resulting in employment, independent living, and equality for individuals with disabilities. DOR administers the largest vocational rehabilitation and independent living programs in the country. Vocational rehabilitation services are designed to help job seekers with disabilities obtain competitive employment in integrated work settings. Independent living services may include peer support, skill development, systems advocacy, referrals, assistive technology services, transition services, housing assistance, and personal assistance services.

RENT ROLL

SUITE	TENANT	SQ. FT.	LEASE FROM	LEASE TO	RENT ADJ. DATES	MONTHLY BASE RENT	MONTHLY BASE RENT PSF	MONTHLY NNN CAM	MONTHLY NNN CAM/ SF	TOTAL ANNUAL RENT
7840-160	Department of Rehabilitation	4,644	9/8/2017	5/31/2027	6/01/23	\$8,484.55	\$1.83	\$8,739.08	\$0.00	\$101,814.60

* Department of Rehabilitation has an ongoing option to terminate beginning May 31, 2023.



Greenback Lane

Marketplace at Birdcage

Sunrise Mall

Macy's, JCPenny's, Red Robin, Famous Footwear, Bath and Body Works, Hot Topic, See's Candies, Tilly's, Vans, Zumiez, Torrid, Taco Bell



Target, Lowe's Home Improvement, Best Buy, Walmart Neighborhood Market, Hobby Lobby, Old Navy, Michael's, World Market, Barnes and Noble, Walgreens, Bath and Body Works, Ulta Beauty, Raising Cane's, Panda Express, Chipotle, Cold Stone Creamery, Wells Fargo



Sunrise Blvd

Rite Aid, Smart and Final Extra!, Olive Garden, JOANN Fabric and Crafts, Starbucks, The Habit Burger, Black Bear Diner, California Fish Grill, Nation's Giant Hamburgers, Dos Coyotes, McDonalds, Little Caesars Pizza, Sourdough & Co.



Sunrise Village Shopping Center

Madison Ave

Sunrise Professional Centre

Quail Pointe Shopping Center

Trader Joe's, Chili's Grill & Bar, Lamps Plus, Yogurtland Fair Oaks, Mountain Mike's Pizza, European Wax Center, LensCrafters



MARKET OVERVIEW

3 Mile Radius

Sunrise Professional Centre:

7840 Madison Ave, 7844 Madison Ave, and 5330 Primrose Drive

KEY FACTS

POPULATION	136,536	AVERAGE HOUSEHOLD SIZE	2.6
MEDIAN AGE	40	MEDIAN HOUSEHOLD INCOME	\$72,918

EDUCATION

20.17%	30.26%	28.79%
HIGH SCHOOL GRADUATE	SOME COLLEGE	BACHELOR/GRAD/DOC DEGREE

HOUSING STATISTICS

\$360,061	51,706	39.01%
MEDIAN HOME VALUE	HOUSEHOLDS	% RENTER OCCUPIED HOUSING UNITS

BUSINESS

65,883
TOTAL EMPLOYEES

COMMUTERS

0.72%	81.38%
USED PUBLIC TRANSPORTATION	DROVE ALONE TO WORK

EMPLOYMENT

64.43%	35.57%
WHITE COLLAR	BLUE COLLAR