

# 8212 Fair Oaks Blvd, Carmichael, CA 95608



- 10,000 sq ft retail building.
- 6,000 sq ft industrial building w/ large yard.
- 2.35 acre parcel.
- Flexible LC zoning allows a wide variety of uses.
- Traffic counts of 30,000 CPD.
- Fully leased

Prepared By





| <b>Overview</b>            |  |
|----------------------------|--|
| <b>Property Type</b>       | <b>Retail</b>                                    |
| <b>Address</b>             | <b>8212 Fair Oaks Blvd, Carmichael, CA 95608</b> |
| <b>Parcel #</b>            | <b>260-0031-033-0000</b>                         |
| <b>Ownership Interest</b>  | <b>Fee Simple</b>                                |
| <b>Lot Size</b>            | <b>2.35 acres</b>                                |
| <b>Net Rentable</b>        | <b>16000</b>                                     |
| <b>Total Rented</b>        | <b>16000</b>                                     |
| <b>Total Rented %</b>      | <b>100.00%</b>                                   |
| <b>Total Vacant</b>        | <b>0</b>   |
| <b>% Vacant</b>            | <b>0.00%</b>                                     |
| <b>NOI</b>                 | <b>\$151,480</b>                                 |
| <b>Avg. Income Sq Ft</b>   | <b>\$12.14</b>                                   |
| <b>Avg. Expenses Sq Ft</b> | <b>\$2.67</b>                                    |
| <b>Market Cap Rate</b>     | <b>7.57%</b>                                     |
| <b>Value</b>               | <b>\$2,001,058</b>                               |
| <b>Value Per Sq Ft.</b>    | <b>\$125.07</b>                                  |



| Rent Roll                  |                 |            |          |          |              |                |                 |                 |                  |                 |
|----------------------------|-----------------|------------|----------|----------|--------------|----------------|-----------------|-----------------|------------------|-----------------|
| Tenant Name                | Unit            | Term Start | Term End | Duration | Sq Ft.       | % fof GLA      | Monthly Gross   | Rent Per Sq Ft. | Annual Gross     | Rent Per Sq Ft. |
| House of Prayer            | 8220            | 1/1/06     | MTM      | MTM      | 3250         | 20.31%         | \$2,500         | \$0.77          | \$30,000         | \$9.23          |
| Nail Saloon                | 8218            | N/A        | 10/31/24 | N/A      | 1500         | 9.38%          | \$1,500         | \$1.00          | \$18,000         | \$12.00         |
| Special Touch Pet Grooming | 8216            | 1/1/09     | MTM      | MTM      | 1500         | 9.38%          | \$990           | \$0.66          | \$11,880         | \$7.92          |
| Fair Game                  | 8214/8212A      | 5/1/18     | MTM      | MTM      | 2000         | 12.50%         | \$2,200         | \$1.10          | \$26,400         | \$13.20         |
| Office User                | 8212 B          | N/A        | MTM      | MTM      | 1000         | 6.25%          | \$1,000         | \$1.00          | \$12,000         | \$12.00         |
| Irish Iron                 | 6               | 11/1/14    | MTM      | MTM      | 6750         | 42.19%         | \$5,500         | \$0.81          | \$66,000         | \$9.78          |
| Rentafence.com             | 0.73 Acres Yard | 2/1/23     | 1/31/26  | 3 yrs    | N/A          | N/A            | \$2,500         | N/A             | \$30,000         | N/A             |
| <b>Totals</b>              |                 |            |          |          | <b>16000</b> | <b>100.00%</b> | <b>\$16,190</b> | <b>\$1.01</b>   | <b>\$194,280</b> | <b>\$12.14</b>  |
| <b>Vacancy</b>             |                 |            |          |          | <b>0</b>     | <b>0.00%</b>   |                 |                 |                  |                 |



| <b>Gross Income</b>        |                      |                        |                     |                        |
|----------------------------|----------------------|------------------------|---------------------|------------------------|
| <b>Tenant</b>              | <b>Monthly Gross</b> | <b>Rent Per Sq Ft.</b> | <b>Annual Gross</b> | <b>Rent Per Sq Ft.</b> |
| <b>Totals</b>              | <b>\$16,190</b>      | <b>\$1.01</b>          | <b>\$194,280</b>    | <b>\$12.14</b>         |
| <b>Vacancy Potential</b>   | <b>\$0</b>           | <b>\$0.00</b>          | <b>\$0</b>          | <b>\$12.14</b>         |
| <b>Expenses</b>            |                      |                        |                     |                        |
| <b>Type</b>                | <b>Monthly</b>       | <b>Per Sq Ft.</b>      | <b>Annual</b>       | <b>Per Sq Ft.</b>      |
| <b>Repairs/Maintenance</b> | <b>\$500</b>         | <b>\$0.03</b>          | <b>\$6,000</b>      | <b>\$0.38</b>          |
| <b>Water</b>               | <b>\$292</b>         | <b>\$0.02</b>          | <b>\$3,500</b>      | <b>\$0.22</b>          |
| <b>Taxes</b>               | <b>\$2,083</b>       | <b>\$0.13</b>          | <b>\$27,500</b>     | <b>\$1.72</b>          |
| <b>Insurance</b>           | <b>\$483</b>         | <b>\$0.03</b>          | <b>\$5,800</b>      | <b>\$0.36</b>          |
| <b>Totals</b>              | <b>\$3,358</b>       | <b>\$0.21</b>          | <b>\$42,800</b>     | <b>\$2.67</b>          |
| <b>NOI</b>                 |                      |                        |                     |                        |
| <b>Totals</b>              | <b>\$12,832</b>      | <b>\$0.80</b>          | <b>\$151,480</b>    | <b>\$9.47</b>          |



