

1231 | STREET

SUITE 205

**FULLY LEASED OFFICE CONDO FOR
SALE IN DOWNTOWN SACRAMENTO**



1231 I STREET



2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816

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\$435,000
Sale Price
5.75%
Actual Cap Rate

THE PROPERTY

- 100% LEASED CONDO INVESTMENT IN THE SACRAMENTO URBAN CORE
- OCCUPIED BY THE CALIFORNIA RICE COMMISSION SINCE 2011
- ABOUT 2.5 YEARS REMAINING ON THE CURRENT LEASE TERM W/ FIXED 5-YEAR OPTION TO EXTEND
- ASSOCIATION COVERS MAJORITY OF MAINTENANCE AND REPAIR OF THE CONDO
- 5.75% CAPITALIZATION RATE IN YEAR 1
- 1,470 RSF

Turton Commercial Real Estate is pleased to present the opportunity to purchase 1231 I Street, Suite 205 (the "Condo"), a leased office condo investment located in the downtown Sacramento Central Business District. The office condo is currently occupied by the California Rice Commission, which has leased this specific office condo since October 2011. The California Rice Commission has approximately 31 months remaining on its current lease term and has one, 5-year option to extend the lease at a fixed rent. The Condo is located within 1231 I Street in

Sacramento (the "Building"), a professional office building with modern "I beam" construction and floor-to-ceiling windows on all four sides of the building. The Condo is located on the second floor with northeast exposure and two prominent sides of glass overlooking 13th Street. The Condo measures approximately 1,470 rentable square feet and features a small reception area, stately conference room with space for up to 20 people, a copy room, and open workspace. The Building is comprised of 15 separate condo offices, most of which are owned by

the occupant. Other owners in the building include several associations and law and lobbying firms. The Building is approximately 3 blocks from the California State Capitol, thus walking distance for the association and Capitol-related firms within the Building. The Building is only one of two office condo projects in Downtown Sacramento, and the only property which can accommodate owner-occupants that need less than 7,000 square feet. As such, the Building is a highly-desirable and scarce place to own and occupy an office condo in the central business district.



PROFESSIONAL OFFICE BUILDING WITH MODERN "I BEAM" CONSTRUCTION AND FLOOR-TO-CEILING WINDOWS



PROPERTY INFORMATION

Address:	1231 I Street, Suite 205, Sacramento, CA 95814
APN:	006-0051-022-0014
Zoning:	C-2-SPD General Commercial
Condo Size:	1,470.11 RSF
Year Built:	2006
Year Renovated:	2006
Number of Condos within Building:	15
Elevator:	Yes
Electrical Service Provider:	SMUD
Gas Provider:	PG&E
Water/Sewer:	City of Sacramento
Parking:	Garage

ECONOMIC INFORMATION

Purchase Price:	\$435,000.00
Capitalization Rate (Actual):	5.74%
Net Operating Income (Actual):	\$24,975.00
Monthly Base Rent per SF:	\$2.45 FSG
Monthly CAM Reimbursement:	\$250.00
Total Monthly Base Rent:	\$3,851.77
8-year Average Cap Rate (Est.):	5.83%



TENANT PROFILE

CALIFORNIA RICE COMMISSION

California Rice Commission is a state government agency that exists to support approximately 2,500 growers and handlers of rice in California. The agency helps in areas of conservation, legislation, public education, and regulation, and operates through oversight by the State Department of Food and Agriculture. The California Rice Association is fully funded by the industry and

generates income through a mandatory assessment paid by all growers and marketers of rice in the state.

The California Rice Commission has occupied this specific office condo since 2011 and since that time has exercised two, 5-year options to extend its lease through December 31, 2026. The tenant is currently paying \$2.45 PSF full-service gross, which

equates to \$3,601.77 per month, plus an estimated CAM reimbursement over the 2022 base year equal to \$250 per month. California Rice Association has one, 5-year option to extend the lease with a starting base rent of \$2.60 per square foot with \$.05 per square foot annual increases thereafter. The base year will not reset if the tenant exercises the option term pursuant to the lease.

