



FOR SALE

SINGLE TENANT NNN FULLY LEASED BUILDING

Vintage Oaks Business Park
943 Reserve Drive,
Roseville, CA 95678



OPPORTUNITY

This office building within Vintage Oaks Business Park offers a quality location and easy access to services, freeways (both I-80 and Highway 65) and surface parkways. Vintage Oaks Business Park is adjacent to the Fountains Lifestyle Center, Fountains Retail Center, and a short distance to the the Roseville Galleria. The single Tenant is GHD Inc (GHD.com)

HIGHLIGHTS

- **Total Building Size: +/- 10,653 Square Feet**
- **Purchase Price; \$4,030,084 (5.9% CAP on NOI)**
- **Single Tenant Building with a 6 year NNN lease with GHD Inc.**
- **(Two Tenant Options to extend for additional five years each.)**
- **Property managed by Laverty Chacon Inc. (Expense budget available upon request)**
- **GHD Inc. acquired Omni-Means Ltd in 2017 and GHD Inc. has executed a lease to expand into the entire building starting upon departure of the existing Tenant.**

Click [HERE](#) for Building aerial tour

For more information, please contact:

BOB KUHLM

Director

Cell: 916.947.5060 Office: 916.235.9885 Email: bob@bobkuhl.com

BRE Lic. #:00606862

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*Copies of Lease and
building expenses available
upon KW Commercial
receiving a signed
nondisclosure agreement.
Email Bob Kuhl for details.*



KW Commercial. | 548 Gibson Drive Suite 200 | Roseville, CA 95678 | Cell: 916-947-5060 Main: 916.788.8800 | License #01272617

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

Vintage Oaks Business Center

943 Reserve Drive, Roseville, CA



OFFERING SUMMARY

ADDRESS	943 Reserve Drive
CITY	Roseville, CA 95678
COUNTY	Placer
PROPERTY TYPE	Single Story Office
BLDG SF	10,653
OCCUPANCY RATE	100%
YEAR BUILT	2004
APN	015-490-031
LAND SIZE	1.2 acre lot
ZONING	BP



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NARRATIVE

From September 17, 2018 through December 31, 2018 GHD Inc. will occupy 100% of the Property under the original lease with Omni-Means Ltd. which was assumed by GHD Inc. as a part of their acquisition of Omni-Means Ltd.. Effective January 1, 2019, 100% of the building will be converting to a new, six year, NNN lease with GHD Inc. (GHD.com)

GHD is one of the world's leading professional services companies operating in the global market sectors of water, energy and resources, environment, property and buildings, and transportation. GHD Inc. acquired Omni-Means LTD in its entirety for their expertise throughout California in the areas of Transportation/Public Works Design and Transportation Planning services and for their specific adept understanding of how to navigate the Caltrans process.

As the single full building Tenant, GHD Inc. occupies 10,653 SF. The Building is located in Roseville, Ca at 943 Reserve Drive within the Vintage Oaks Business Park. This property is what many describe as one of the better locations in Roseville, if not the best.

Vintage Oaks Business Park is located south of the Roseville Galleria and the Fountains Lifestyle Center along Reserve Dr. The property is south and west of the intersection of Galleria Blvd. and Roseville Parkway. Traffic has access at both ends of Reserve Drive that affords quick access to all directions on surface and freeway connectors.

Vintage Oaks Business Park is a PUD development featuring individual parcels for each building. The building includes a reciprocal parking/access agreement and an owners association that manages (outside the eves) the parking lot and landscaping areas.

Roseville is one of the most affluent and high-growth cities in the Greater Sacramento area. The median household income in Roseville is \$74,114 with the average household income of \$92,000. More impressively, over one-third of the homes in Roseville have annual incomes of over \$100,000.

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FINANCIALS

Tenant	Sq. Ft.	Term Start	Term End	Lease Type	Options to Extend	Annual NNN Rent	Annual Increases
GHD Inc.	10,653 RSF	Jan 1, 2019	Dec 31, 2024	NNN	2-Five Year Options	\$237,775.00	\$.05/RSF/per mo.

ESTIMATED OPERATING EXPENSES

Projected 2018 Building Expenses \$93,775.89 (Jan 1, 2018 - Dec 31, 2018)

HVAC	\$ 1,200
Insurance	\$ 2,300
Janitorial	\$10,080
Association Dues	\$21,067.80
Management Fees	\$ 4,250
Professional Fees	\$ 850

Repairs and Maintenance	\$ 2,202
Roof	\$ 325
Taxes	\$24,962.88
Utilities (Gas)	\$ 2,237.35
Utilities (City of Roseville)	\$24,300.86
Total Projected 2018 Expenses	\$93,775.89

Actual 2017 Annual Building Expenses: \$ 93,348.24

Actual 2018 YTD Expenses as of June 30, 2018: \$43,791.99

Additional information available by contacting Bob Kuhl:

