

# EXCELLENT OWNER/USER OPPORTUNITY

## FOR SALE

1140 TARA COURT  
ROCKLIN, CALIFORNIA

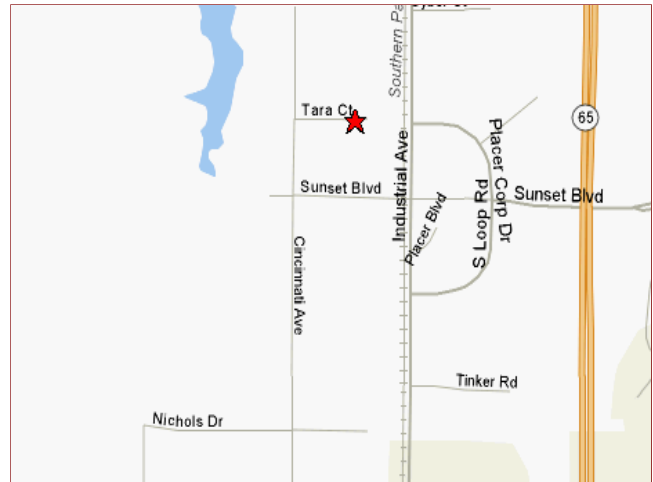
**REDUCED**



**Purchase Price: ~~\$2,100,000.00~~ \$1,812,000.00**

### Project Features:

- Total Building SF: +/-30,200 SF
- 22' Clear Height
- Fully Sprinklered
- 2 Loading Docks
- 5 Grade Level Doors
- 17 Free Surface Parking Spaces
- Perfect Owner/User Building Or Added Value Opportunity
- Excellent Rocklin Location



### For Information Contact:

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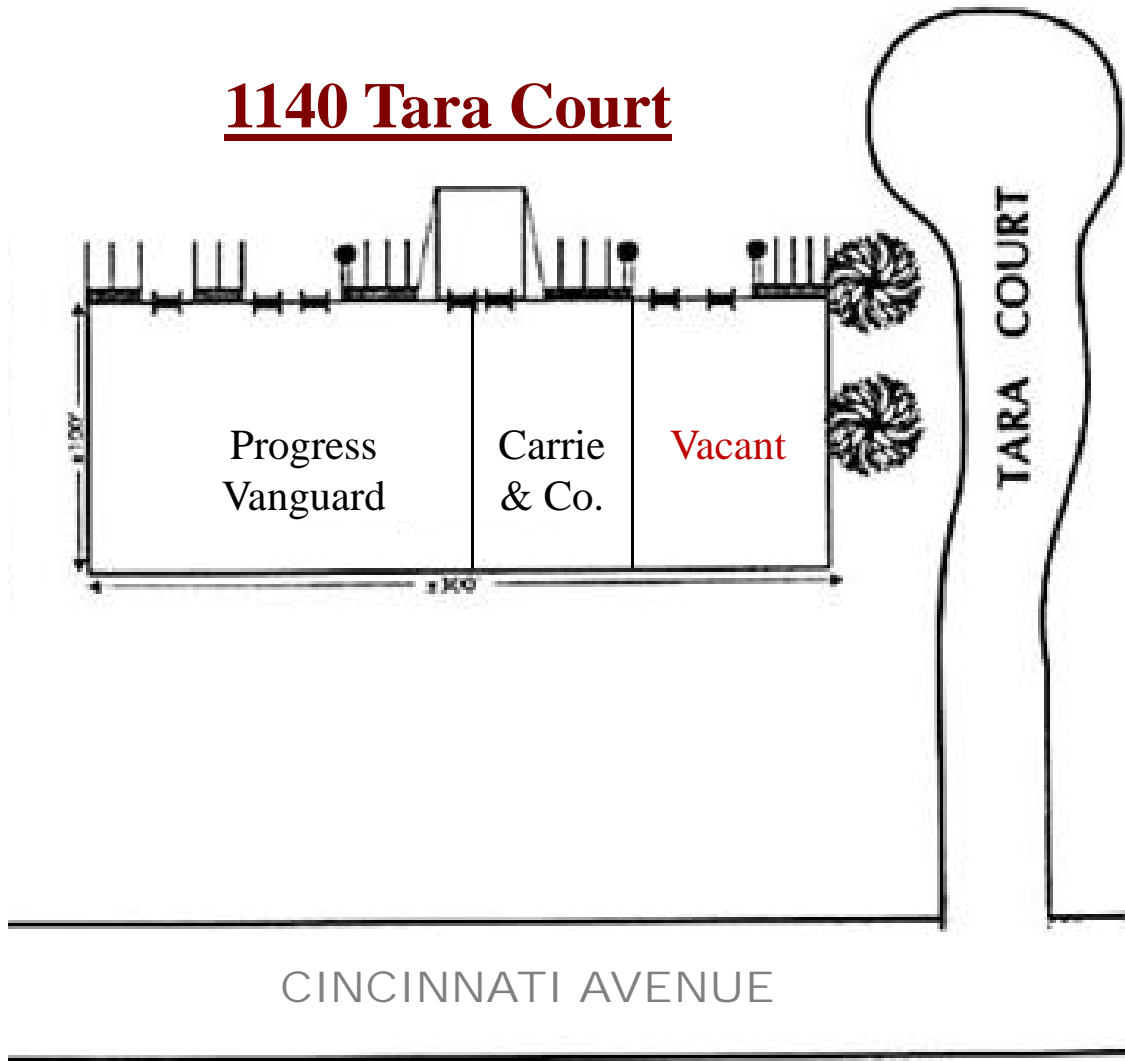
**macLaughlin and co**