Tenant Entity:	California Rice Commission, a California state government agency
DBA:	California Rice Commission
Premises Size:	1,470.11 RSF
Pro-rata Share:	100%
Base Rent PSF:	\$2.45 Full-Service Gross
Base Rent Per Month:	\$3,601.77
Monthly CAM Reimbursement:	\$250 (Estimate)
Total Rent Per Month:	\$3,851.77
Annual Rent Increases:	\$.05 PSF
Lease Type:	Full-Service Gross
Lease Commencement Date:	October 23, 2011
Lease Expiration Date:	December 31, 2026
Remaining Term:	31 months (as of June 1, 2024)
Current Base Year:	2022
Options to Extend:	One, 5-year option remaining
Option Rent:	\$2.60 PSF with \$.05 PSF annual increases
Reset Base Year in Option:	No



BASE RENT SCHEDULE

Term	Base Rent per SF	Base Rent per Month	Estimated CAM Reimbursement	Total Rent per Month
1/1/2022 – 12/31/2022	\$2.35	\$3,454.76	-	\$3,454.75
1/1/2023 – 12/31/2023	\$2.40	\$3,528.26	-	\$3,528.26
1/1/2024 – 12/31/2024	\$2.45	\$3,601.77	\$250.00	\$3,851.77
1/1/2025 – 12/31/2025	\$2.50	\$3,675.28	\$262.50	\$3,937.78
1/1/2026 – 12/31/2026	\$2.55	\$3,748.78	\$275.63	\$4,024.41

Base Rent During the Renewal Option (if exercised by Tenant)

1/1/2027 – 12/31/2027	\$2.60	\$3,822.29	\$289.41	\$4,111.69
1/1/2028 – 12/31/2028	\$2.65	\$3,895.79	\$303.88	\$4,199.67
1/1/2029 – 12/31/2029	\$2.70	\$3,969.30	\$319.07	\$4,288.37
1/1/2030 – 12/31/2030	\$2.75	\$4,042.80	\$335.02	\$4,377.83
1/1/2031 – 12/31/2031	\$2.80	\$4,116.31	\$351.78	\$4,468.08

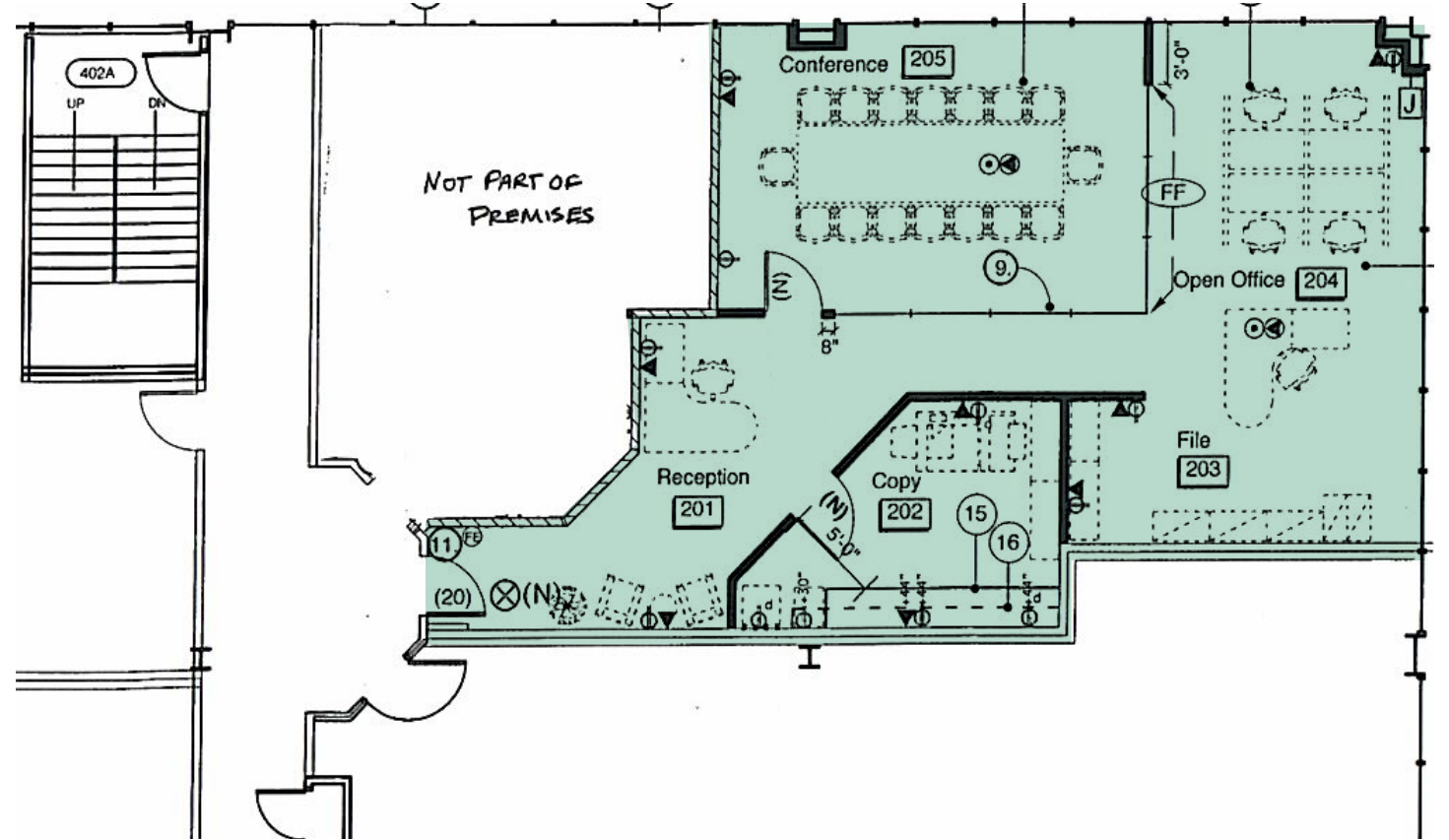
ANNUAL RETURN ANALYSIS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	8 Year Average
Square Feet	1,470	1,470	1,470	1,470	1,470	1,470	1,470	1,470	1,470
Monthly Rent	\$3,602	\$3,675	\$3,749	\$3,822	\$3,896	\$3,969	\$4,043	\$4,116	\$3,786
CAM Reimbursement	\$250	\$263	\$276	\$289	\$304	\$319	\$335	\$352	\$283
Annual Rental Income	\$46,221	\$47,253	\$48,293	\$49,340	\$50,396	\$51,460	\$52,534	\$53,617	\$48,827
Operating Expenses	\$(21,245)	\$(22,095)	\$(22,979)	\$(23,898)	\$(24,854)	\$(25,848)	\$(26,882)	\$(27,957)	
Net Operating Income	\$24,976	\$25,159	\$25,314	\$25,443	\$25,542	\$25,613	\$25,652	\$25,660	\$25,341
Purchase Price	\$435,000	\$435,000	\$435,000	\$435,000	\$435,000	\$435,000	\$435,000	\$435,000	\$435,000
Non-Leveraged Return	5.74%	5.78%	5.82%	5.85%	5.87%	5.89%	5.90%	5.90%	5.83%

