

**11481 SUNRISE GOLD CIRCLE  
RANCHO CORDOVA, CA**

**FOR SALE 28,941 RSF OFFICE/  
WAREHOUSE/FLEX BUILDING  
FOR LEASE 4,241 RSF - 14,792 RSF  
OFFICE/WAREHOUSE/FLEX SUITES**

**ETHAN CONRAD**  
PROPERTIES INC.

**YOUR NAME HERE**

AVAILABLE  
779-1000

SPS  
WHOLESALE

FOR MORE INFORMATION CONTACT:

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**Todd Newburn**

DRE: #01226238

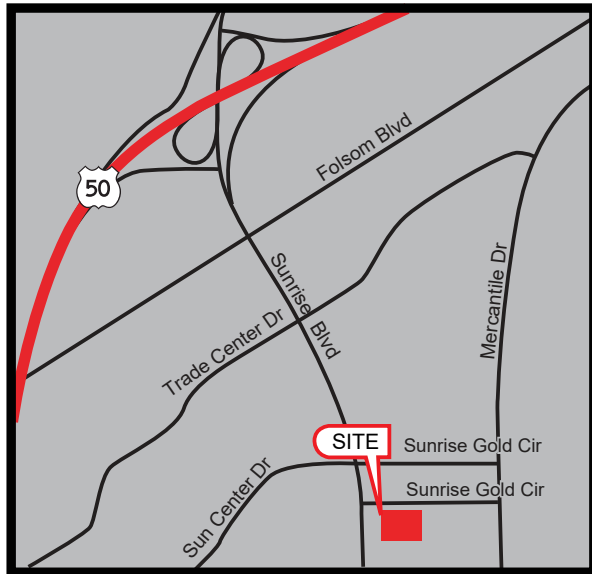
tnewburn@ethanconradprop.com

**916.779.1000**

ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com

**FEATURES:**

- Suite A-D: 12' clear height, 3,200 amps (120/240v) panels, 9' T-bar ceiling in offices, four (4) restrooms, two (2) roll-up doors
- Suite E: 18' clear height, 200 amps (120/240v) panels, two (2) 12'x12' roll-up doors, insulated warehouse
- Zoned M-1, Light Industrial [Click here for more information](#)
- Partially-conditioned warehouse area, fully sprinklered
- Large monument sign on Sunrise Gold Circle



**PROPERTY DETAILS:**

For sale or lease, 28,941 SF Industrial building situated in Rancho Cordova's Industrial park area conveniently located 1-mile from Hwy 50 off Sunrise Blvd. The area benefits from a good mix of industrial, office and retail tenants.

Suites F and G consisting of 14,040 SF are leased by SPS Wholesale, Inc. thru 11/30/26 at \$0.55 PSF, NNN and 3%/yr increases.

**LEASE RATES:**

Suite A:	4,241 SF	\$ 4,580.00 (\$1.08 PSF, NNN)
Suite C/D:	6,248 SF	\$ 6,248.00 (\$1.00 PSF, NNN)
Suite E:	4,303 SF	\$ 4,303.00 (\$1.00 PSF, NNN)
Suite A-E:	14,792 SF	\$14,052.00 (\$0.95 PSF, NNN)

NNN costs are approximately \$0.15 PSF.  
Available with 15 days' notice.

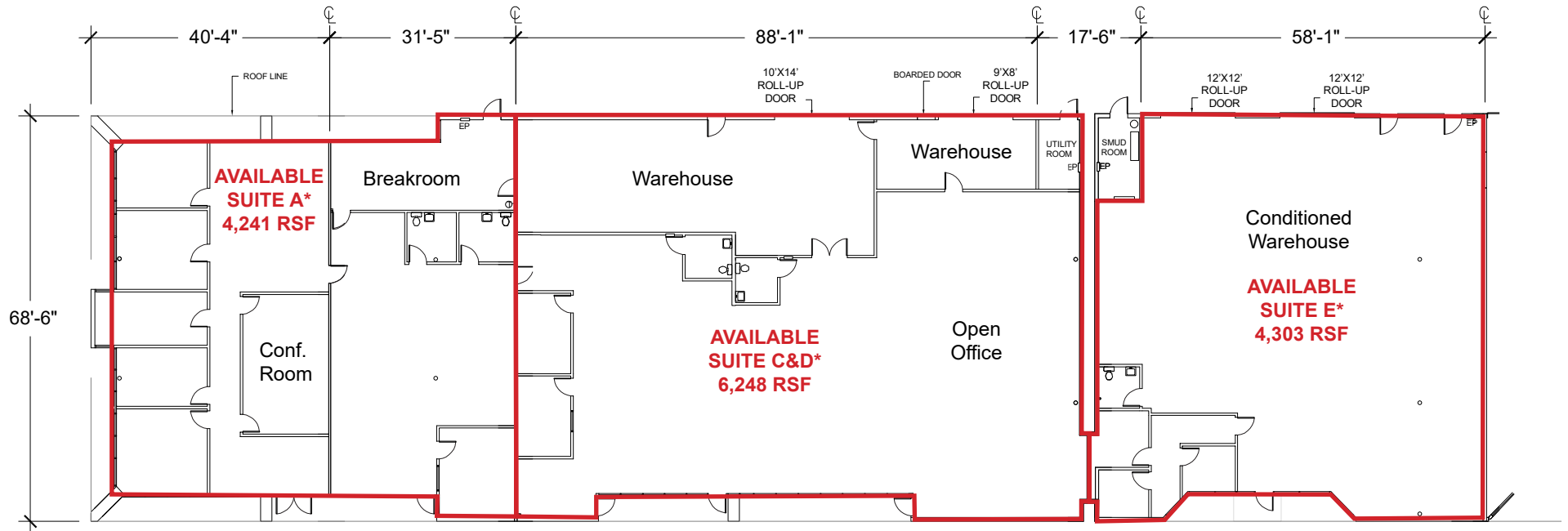
**PURCHASE PRICE:** \$4,312,000.00 (\$149.00 PSF)