Commercial and Industrial Real Estate Since 1965

The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items before making any investment decisions.

# SITE PLAN

## 1140 Tara Court



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**1140 TARA COURT MANAGEMENT ACCOUNT  
ROCKLIN, CA**

| Tenant/Address                        | Lease Comm | Lease Expires | SF            | Mo. Rent PSF | Mo. Total                | CAM%        | Ins Base Yr.    | Tax Base Yr.    |
|---------------------------------------|------------|---------------|---------------|--------------|--------------------------|-------------|-----------------|-----------------|
| <b>Vacant</b>                         |            |               |               |              |                          |             |                 |                 |
| 1140 Tara Ct. #A                      |            |               | 7,600         |              |                          |             |                 |                 |
| <b>Carrie &amp; Co.</b>               |            |               |               |              |                          |             |                 |                 |
| 1140 Tara Ct. #B                      | 6/1/08     | 5/31/14       | 6,600         | \$0.57       | \$3,750.00<br>To 5/31/14 | 21.85%      | 21.85%<br>Gross | 21.85%<br>Gross |
| Progress Vanguard<br>1140 Tara Ct. #C | 10/1/00    | 4/30/13       | 16,000        | \$0.29       | \$4,500.00<br>To 4/30/13 | 52.98%      | 53.33%<br>Gross | 53.33%<br>Gross |
| <b>TOTAL</b>                          |            |               | <b>30,200</b> |              | <b>\$8,250.00</b>        | <b>100%</b> |                 |                 |
| <b>TOTAL LEASED</b>                   |            |               | <b>22,600</b> |              |                          |             |                 |                 |
| <b>TOTAL VACANT</b>                   |            |               | <b>7,600</b>  |              |                          |             |                 |                 |



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## INVESTMENT SUMMARY

**1140 TARA COURT  
ROCKLIN, CALIFORNIA**

Offering Price:..... \$1,812,000.00  
Value Per Square Foot:.....\$60.00  
Current Occupancy:.....100%  
Building Square Footage:.....+/-30,200 SF  
Lot SF:.....1.80 Acres  
APN:.....017 200 031 000  
Year Built:.....1990

### **ANNUAL CURRENT FINANCIAL SUMMARY:**

Gross Rental Income:.....\$99,000.00  
**Total Gross Income:.....\$99,000.00**  
Less Operating Expenses:.....<\$28,505.06>  
**Net Income:.....\$70,495.00**

### **ANNUAL ESTIMATED OPERATING EXPENSES 2011:**

Water:.....\$1,020.00  
Landscaping:.....\$1,860.00  
Fire Telephone Monitoring.....\$1,116.00  
Fire Monitoring: .....\$738.00  
Property Insurance:.....\$5,082.00  
Property Tax.....\$18,689.06  
**Total Expenses:.....\$28,505.06**

