

Owner-User Opportunity

\$5,360,000 (\$190/SF)



CORFAC
International



3925 Atherton Rd. | Rocklin, CA

PROPERTY DESCRIPTION

Located in Stanford Ranch, 3925 Atherton Road is a 28,196 rentable square foot office/flex building that is part of the Atherton Tech Center Business Park, one of Rocklin's most prestigious business park environments. Stanford Ranch is a 3,500-acre, master-planned community within Placer County that offers a unique mix of residential, commercial, and retail development. The project is located on the Highway 65 Corridor which is home to many of South Placer's largest employers, including HP, NEC, Oracle and the newly constructed Placer County Justice Center. Other nearby amenities include the recently expanded Roseville Galleria Mall; restaurants such as Applebee's, Macaroni Grill, Fresh Choice, Starbuck's Coffee, Fat's Restaurant, Chili's; excellent schools; and a large medical community including Kaiser Permanente & Sutter Medical.

3925 Atherton Road is an excellent owner/user opportunity with a prime location and significant upside potential. The property has approximately 28,196 square feet available. At \$190 per square foot, 3925 Atherton Road is priced below replacement cost and represents an excellent opportunity to lock in a below market occupancy cost for the long term.

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3925 Atherton Rd., Rocklin



Summary



PROJECT SUMMARY

Building Size:	±28,196 RSF	Offering Price:	\$5,360,000
Age:	Completed in 2001	Price per SF:	\$190.00
Construction:	Concrete Tilt-up	SF Available:	±28,196 SF
First Floor:	Concrete slab		
Walls (exterior):	Texcote		
Walls (interior):	Sheetrock on metal studs		
Lot Size:	±2.94 AC		
Parking:	Surface parking to code, approximately 5 spaces per 1,000 SF		
Zoning:	PD - LI		
Use:	Business Professional		

PROPERTY FEATURES

- Mature Business Park Environment
- Immediate Freeway Access
- Jogging/Walking Path
- Several newly constructed Hotels near by
- 100% Office Buildout on Vacant Space



NEARBY FOOD SERVICES

- Starbucks
- Cabos Cantina
- Carl's Jr./Green Burritto
- Express Wok Chinese
- Lucille's Bar-B-Que
- Chili's
- Chevy's
- Woody's Grill