- Perfect owner/user opportunity!
- See page 5 for SBA 504 loan scenario
- At current rents and loan terms it is less expensive to occupy and own compared to leasing Suites A-E

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**FLOOR PLAN**

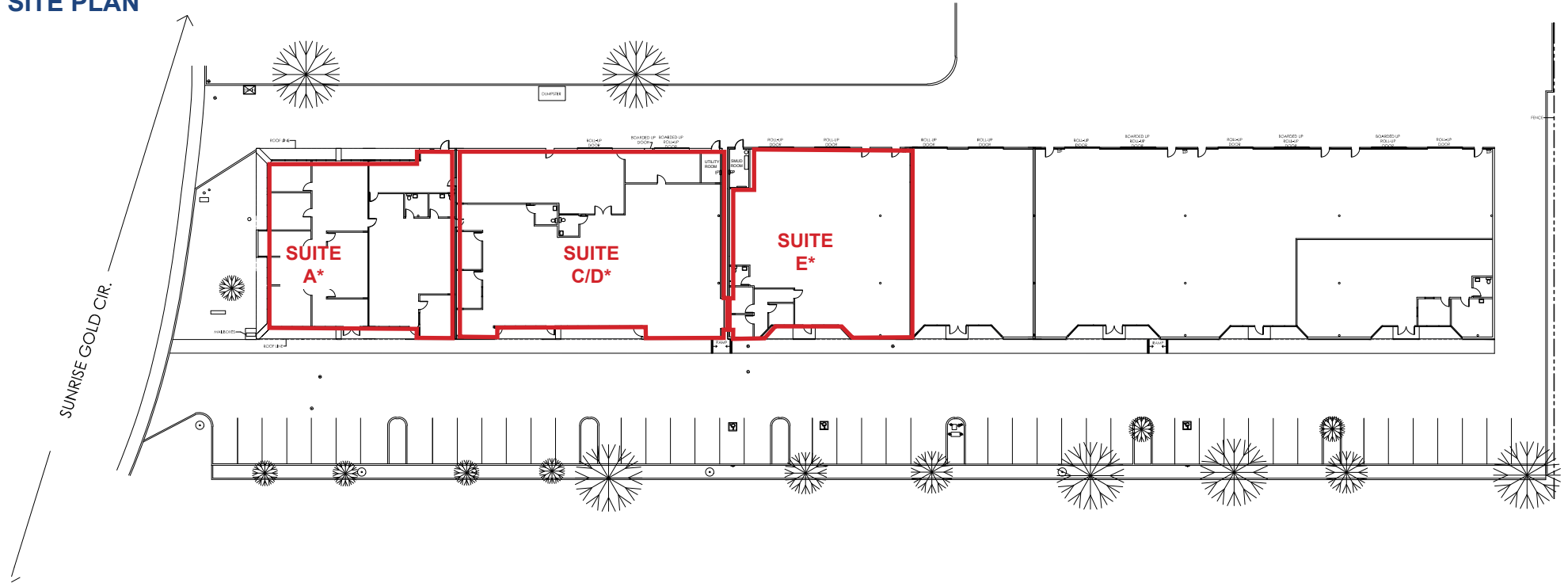


**\*Available with 15 days' notice.**

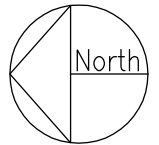
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**SITE PLAN**



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**LOAN INFORMATION**

**Proposed SBA 504 Loan Scenario**  
**For Discussion Purposes**  
**11481 Sunrise Gold Circle Rancho Cordova, CA**

6/25/2024

<b>Estimated Purchase Price</b>		<b>\$4,000,000</b>
<b>50%</b>	Five Star Bank Loan Amount	\$2,000,000
<b>40%</b>	SBA 504 Loan Amount	\$1,600,000
<b>10%</b>	Downpayment	\$400,000
<b>Estimated Rates &amp; Terms</b>		
	<b>FSB</b>	<b>SBA 2nd</b>
Loan Amount	\$2,000,000	\$1,637,900 ***
Interest Rate	7.50%	6.35%
Fixed/Variable Rate Terms	5 year fixed	25 year fixed
Amortization/Term	25	25
Term	10	25
<b>Estimated Monthly Payments</b>	<b>\$14,916</b>	<b>\$10,906</b>
<b>Estimated Combined Monthly Payment</b>		<b>\$25,822</b>
<b>Borrower's Estimated Fees &amp; Expenses*</b>		
Loan Fee %	* 1.00%	2.15%
Loan Fee	\$20,000	\$34,400
Legal		\$3,500
Loan Packaging Fee**		
<b>Estimated Fees</b>	<b>\$20,000</b>	<b>\$37,900</b> ***
Appraisal & Review	* \$4,500	
Environmental Report	* \$1,500	
Title/Escrow	\$3,500	
<b>Total Estimated Cash Required</b>		<b>\$424,500</b>



*Let's talk today.*

**Kellie L. Stroud**

SVP SBA Business Development Officer

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