

Office-Flex Building For Sale

Sierra West Business Park

11702-11734 Enterprise Drive
Auburn, CA

36,222 Square Feet

11702-11734 Enterprise Drive in Auburn, CA is 36,222 square feet of Concrete Tilt-up and Glass leased to the following Tenants:

- County of Placer: Occupying 19,546 square feet since 2001
- State of California Department of Motor Vehicles: Occupying 5,733 square feet since 1989
- Jeff Babski—Insurance: Occupying 320 square feet since
- Current Vacant Area: 10,324 square feet

The property is located on in Auburn, CA just across the street from the well known Post Office and within walking distance to the Amtrak Station on the West side of town. The project is just 40 minutes from Sacramento.

The County of Placer, the building's largest tenant, also occupies the 20,000 square foot (approximate) building to the south.

Investment Highlights

9.25 Cap Rate / \$288,824 net income based on current rents

Purchase Price: \$3,122,422



6720 Folsom Blvd. Suite 208
Sacramento, CA 95819
Tel: 916.361-8500
Fax: 916.361.8900

Office-Flex Building For Sale Photos

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Office-Flex Building For Sale Income / Rent Roll

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Summary Operating Income & Expense
January 1 - December 31, 2014

11702-11734 Enterprise Drive, Auburn, CA

6/1/2015

36,222 Gross SF

Income

INCOME \$ 522,923

Total OPERATING INCOME \$ 522,923

Total OPERATING EXPENSE \$ 234,099

NET OPERATING INCOME \$ 288,824

Rent Roll

11702-11734 Enterprise Drive

6/1/2015

As of 05/31/2015

Monthly

Unit	Code	Name	Sq.Ft.	Lease Expiration	Rent Actual	Monthly Total	Annual Total
11702a main02		Black Oak Ins	320	Mo to mo	\$ 1,246.82	\$ 1,246.82	\$ 14,961.84
11710 plco05		County Placer	13,248	Mo to mo	\$ 18,596.85	\$ 18,596.85	\$ 223,162.20
11720 plcnt04		County Placer	6,298	Mo to mo	\$ 12,075.15	\$ 12,075.15	\$ 144,901.80
11722 dmv02		DMV	5,733	10/31/2022	\$ 10,996.28	\$ 10,996.28	\$ 131,955.36
11102-11734		Vacant	10,623		\$ -	\$ -	\$ -
Totals			36,222		\$ 42,915.10	\$ 42,915.10	\$ 514,981.20

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Office-Flex Building For Sale Aerial

