



CROSSROAD  
VENTURES GROUP

# 5961 West Oaks Blvd.

Rocklin, CA 95765

*Flex Warehouse Building  
with excellent signage and visibility*



## For Sale

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## Flex/Warehouse Building

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916.788.9731  
crossroadventures.net

**Jim Esway**

BRE #00820384

o: 916.788.9731

jesway@crossroadventures.net

## Property Highlights

- ±12,762 Total SF Of Flex Warehouse
- Fully Leased Investment Building
- Lot Size: 0.90 Acre site
- Power: 1,000 Amps, 208V, 3 phase
- Clear Height: 18'
- Grade Level Roll Up Doors (5)
- Year Built: 2003 / Concrete Block Construction
- Fully Insulated Ceilings
- Parking: 3/1,000 SF
- Fire Sprinkler System
- Monument Signage
- Potential Fenced Yard Area
- Professional Property Management in Place
- Zoning: PD-LI - Planned Development, Light Industrial
- Allowable Uses: Light Manufacturing, Warehouse, Retail Service/Home improvement Products, Sales and Service, Appliance Center.
- **New Landscaping, New Paint, New Parking Lot Sealcoat and Restriping**
- Purchase Price: \$2,900,000 (\$227 PSF)

*your real estate compass.*

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## Site Plan

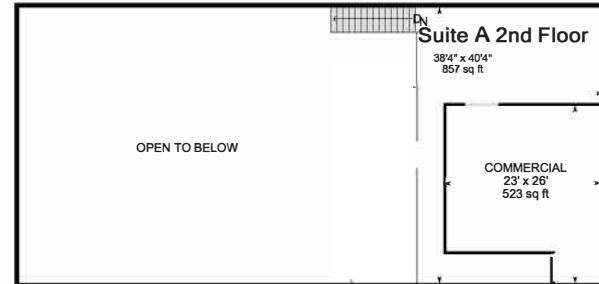
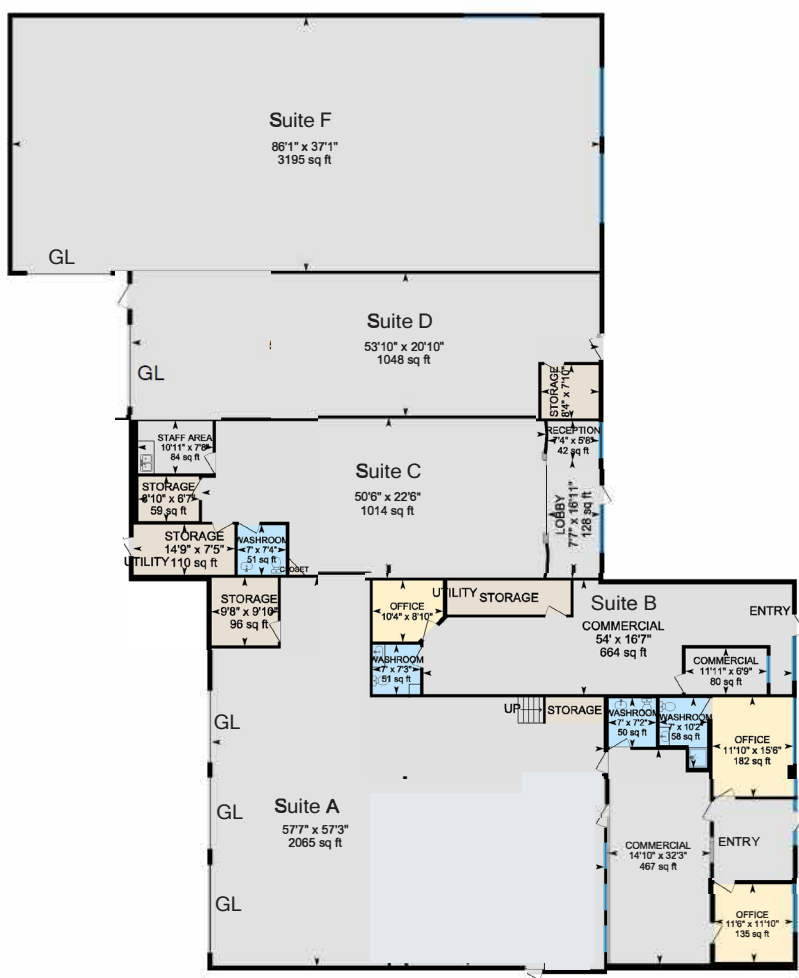
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## 5961 W Oaks Blvd, Rocklin, CA

