

1110 & 1198 Melody Lane

Roseville, CA 95678

OWNER USER OFFICE BUILDINGS
FOR SALE OR LEASE IN ROSEVILLE

INTERSTATE 80 VISIBILITY →



1110 Melody Lane



1198 Melody Lane



GALLELLI
REAL ESTATE

Robb Osborne

Partner
DRE #01398696
(916) 789-3337
rosborne@gallire.com

Brandon Sessions

Senior Vice President
DRE #01914432
(916) 789-3339
bsessions@gallire.com

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OSBORNE
GROUP

Property Highlights

Two, office/commercial buildings available for purchase.

Total for purchase is ± 10,081 SF.

Total for lease is ± 5,637 SF with a ± 800 SF office/storage building.

- 1198 Melody Lane: two-story, ±3,644 SF
- 1110 Melody Lane: two-story, ± 5,637 SF with a ± 800 SF office/storage building
- 1110 Melody Lane is available for lease
- Lease Rate: \$1.95/SF Modified Gross
- Newly remodeled and redecorated buildings!
- High end finishes throughout interior, including upgraded flooring, store work, cabinetry and lighting
- Newly redesigned with updated exterior paint, stone features, clean and attractive landscaping
- Interior build out includes Class A fixtures and upgrades, large conference room with recessed, upgraded lighting features, marbled flooring, elegant common areas, waiting room, multiple private offices, large breakroom and kitchen
- Mezzanine Floor at 1110 Melody Lane includes a secluded, pleasant outdoor balcony and seating area
- Building and signage available and visible on Interstate 80
- Close proximity to several retail amenities
- Immediate access to Interstate 80