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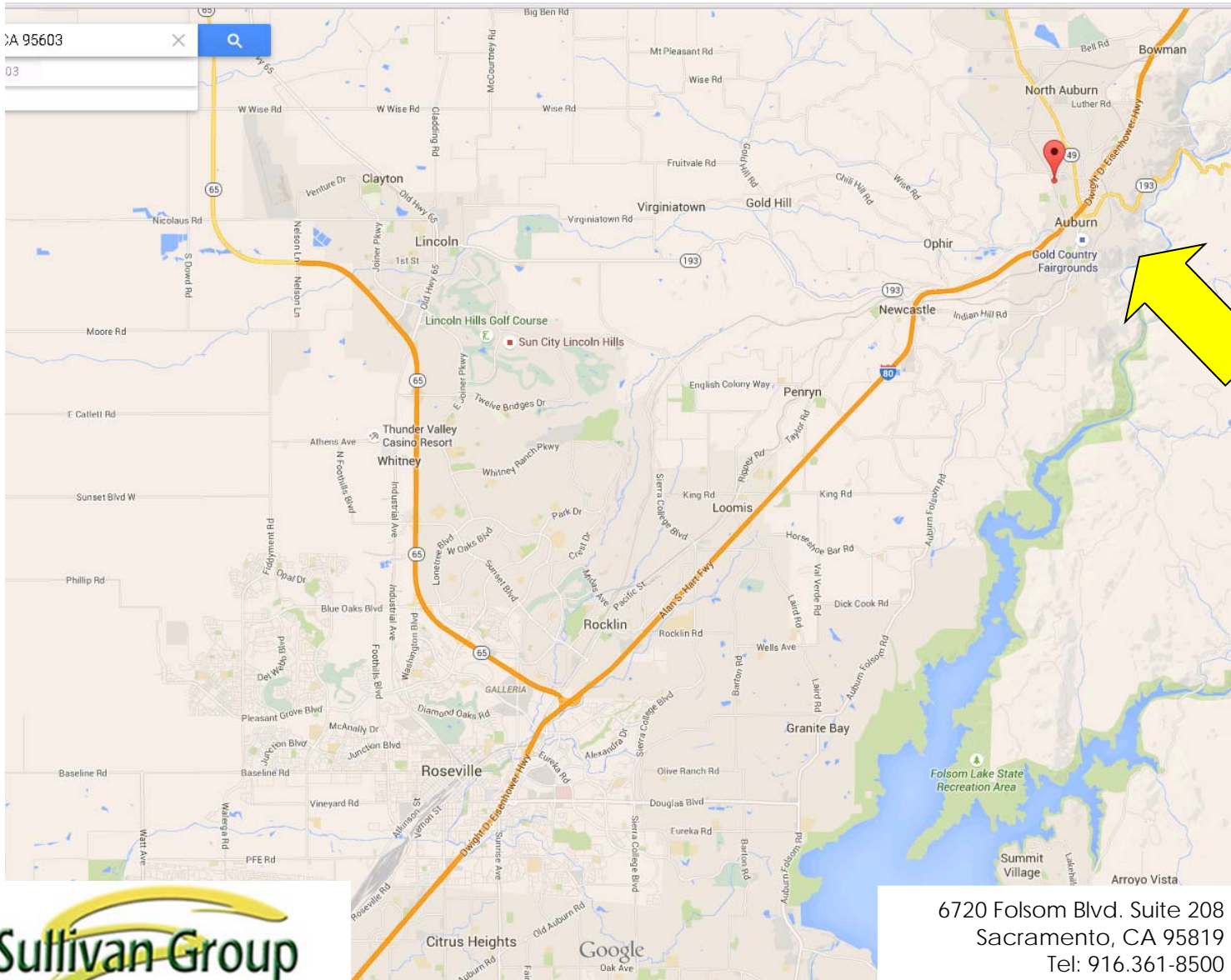
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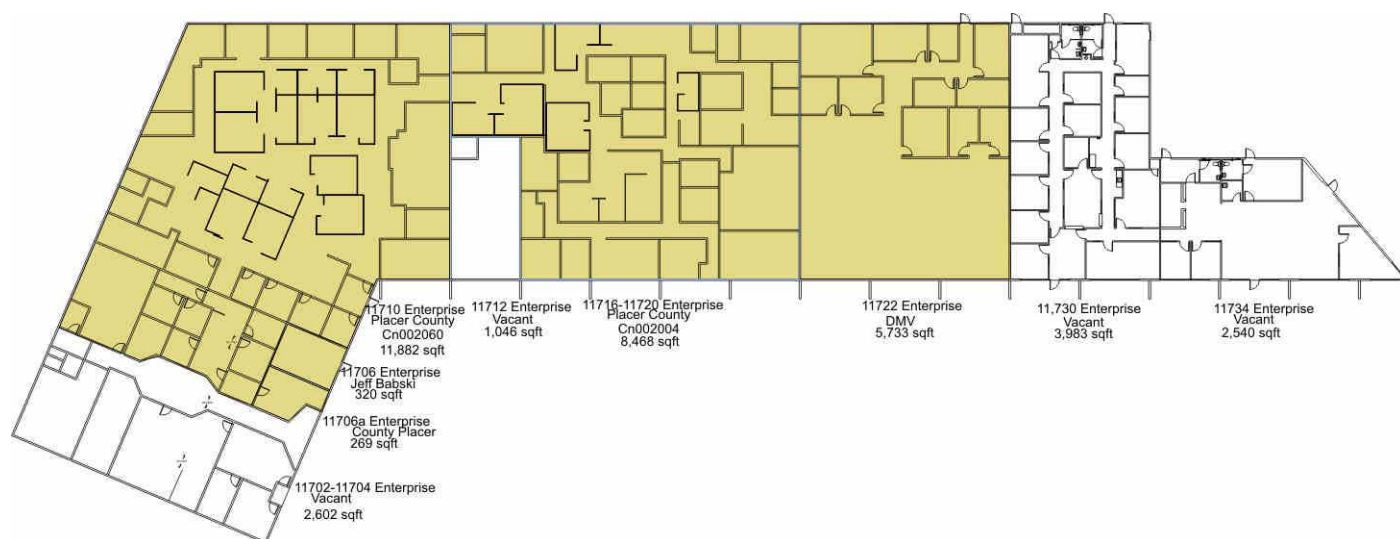
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Office-Flex Building For Sale Floor Plan

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Office-Flex Building For Sale Site Plan

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