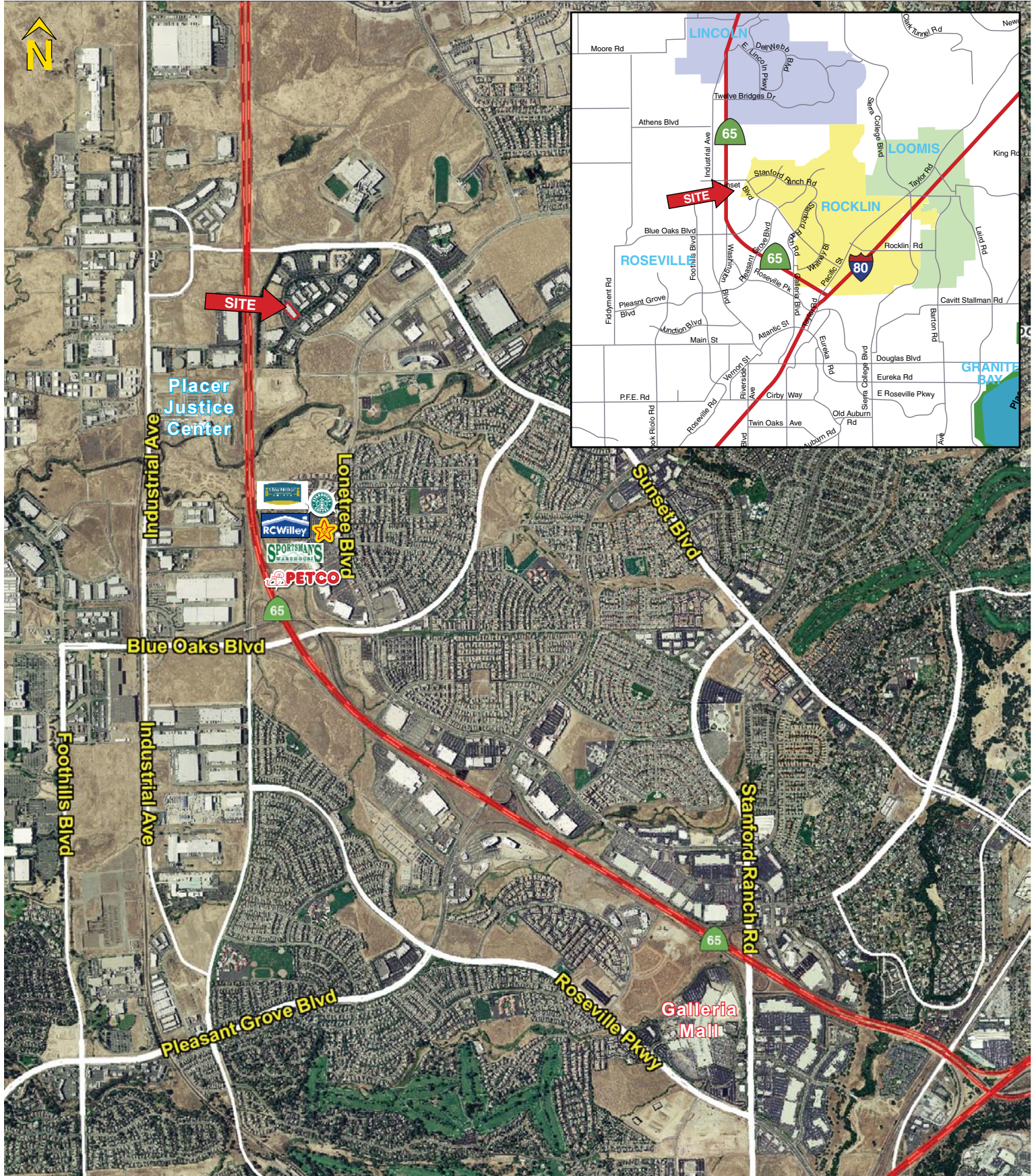
NEARBY SHOPPING

- RC Willey
- Sportsmans Warehouse
- Office Depot
- Petco
- Target

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Aerial & Map



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3925 Atherton Rd., Rocklin



Financials



OWNER-USER ANALYSIS SBA 504

Purchase Details

Project Name:	3925 Atherton Road		
Building SF:	28,196	Cost per Square Foot	
Purchase Price:		\$190	\$5,360,000
Tenant Improvements		\$0	\$0
Totals:	Total	<u>\$190</u>	Total <u>\$5,360,000</u>

LOAN AMOUNTS

Down Payment	25.00%	\$1,340,000
Bank Note	37.50%	\$2,010,000
SBA	37.50%	\$2,010,000
Financed SBA Fees	2.77%	\$55,677
Total		<u>\$4,075,677</u>

CLOSING COSTS

	Closing Costs
Appraisal	\$3,500
Bank Fees	\$20,100
Miscellaneous	\$15,075
Total	<u>\$38,675</u>

PROPOSED FINANCING

Monthly Payments	Total Financed	Interest Rate	Amortization	Due Date	
Bank Note:	\$2,010,000	6.75%	300	120	(\$13,887)
SBA Debenture:	\$2,065,677	5.25%	240	240	(\$13,919)
				Total Monthly Debt Service	(\$27,807)
				Total Annual Debt Service	(\$333,681)

OWNERSHIP COST ANALYSIS

Owner occupied square footage	28,196		
Additional Tenant(s) occupied square footage	0		
Rental income collected per foot/mo.	\$0.00	0.00% Vacancy	\$0
Less Est. Annual Building Operating Expenses:	\$3.85 psf		(\$108,555)
Less Annual Debt Service:			(\$333,681)
Net Annual Cost Before Taxes:			(\$442,236)