Main Building: Above Grade Interior Dimensions 11,172.16 sq ft



PREPARED: 202

are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# Floor Plan

+/- 12,762 Square Feet

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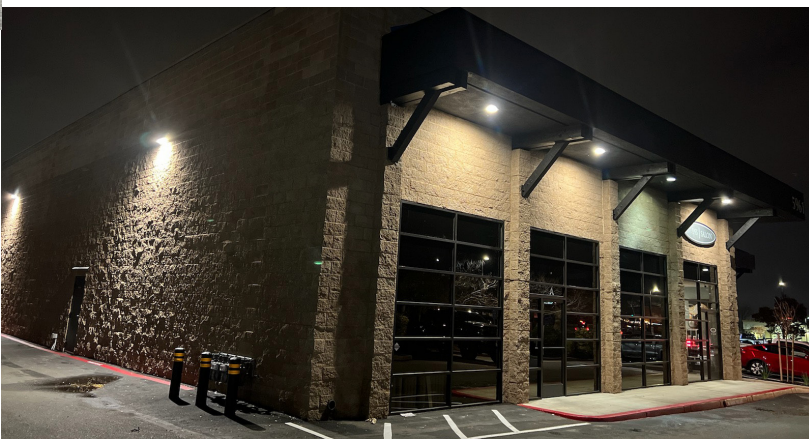
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Pictures

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## 5961 West Oaks Blvd SALES COMPARABLES Updated 1/20/2023

| Address                                  | Type                             | SF     | Sales Price     | Sales Price PSF | COE        |
|--|----------------------------------|--------|-----------------|-----------------|------------|
| 5961 West Oaks Blvd, Rocklin, CA 95765   | Class B Flex/Warehouse Building  | 12,762 | \$ 2,900,000.00 | \$ 227.24       | TBD        |
| 269 Technology Way, Suite 8, Rocklin, CA | Class B Flex Building            | 6,071  | \$ 1,500,000.00 | \$ 247.08       | 11/22/2022 |
| 3195 Enterprise Ct, Loomis, CA           | Class C Metal/Warehouse Building | 10,000 | \$ 2,250,000.00 | \$ 225.00       | 7/5/2022   |
| 10556 Industrial Ave, Roseville, CA      | Class B Industrial Building      | 12,331 | \$ 2,800,000.00 | \$ 227.07       | 6/16/2022  |
| 3845 Atherton Rd, Rocklin, CA            | Class B R&D Building             | 16,666 | \$ 3,545,000.00 | \$ 212.71       | 5/3/2022   |
| 5842-5854 Lone Tree Blvd, Rocklin, CA    | Class B Office/Flex Building     | 13,735 | \$ 3,500,000.00 | \$ 254.82       | 12/29/2021 |
| 233 Technology Way #6, Rocklin, CA       | Class B Flex Building            | 7,100  | \$ 1,773,300.00 | \$ 249.76       | 9/2/2021   |
| 2540 Warren Drive, Rocklin, CA           | Class B Office/Flex Building     | 14,700 | \$ 3,289,000.00 | \$ 223.74       | 3/5/2021   |