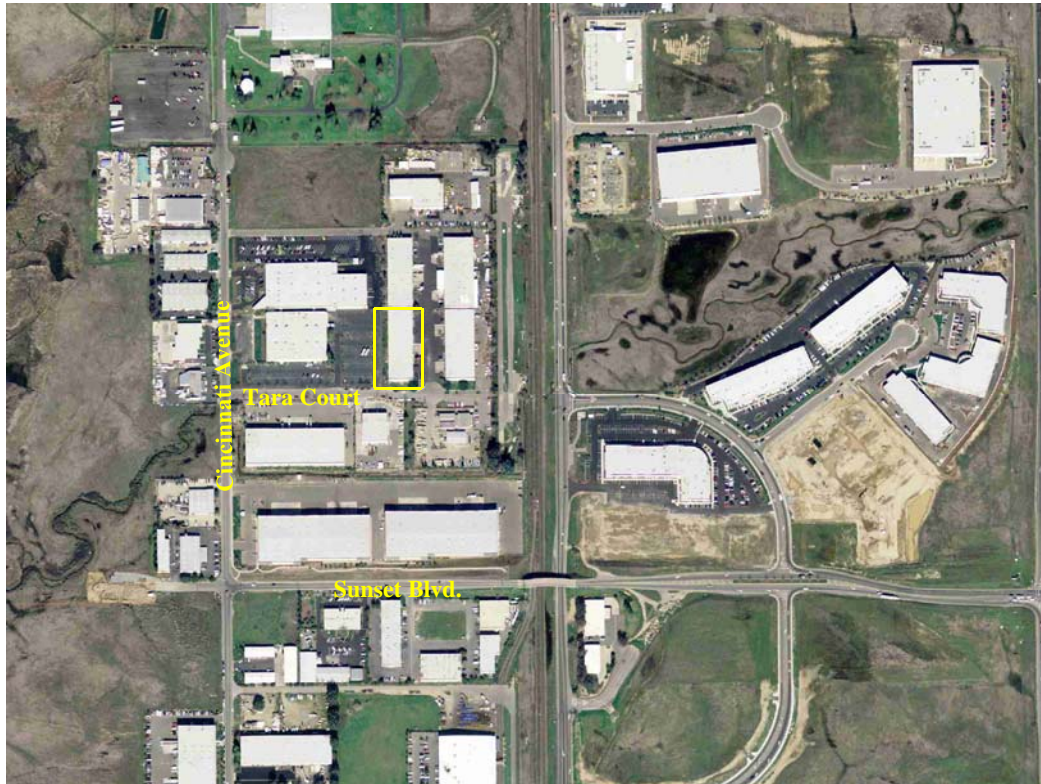


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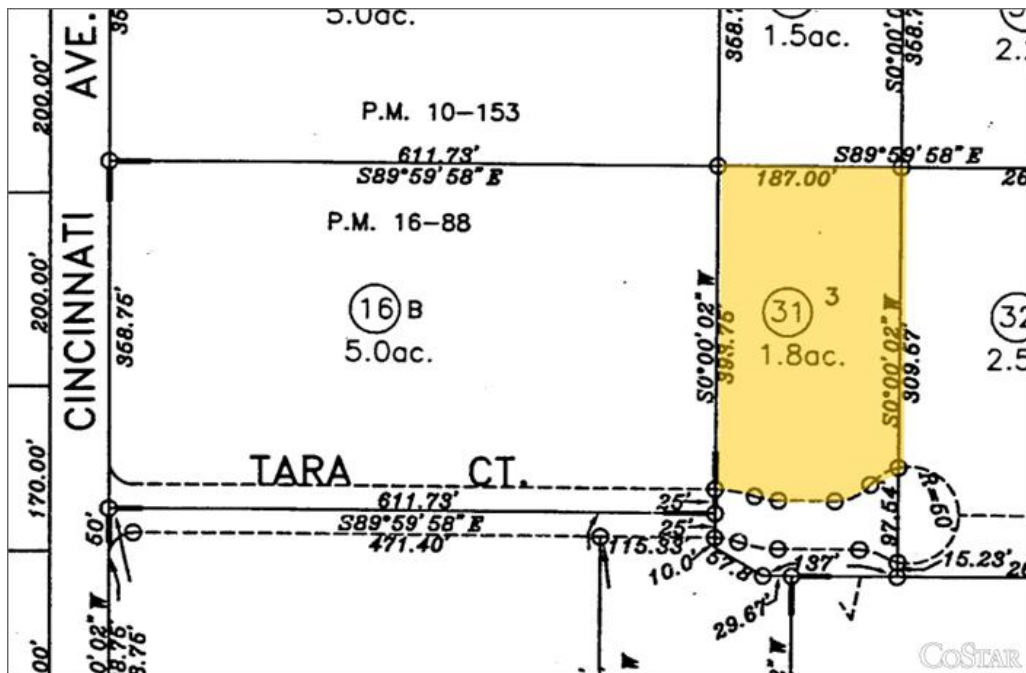
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# AERIAL PHOTO



# PARCEL MAP



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