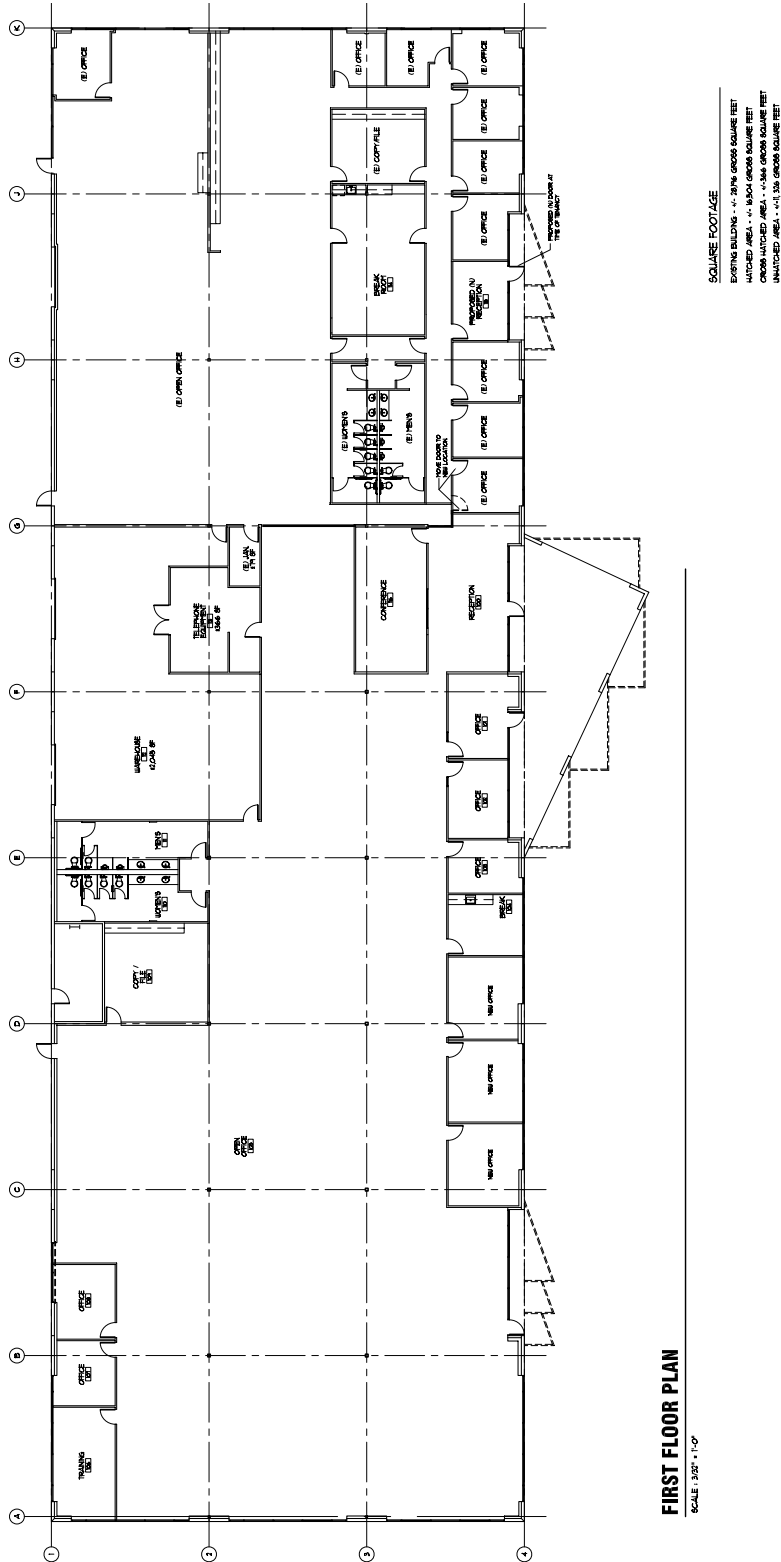
Cost Per Sq.ft Per Month Calculation

Net Annual Cost Before Taxes (from above)	(\$442,236)
Net Monthly Cost Before Taxes:	(\$36,853)
Divided by SQ.Ft Occupied:	28,196
Before Tax Ownership Cost per sf/mo on a modified gross basis:	(\$1.31)
After Tax Ownership Cost per sf/mo:	(\$0.83)
Equity Build Up Annually:	\$91,965
Equity Build up over 5 years:	\$517,735

3925 Atherton Rd., Rocklin



Floor Plan



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Photos