## CROSSROAD VENTURES GROUP

### 5961 W. Oaks Blvd Rent Roll

Property: 5961 W. Oaks Blvd, Rocklin, CA 95765

| Suite/Build  | Tenant                                   | SF Area          | % of Total  | Lease Term |            | Term | Lease Type | Base Rent           | Monthly            |                     | Monthly Total Annual | Annual               | Annual              | Security        |                     |
|--------------|--|------------------|-------------|------------|------------|------|------------|---------------------|--------------------|---------------------|----------------------|----------------------|---------------------|-----------------|---------------------|
|              |  |                  |             | Begin      | End        |      |            |                     | CAM                | Total Rent/CAM      |                      |                      |                     |                 | Rent                |
| A            | Core Sports Academy, LLC                 | 4,098            | 35%         | 2/1/2023   | 1/31/2028  | 60   | NNN        | \$ 5,327.00         | \$ 1,762.00        | \$ 7,089.00         | \$ 1.73              | \$ 85,068.00         | \$ 21,144.00        | \$ 20.76        | \$ 5,997.00         |
| B            | Gloss Salon (Ella Biancalana)            | 976              | 8%          | 12/1/2022  | 11/30/2027 | 60   | NNN        | \$ 1,220.00         | \$ 420.00          | \$ 1,640.00         | \$ 1.68              | \$ 19,680.00         | \$ 5,040.00         | \$ 20.16        | \$ 1,220.00         |
| C            | Robinson's Taekwondo (Clint Weithington) | 1,704            | 15%         | 12/1/2022  | 11/30/2027 | 60   | NNN        | \$ 2,130.00         | \$ 733.00          | \$ 2,863.00         | \$ 1.68              | \$ 34,356.00         | \$ 8,796.00         | \$ 20.16        | \$ 2,130.00         |
| D            | Premiere Home Staging (Nicole Runclie)   | 1,491            | 13%         | 12/1/2022  | 11/30/2027 | 60   | NNN        | \$ 1,491.00         | \$ 641.00          | \$ 2,132.00         | \$ 1.43              | \$ 25,584.00         | \$ 7,692.00         | \$ 17.16        | \$ 1,491.00         |
| F            | Premiere Home Staging (Nicole Runclie)   | 3,344            | 29%         | 12/1/2022  | 11/30/2027 | 60   | NNN        | \$ 3,344.00         | \$ 1,438.00        | \$ 4,782.00         | \$ 1.43              | \$ 57,384.00         | \$ 17,256.00        | \$ 17.16        | \$ 3,344.00         |
| <b>Total</b> |  | <b>11,613.00</b> | <b>100%</b> |            |            |      |            | <b>\$ 13,512.00</b> | <b>\$ 4,994.00</b> | <b>\$ 18,506.00</b> | <b>\$ 1.59</b>       | <b>\$ 222,072.00</b> | <b>\$ 59,928.00</b> | <b>\$ 95.40</b> | <b>\$ 14,182.00</b> |

| Summary:     |             |             |                     |                    |                     |                      |                     |                      |
|--------------|-------------|-------------|---------------------|--------------------|---------------------|----------------------|---------------------|----------------------|
| Occupancy    | Total Units | Percentage  | Monthly             | Monthly CAM        | Total Rent          | Base Annual          | Base Annual         | Total Annual Rent    |
| Occupied     | 4.00        | 80%         | \$ 13,512.00        | \$ 4,994.00        | \$ 18,506.00        | \$ 162,144.00        | \$ 59,928.00        | \$ 222,072.00        |
| Vacant       | 1.00        | 20%         | \$ -                | \$ -               | \$ -                | \$ -                 | \$ -                | \$ -                 |
| <b>Total</b> | <b>5.00</b> | <b>100%</b> | <b>\$ 13,512.00</b> | <b>\$ 4,994.00</b> | <b>\$ 18,506.00</b> | <b>\$ 162,144.00</b> | <b>\$ 59,928.00</b> | <b>\$ 222,072.00</b> |

# Sales Comparables & Rent Roll

# 5961 West Oaks Blvd.

Rocklin, CA 95765

## LEASED INVESTMENT ANALYSIS 70% LOAN TO VALUE

5961 West Oaks Blvd, Rocklin, CA

| <b>Investment Summary</b>                  |             |              |
|--|-------------|--------------|
| 5961 West Oaks Blvd, Rocklin, CA           | Suite A     | 4098 USF     |
| 11,613 SF Retail Strip Center on .90 Acres | Suite B     | 976 USF      |
| Built in 2003                              | Suite C     | 1704 USF     |
| 5 suites                                   | Suite D     | 1491 USF     |
| Block Construction with Real Roll Up Doors | Suite F     | 3344 USF     |
| <b>Gross SF</b>                            |             | <b>12762</b> |
| <b>Investment Summary</b>                  |             |              |
| Purchase Price                             | \$          | 2,900,000.00 |
| Down Payment (30%)                         | \$          | 870,000.00   |
| <b>Financing Summary</b>                   |             |              |
| Purchase Price                             | \$          | 2,900,000.00 |
| Loan to Value (70%)                        | \$          | 2,030,000.00 |
| Term in Years                              |             | 25           |
| Rate                                       |             | 6.0%         |
| Annual Debt Service                        |             | \$158,800.24 |
| Monthly Debt Service                       |             | \$13,233.35  |
| Price PSF                                  |             | \$227.24     |
| <b>Financial Summary</b>                   |             |              |
|  | <b>2023</b> |              |
| Base Rent                                  | \$          | 162,672.00   |
| CAM Income (\$0.43 PSF)                    | \$          | 59,928.00    |
| Vacancy Factor (5%)                        | \$          | (8,133.60)   |
| Gross Operating Income                     | \$          | 214,466.40   |
| Property Taxes* Estimate                   | \$          | 26,000.00    |
| Janitorial                                 | \$          | -            |
| Insurance                                  | \$          | 6,500.00     |
| Association Dues                           | \$          | -            |
| Sewer & Water                              | \$          | 3,600.00     |
| Landscaping/Parking                        | \$          | 3,600.00     |
| General Maintenance / Repairs              | \$          | 3,000.00     |
| Gas  | \$          | 800.00       |
| Electric                                   | \$          | -            |
| Fire Alarm Monitoring                      | \$          | 1,000.00     |
| Garbage                                    | \$          | 3,000.00     |
| Roof R&M                                   | \$          | 2,000.00     |
| Pest Control                               | \$          | 1,200.00     |
| Management Fees                            | \$          | -            |
| Fire Sprinkler Maintenance                 | \$          | 1,000.00     |
| Fire/Phone Line                            | \$          | 500.00       |
| HVAC R&M                                   | \$          | 2,000.00     |
| Misc.                                      | \$          | 5,728.00     |
| Total Operating Expenses:                  | \$          | 59,928.00    |
| NOI:                                       | \$          | 154,538.40   |
| Annual Debt Service                        |             | \$158,800.24 |
| Before Tax Cash Flow                       | \$          | (4,261.84)   |
| CAP RATE:                                  |             | 5.33%        |
| Debt Coverage Ratio                        |             | 0.97         |

