

# CenterPoint Business Park

**10653 Coloma Road  
Rancho Cordova, CA**



## **Site Description**

One story

Year built/renovated: 1981/2000

Gross Leasable Area (GLA): 59,097 sq. ft.

Lot size: 5.783 acres

Parking: 318

Parking ratio: 3 to 1

Landscaping: Minimal

## **Property Features**

Recently Remodeled

New Concrete Fence Around Perimeter

New Electrical Transformer

New Roof

New Signage

New ADA Compliance

New \$115,000 Tenant Improvement (WIC)

APN: 056-0222-004 (021,022,023)



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## CenterPoint Business Park

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### Income

Address	Tenant	Sq. Ft.	Rent	Lease Terms
10665	WIC	2,000	\$2,500	3-year lease thru 2011
10673	Tacqeria	4,000	\$5,250	5-year lease thru 2013
10675	European Mini Mart	4,000	\$4,050	3-year lease thru 2011
10661	Women in Care	3,500	\$6,550	10-year lease thru 2018
10665	City of Rancho Cordova	4,000	\$6,045	5-year lease thru 2013
10669	County of Sacramento	30,000	\$39,746	10-year lease thru June 2010
10625	R Spot	1,200	\$2,100	5-year lease thru 2013
	Crown Castle	Tower	\$1,200	20-year lease
10651	Beauty Inn	800	\$875	Month to month
10653	Full Stop Storage	800	\$800	5-year lease thru 2013
	Full Stop Liquor	3,000	\$4,186	5-year lease thru 2013
	Rancho Cordova Community Ctr.	2,200	\$500	3-year lease thru 2011
	Pacific Coast Properties	1,000	\$750	1-year lease thru 2010
	American Eagle Mobile Coin Exchange	800	\$750	3-year lease thru 2011
	Suds are Us	1,200		
	Rancho Cordova	800		
<b>Total Monthly Income:</b>			<b>\$75,302</b>	



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## CenterPoint Business Park

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### Expenses

Real Estate Taxes (current):	\$80,000
Insurance:	\$7,400
Electrical:	\$18,000
Trash:	\$5,000
Janitorial:	\$10,740
Management Fee:	\$30,000
Maintenance/Repair:	\$30,000
Capitol Improvements:	\$25,000

### Existing Financing

Loan Amount:	\$5,550,000
Loan Type:	Conventional
Interest Rate	6.5% (fixed until 2012)
Amortization:	30 yr. ammort.
Original Term:	5-year fixed/30 yr ammort.
Index:	5 year Treasury
Due Date:	2014
Current Monthly Payment:	\$30,000, interest only
Prepayment Penalty:	5, 4, 3, 2, 1

**Total Annual Income: \$903,624**

**Total Annual Expenses: \$206,140**



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