FLOOR PLAN



SUITE 205: 1,470 RSF



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NEARBY AMENITIES

The Property benefits from all that Midtown Sacramento has to offer. The ultra centralized location provides easy access to both the Lavender Heights District and Handle District which both offer numerous amenities and events.

- | | | | | |
|--------------------------|-----------------------------|-------------------------|-----------------------|------------------------|
| 58 Degrees & Holding Co. | Dad's Kitchen | Kin Thai | Otoro | Shoki Ramen House |
| Ace of Spades | Darling Aviary | Kodaiko Ramen & Bar | Pachamama Coffee Coop | Sibling by Pushkin's |
| Aioli Bodega Espanola | Der Biergarten | Koja Kitchen | Paesano's | Solomon's Delicatessen |
| Alaro | Drunken Noodle | Kru | Paragary's | Sun & Soil Juice |
| At Ease Brewing | Echo & Rig | Bombay Bar & Grill | Philz Coffee | Tank House BBQ |
| Azul Mexican | Ella | Kupros Craft House | Plant Power Fast Food | Tapa the World |
| Babe's Ice Cream | Estelle Bakery & Patisserie | La Costa Cafe | Prelude Kitchen & Bar | Tasty Dumpling |
| Beach Hut Deli | Federalist Public House | Localis | Rare Tea | Temple Coffee |
| Beast + Bounty | Fieldwork Brewing Co. | LowBrau | Rick's Dessert Diner | Thai Basil |
| Bento Box | FishFace Poke Bar | Majka Pizza | Ro Sham Beaux | Thai Canteen |
| Bottle & Barlow | Fizz Champagne | Mango's/Burgertown | Roots Coffee | The Coconut on T |
| Buddha Belly Burger | Flatstick Pub | Maydoon | Roscoe's Bar | The Golden Bear |
| Burger Patch | Fox & Goose | Mendocino Farms | Ruhstaller BSMT | The Mill Coffee House |
| Burgers and Brew | Ginger Elizabeth | Midici Neapolitan Pizza | Saigon Alley | The Porch |
| Cafe Bernardo | Grange | Mikuni Sushi | Salt & Straw | The Rind |
| Cafeteria 15L | Il Fornaio | Morton's | Sauced | The Waterboy |
| Camden Spit & Larder | Insomnia Cookies | Mulvaney's B&L | See's Candies | Tres Hermanas |
| Camellia Coffee | Iron Horse Tavern | N Street Cafe | Seoul St Midtown | Uncle Vito's Pizza |
| Cantina Alley | Jack's Urban Eats | Nash & Proper | Nekter | University of Beer |
| Chipotle | Ju Hachi | Nekter | Old Soul Coffee | Zelda's Pizza |
| Crepeville | Karma Brew | Old Soul Coffee | | Zocalo |



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