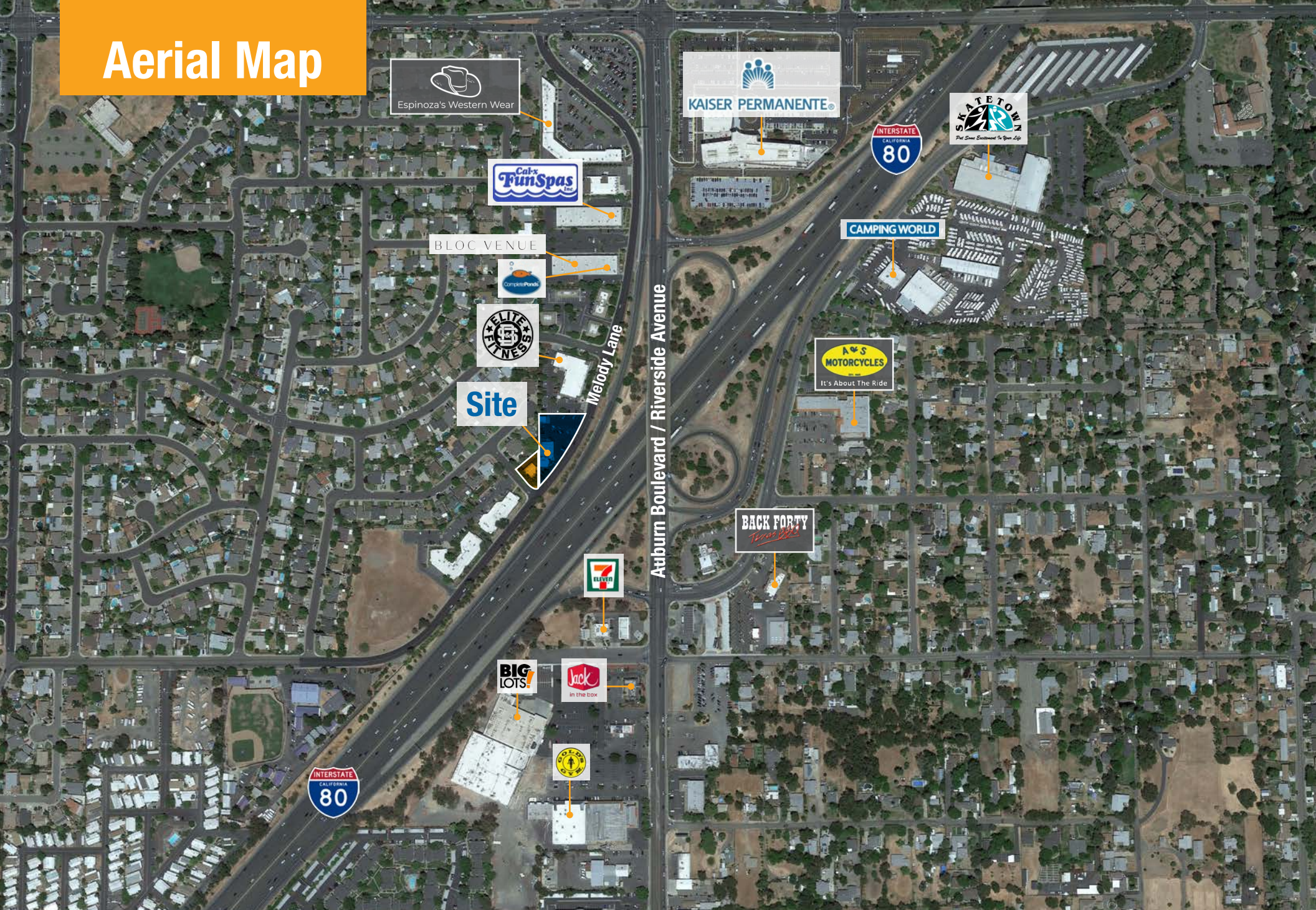
Purchase Price
\$2,600,000



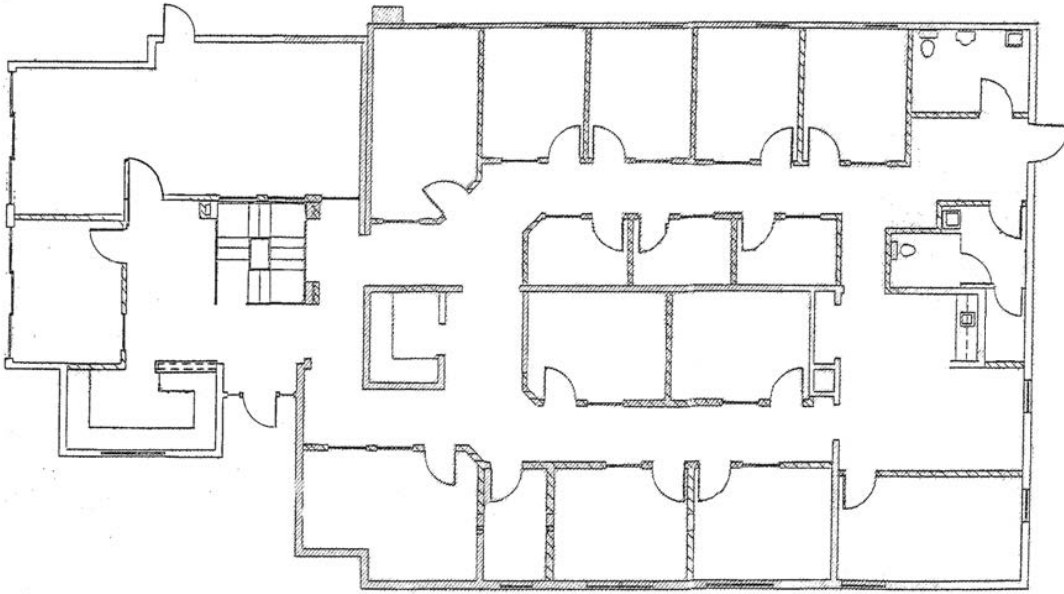
Aerial Map



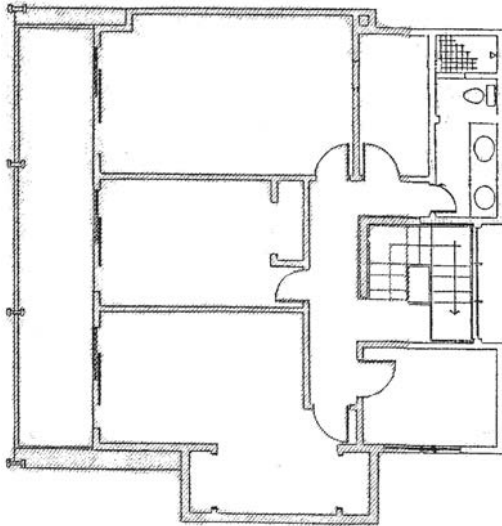
Aerial Map



FIRST FLOOR



SECOND FLOOR



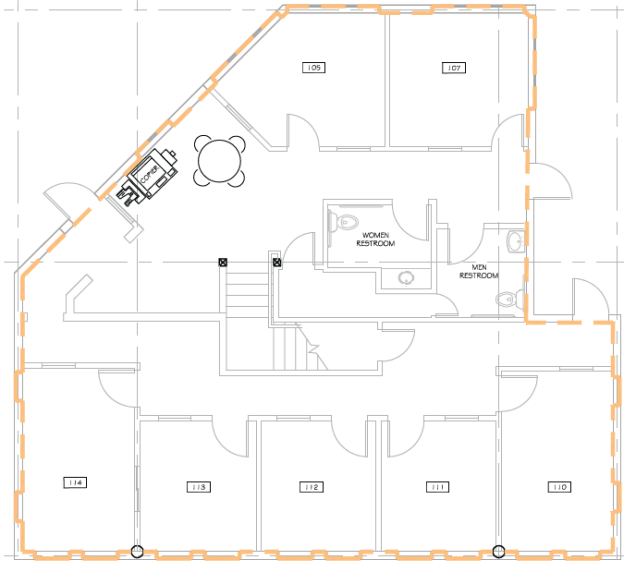
Floor Plan 1110 Melody Lane

1110 Melody Lane: two-story,
± 5,637 SF with a ± 800 SF
office/storage building

Available for Sale or Lease



FIRST FLOOR



SECOND FLOOR



Floor Plan

1198 Melody Lane

1198 Melody Lane: two-story, ±3,644 SF



Financial Analysis

Conventional / 25% Down			
Purchase Price	\$2,600,000.00		\$257.91
Down Payment (25%)	\$650,000.00		
Mortgage*	\$1,950,000.00		10,081
	Annual	Monthly	SF/Month
Rental Income	\$88,500.00	\$7,375.00	\$0.73
Operating Expenses:	\$31,986.00	\$2,665.50	\$0.26
Insurance:	\$2,419.44	\$201.62	\$0.02
Property Taxes:	\$29,380.00	\$2,448.33	\$0.24
Total Expenses:	\$63,785.44	\$5,315.45	\$0.53
NOI:	\$24,714.56	\$2,059.55	\$0.20
Debt Service*:	\$145,371.00	\$12,114.25	\$1.20
Total:	-\$120,656.44	-\$10,054.70	-\$1.00
*25% Down, 25 yr amort, 5.5% interest			

SBA Financing / 10% Down			