### ASSUMPTIONS:

1. For this analysis we have assumed a 30% cash down payment.
2. We have projected a 5% vacancy factor for the first year.
3. For this analysis, we have assumed the rents based on the current leases. All leases expire 11/30/2027 or later.

# Investment Summary Loan

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Rocklin, CA 95765

## LEASED INVESTMENT ANALYSIS ALL CASH PURCHASE

5961 West Oaks Blvd, Rocklin, CA

| Investment Summary                         |         |              |
|--|---------|--------------|
| 5961 West Oaks Blvd, Rocklin, CA           | Suite A | 4098 USF     |
| 11,613 SF Retail Strip Center on .90 Acres | Suite B | 976 USF      |
| Built in 2003                              | Suite C | 1704 USF     |
| 5 suites                                   | Suite D | 1491 USF     |
| Block Construction with Real Roll Up Doors | Suite F | 3344 USF     |
| <b>Gross SF</b>                            |         | <b>12762</b> |
| Investment Summary                         |         |              |
| Purchase Price                             | \$      | 2,900,000.00 |
| Down Payment (100%)                        | \$      | 2,900,000.00 |
| Financing Summary                          |         |              |
| Purchase Price                             | \$      | 2,900,000.00 |
| Loan to Value (70%)                        | \$      | -            |
| Term in Years                              |         | 25           |
| Rate                                       |         | 6.0%         |
| Annual Debt Service                        |         | \$0.00       |
| Monthly Debt Service                       |         | \$0.00       |
| Price PSF                                  |         | \$227.24     |
| Financial Summary                          |         |              |
|  |         | 2023         |
| Base Rent                                  | \$      | 162,672.00   |
| CAM Income (\$0.43 PSF)                    | \$      | 59,928.00    |
| Vacancy Factor (5%)                        | \$      | (8,133.60)   |
| Gross Operating Income                     | \$      | 214,466.40   |
| Property Taxes* Estimate                   | \$      | 26,000.00    |
| Janitorial                                 | \$      | -            |
| Insurance                                  | \$      | 6,500.00     |
| Association Dues                           | \$      | -            |
| Sewer & Water                              | \$      | 3,600.00     |
| Landscaping/Parking                        | \$      | 3,600.00     |
| General Maintenance / Repairs              | \$      | 3,000.00     |
| Gas  | \$      | 800.00       |
| Electric                                   | \$      | -            |
| Fire Alarm Monitoring                      | \$      | 1,000.00     |
| Garbage                                    | \$      | 3,000.00     |
| Roof R&M                                   | \$      | 2,000.00     |
| Pest Control                               | \$      | 1,200.00     |
| Management Fees                            | \$      | -            |
| Fire Sprinkler Maintenance                 | \$      | 1,000.00     |
| Fire/Phone Line                            | \$      | 500.00       |
| HVAC R&M                                   | \$      | 2,000.00     |
| Misc.                                      | \$      | 5,728.00     |
| Total Operating Expenses:                  | \$      | 59,928.00    |
| NOI:                                       | \$      | 154,538.40   |
| Annual Debt Service                        |         | \$0.00       |
| Before Tax Cash Flow                       | \$      | 154,538.40   |
| <b>CAP RATE:</b>                           |         | <b>5.33%</b> |

### ASSUMPTIONS:

1. For this analysis we have assumed an all cash down payment.
2. We have projected a 5% vacancy factor for the first year.
3. For this analysis, we have assumed the rents based on the current leases. All leases expire 11/30/2027 or later.

