

Industrial Investment

1460-1464 Churchill Downs

Woodland, California



- \$2,200,000 Asking Purchase Price
- 100% Leased to Three Tenants
- Class B Light Industrial Multi-Tenant Facility on 5.03 Acres
- Priced Significantly Below Replacement Cost
- Excellent Central Woodland Location with Easy Access to I-5 and Hwy 113
- Excellent Rent Upside / Proforma Cap Rate of 7.6%

Exclusively represented by:

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BUILDING FEATURES

Building Classification: Light Industrial Class B
Building Size: 38,982 SF (two buildings)
 one 23,982 SF
Parcel Size: ±5.03 AC
APN: 027-450-090 (Yolo County)
Year Built: 1977
Office Build-Out: ±2,862 SF
Zoning: M2 (Heavy Industrial)
Jurisdiction: City of Woodland
Construction Type: Concrete tilt-up
Roof: 4-ply composition (built-up) roof
 over wood deck
Loading: 6 dock high doors
 4 grade level doors
Clear Height: 22-24'
Electrical Service: 277/480 V 3 PH
Fire Safety: Sprinklers
Additional: Skylights
 Excellent freeway access

ACTUAL RENT	
Effective Gross Revenue	177,264
Operating Expenses	
Property Taxes	19,445
Landscape	500
Insurance	7,500
Flood Insurance	7,500
Total Operating Expenses	<34,945>
Net Operating Income	142,319
Actual Capitalization Rate:	6.46%

Tenant: Yolo Ice & Creamery
 \$4,562 per month (Gross)
 Expires 4/30/2015
 One option to extend for 60 months @ \$5,247 / mo

 Proforma Rent: \$6,750 / mo (freezer/cooler)

Tenant: Big Rig Scales
 \$1,877 per month (Gross)
 Expires 5/31/2016
 One option to extend for 60 months on
 same terms & conditions

 Proforma Rent: \$1,742 / mo NNN (1 acre yard)

Tenant: Nufarm Americas, Inc.
 \$8,333 per month (Gross)
 Expires 9/15/2016
 One option to extend for 60 months
 @ Fair Market Value

 Proforma Rent: \$8,362 / mo NNN (bldg & greenhouse)

PROFORMA RENT	
Proforma Revenue	202,258
Operating Expenses	
Property Taxes	19,445
Landscape	500
Insurance	7,500
Flood Insurance	7,500
Total Operating Expenses	<34,945>
Net Operating Income	167,307
Capitalization Rate:	7.60%

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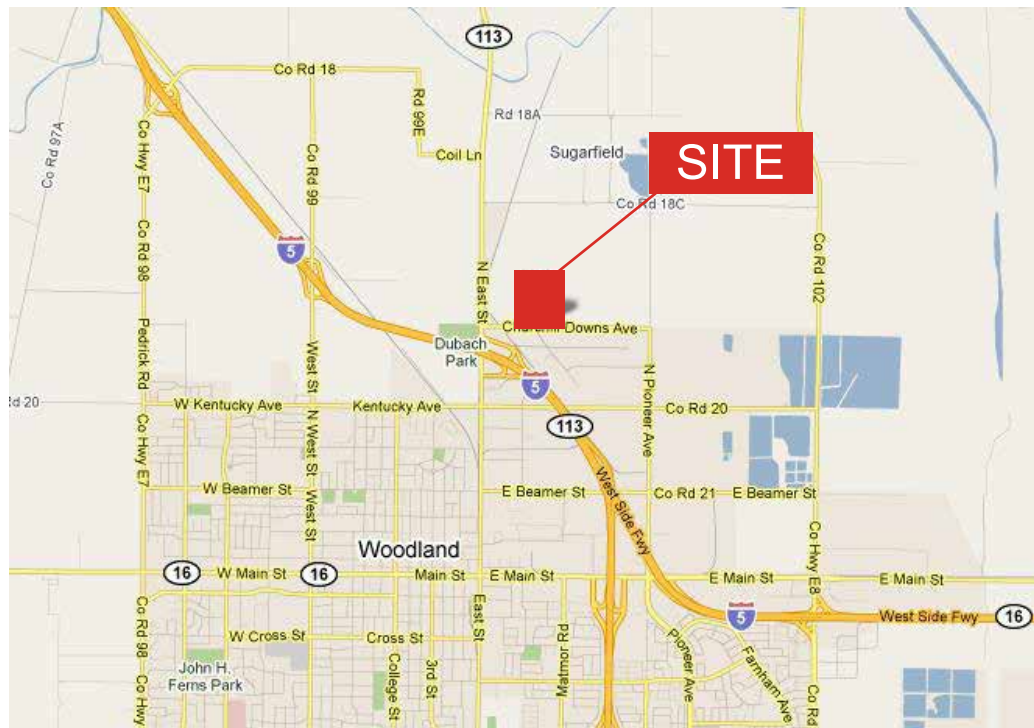
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