



# Industrial Space For Sale & Lease

11367 Sunrise Gold Circle, Rancho Cordova, CA



## 11,840 SF Building - Sale Price: \$699,000

- Great owner/user opportunity
- Power: 400 Amps, 120/208 volt
- 16' clear height
- 4 grade level doors
- Great Rancho Cordova location

**Unit A For Lease - Asking rate  
\$.40/Gross  
(See reverse for space details)**



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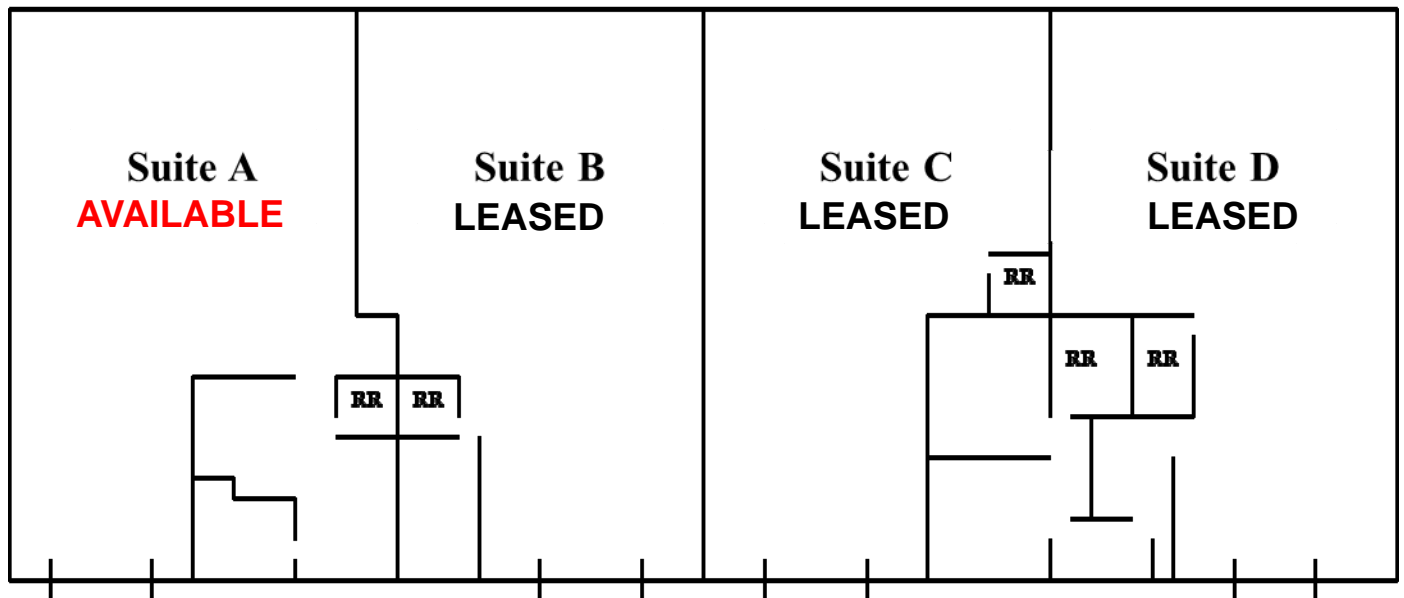
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# 11367 Sunrise Gold Circle, Rancho Cordova, CA

## 11367 Sunrise Gold Circle

Suite #	Total SF	Office SF	Doors: GL/Dock/Rail	Comments
A	3,100	500	1/0	Grade level door loading. Ample power. 16' clear height.
B	2,960	240	1/0	Grade level door loading. Ample power. 16' clear height.
C	2,820	0	1/0	Grade level door loading. Ample power. 16' clear height.
D	2,960	864	1/0	Grade level door loading. Ample power. 16' clear height.



Not To Scale

## Tenant List

Tenant/Address	Lease Comm	Lease Expires	SF	Mo. Rent PSF	Mo. Total	CAM%	Ins Base Yr.	Tax Base Yr.
Vacant Suite A			3,100	\$0.00		26%		
ServPro of Rancho Cordova	6/1/11	7/31/13	2,960	\$0.34	\$1,000.00 To 7/31/13	25%	25% Gross	25% Gross
ServPro of Rancho Cordova	8/1/10	7/31/13	5,780	\$0.36	\$2,100.00	49%	49% Gross	49% Gross
TOTAL			11,840		\$3,100.00	100%		
TOTAL LEASED			8,740					
TOTAL VACANT			3,100					

## Investment Schedule

Offering Price:.....\$699,000.00  
Value Per Square Foot:.....\$59.00  
Current Occupancy:.....74%  
Building Square Footage:.....+/-11,840 SF  
Lot SF:.....6 Acres  
APN:.....072 8430 047  
Year Built:.....1982  
Zoned:.....M-1

### ANNUAL CURRENT FINANCIAL SUMMARY:

Gross Rental Income:.....\$37,200.00  
**Total Gross Income:.....\$37,200.00**  
Less Operating Expenses:.....<\$16,291.00>  
**Net Income:.....\$20,909.00**

### ANNUAL ESTIMATED OPERATING EXPENSES 2011:

Association Dues.....\$1,256.00  
Water:.....\$1,008.00  
Sewer.....\$678.00  
Refuse.....\$1,860.00  
Storm Drain.....\$345.00  
Property Insurance:.....\$4,255.00  
Property Tax.....\$6,889.00  
**Total Expenses:.....\$16,291.00**