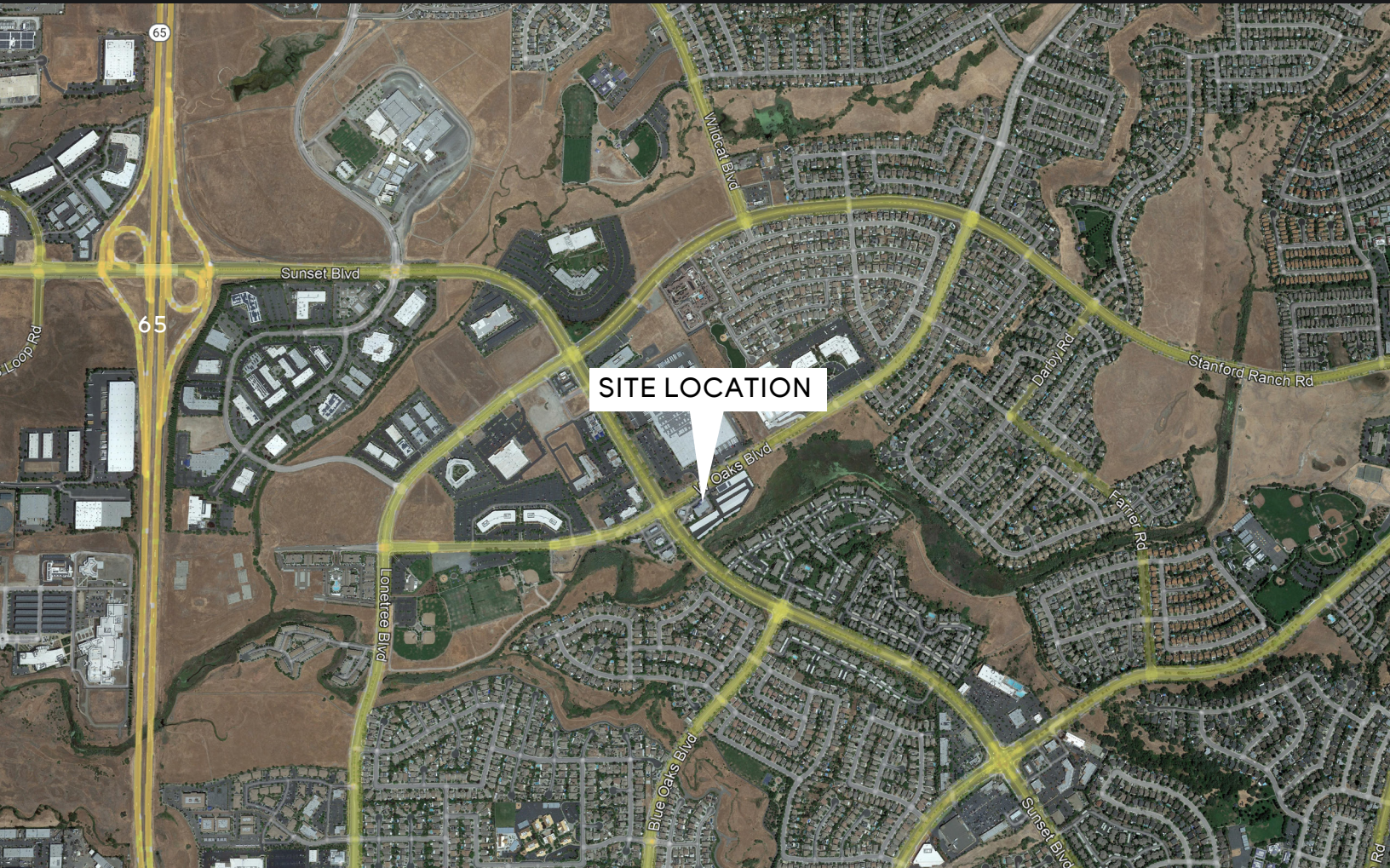
Investment Summary  
All Cash

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## The Company

The focus of Crossroad Ventures Group is to provide unparalleled service to clients that require assistance with development, project management, construction management, commercial brokerage, residential brokerage and commercial property management. We are a full service real estate company.

Crossroad Ventures Group combines over 100 years experience with a unique platform of specialized services. If you need to build a new project, manage a home or commercial building, or need a competent professional to assist in buying/leasing a building or home, Crossroad Ventures Group can provide the creative solutions to your critical decisions in commercial and residential real estate.

Broker makes no warranty or representation as to the accuracy or completeness of information provided by or to either party. Such data is submitted subject to errors, omissions, changing price, rental terms, withdrawal without notice, and any special listing conditions imposed by the principals.

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