Purchase Price	\$2,600,000.00		\$257.91
Down Payment (10%)	\$260,000.00		
Mortgage*	\$2,340,000.00		10,081
	Annual	Monthly	SF/Month
Rental Income	\$88,500.00	\$7,375.00	\$0.73
Operating Expenses:	\$31,986.00	\$2,665.50	\$0.26
Insurance:	\$2,419.44	\$201.62	\$0.02
Property Taxes:	\$29,380.00	\$2,448.33	\$0.24
Total Expenses:	\$63,785.44	\$5,315.45	\$0.53
NOI:	\$24,714.56	\$2,059.55	\$0.20
Debt Service*:	\$174,445.00	\$14,537.08	\$1.44
Total:	-\$149,730.44	-\$12,477.54	-\$1.24
*10% Down, 25 yr amort, 5.5% interest			

Demographics

MARKET OVERVIEW

1110 & 1198 Melody Lane Roseville, CA 95678

KEY FACTS

POPULATION	14,015	AVERAGE HOUSEHOLD SIZE	2.6
MEDIAN AGE	38	MEDIAN HOUSEHOLD INCOME	\$67,283

EDUCATION

24%	20%	23%
HIGH SCHOOL GRADUATE	SOME COLLEGE	BACHELOR/GRAD/DOC DEGREE

HOUSING STATISTICS

\$297,677	\$13,898	\$1,528
MEDIAN HOME VALUE	AVERAGE SPENT ON MORTGAGE & BASICS	MEDIAN CONTRACT RENT

BUSINESS

695	5,068
TOTAL BUSINESS	TOTAL EMPLOYEES

COMMUTERS

20%	80.06%
SPEND 7+ HOURS COMMUTING TO AND FROM WORK PER WEEK	DROVE ALONE TO WORK

EMPLOYMENT

WHITE COLLAR	62%	SERVICES	14%
BLUE COLLAR	38%	UNEMPLOYMENT RATE	14.3%