| <b>Financing Analysis</b>     |                    |
|-------------------------------|--------------------|
| <b>Market Vacancy Rate</b>    | <b>5.00%</b>       |
| <b>DCR</b>                    | <b>1.35</b>        |
| <b>LTV</b>                    | <b>65.00%</b>      |
| <b>% Cost of Loan</b>         | <b>1.50%</b>       |
| <b>Cost of Loan</b>           | <b>\$19,510</b>    |
| <b>Down Payment</b>           | <b>\$719,881</b>   |
| <b>Loan Amount</b>            | <b>\$1,281,178</b> |
| <b>Interest Rate</b>          | <b>6.50%</b>       |
| <b>Fixed</b>                  | <b>5</b>           |
| <b>Term</b>                   | <b>25</b>          |
| <b>Amortization</b>           | <b>25</b>          |
| <b>Debt Service Monthly</b>   | <b>\$8,604</b>     |
| <b>Debt Service Annual</b>    | <b>\$103,248</b>   |
| <b>DCR Stress Test</b>        | <b>\$112,207</b>   |
| <b>Available Debt Service</b> | <b>\$8,960</b>     |
| <b>Available Loan Amount</b>  | <b>\$111,176</b>   |



| <b>Dynamics</b>            | <b>Start</b> | <b>YR 1</b> | <b>YR 2</b> | <b>YR 3</b> | <b>YR 4</b> | <b>YR 5</b> |
|----------------------------|--------------|-------------|-------------|-------------|-------------|-------------|
| <b>NOI</b>                 | \$151,480    | \$155,267   | \$159,149   | \$163,128   | \$167,206   | \$171,386   |
| <b>Principal Reduction</b> | \$0          | \$20,594    | \$42,605    | \$66,128    | \$91,263    | \$118,119   |
| <b>Debt Service Annual</b> | \$103,248    | \$103,248   | \$103,248   | \$103,248   | \$103,248   | \$103,248   |
| <b>Pre-Tax Cash Flow</b>   | \$48,232     | \$72,613    | \$98,506    | \$126,007   | \$155,221   | \$186,257   |
| <b>Pre-Tax ROI</b>         | 6.70%        | 10.09%      | 13.68%      | 17.50%      | 21.56%      | 25.87%      |
| <b>Equity</b>              | \$719,881    | \$740,475   | \$762,486   | \$786,008   | \$811,144   | \$838,000   |







| <b>Population</b>                 |               |               |                |
|-----------------------------------|---------------|---------------|----------------|
| <b>Statistic</b>                  | <b>2 mile</b> | <b>5 mile</b> | <b>10 mile</b> |
| 2010 Population                   | 49,463        | 331,179       | 865,304        |
| 2022 Population                   | 52,429        | 357,661       | 953,013        |
| 2027 Population<br>Projection     | 54,332        | 371,728       | 999,059        |
| Annual Growth<br>2010-2022        | 0.50%         | 0.70%         | 0.80%          |
| Annual Growth<br>2022-2027        | 0.70%         | 0.80%         | 1.00%          |
| Median Age                        | 41.8          | 39.4          | 38.7           |
| Bachelor's<br>Degree or<br>Higher | 31%           | 27%           | 29%            |
| U.S. Armed<br>Forces              | 10            | 267           | 767            |



| Traffic           |                  |                |            |                        |
|-------------------|------------------|----------------|------------|------------------------|
| Collection Street | Cross Street     | Traffic Volume | Count Year | Distance from Property |
| Marshall Ave      | Fair Oaks Blvd N | 1,111          | 2022       | 0.09 mi                |
| Marshall Ave      | Fair Oaks Blvd S | 1,472          | 2022       | 0.12 mi                |
| Fair Oaks Blvd    | Champlain Ln E   | 29,744         | 2022       | 0.14 mi                |
| Lincoln Ave       | Abraham Way E    | 3,250          | 2022       | 0.31 mi                |
| Barrett Rd        | Lincoln Ave S    | 1,523          | 2022       | 0.33 mi                |
| Stollwood Dr      | Goot Way N       | 1,331          | 2022       | 0.46 mi                |
| Grant Ave         | Charring Ln E    | 1,837          | 2022       | 0.50 mi                |
| Sutter Ave        | California Ave W | 2,196          | 2022       | 0.55 mi                |
| California Ave    | Ross Ave S       | 7,910          | 2022       | 0.55 mi                |

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