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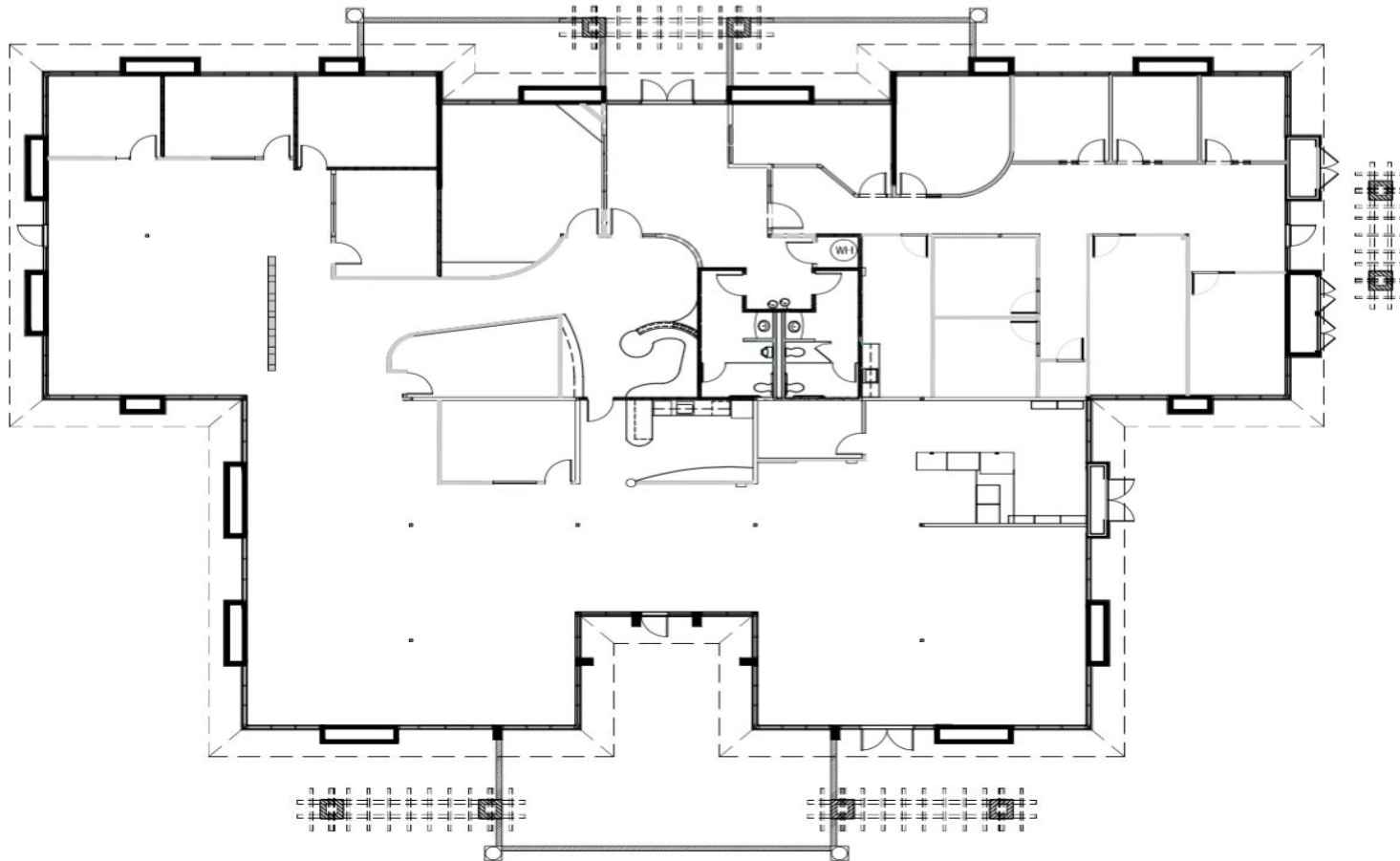
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FLOORPLAN



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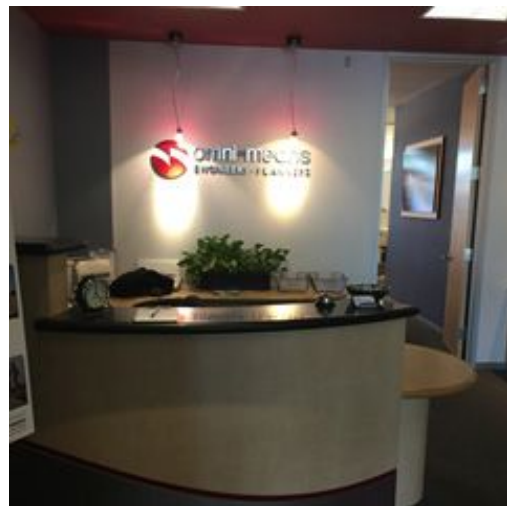


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INTERIOR PICTURES



COMMON AREA



AERIAL VIEW



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DISCLAIMER

This Offering memorandum (this "Memorandum") is being prepared for the sole purpose of evaluating the possible acquisition of 943 Reserve Drive and is not to be used for any other purpose or made available to any other party without the prior written consent of the "Owner" or KW Commercial.

This Memorandum was prepared by the Broker based on information supplied by the Owner. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Evaluation Material) are for general reference only. They are based on assumptions relating to the general economy, local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate a review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker or Owner guarantees its accuracy or completeness.

Exclusively offered by:

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Because of the foregoing and since the Property will be sold on an "AS-IS", "WHERE-IS" basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Evaluation Material (which may include engineering, environmental or other reports) may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorney's, accountants, and engineering/environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations hereunder have been satisfied or waived.

Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with the sale of the Property pursuant to a separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims for commissions by any other Broker in connection with the sale of the Property if such claims arise from acts of such prospective purchaser or its Broker.

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