



6500 Folsom Blvd, Sacramento, Ca

Net Leased Investment | 100% Leased | \$2,500,000

Prime Location Multi Tenant Asset



Renz & Renz

6500 Folsom Blvd, Sacramento, Ca

List Price	\$2,500,000
Cap Rate	5.26%
Net Rent	\$131,570
Building Size	4,896 SqFt
Lot Size	16,553 Sqft
Year Built	1981

Property Highlights

- Strong Demographics
- National Credit Tenants
- Consistant Occupancy
- Massive Upside Potential
- Below Market Rents

Location Highlights

- Signalized Hard Corner Location
- Massive Foot and Driving Traffic
- Densily Populated Housing and Employment Area
- One Block from Sacramento State University

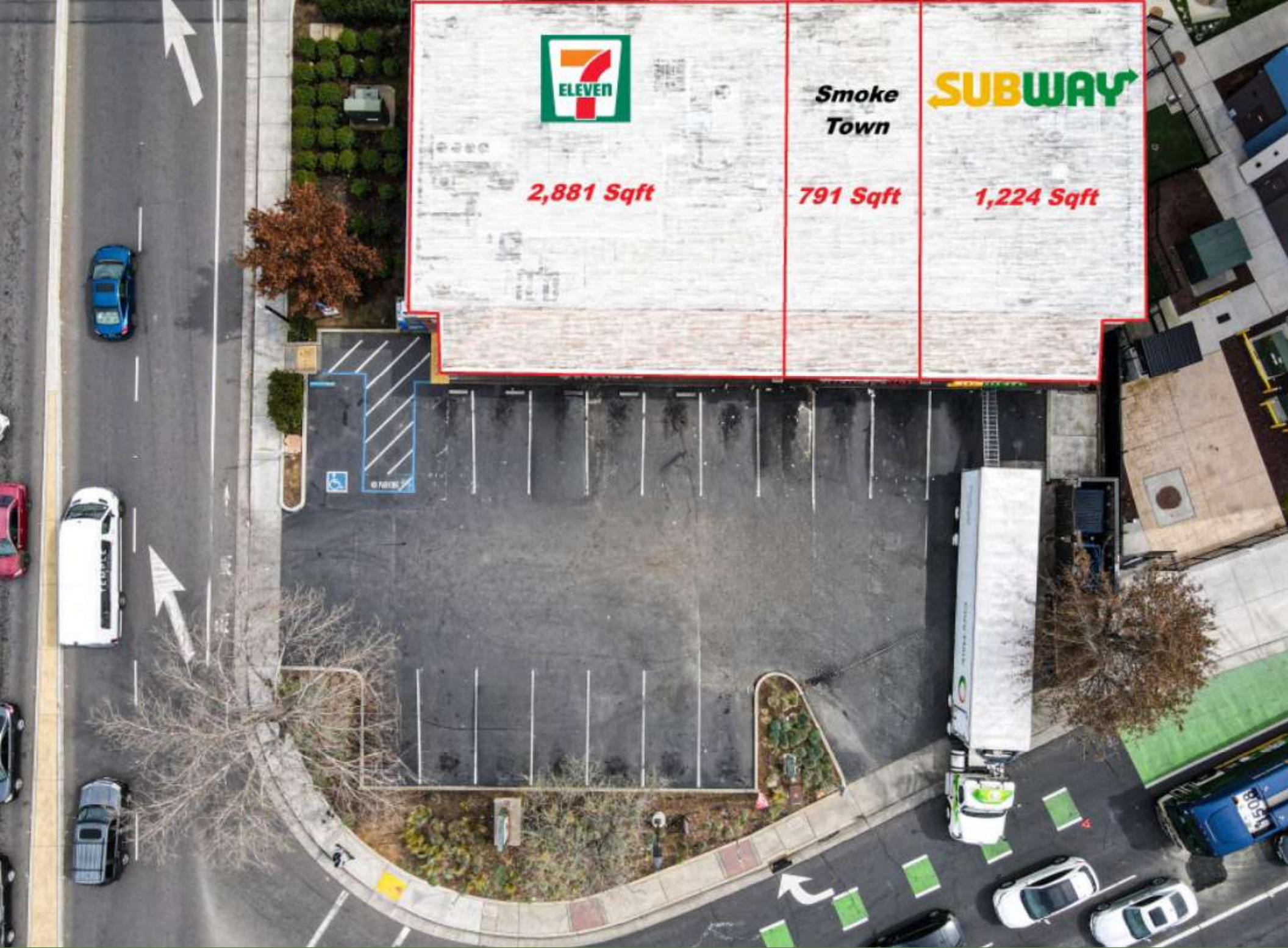


Tenant	Current Monthly Base Rent	Current Annual Base Rent	Lease Expiration	5 Year Options
711	\$6,860.67	\$82,328.04	January 1, 2027	3 Remaining
Subway	\$2,818.57	\$33,822.84	January 1, 2029	2 Remaining
Smoke Town	\$2,200	\$26,400.00	January 1, 2027	None

Base Annual Income	\$142,550
Property Tax	\$29,606
Insurance	\$4,056
Maintenance	\$565
Utilities	\$3,042
Gardening	\$8,958
Sanitation	\$28,522
Total Expenses	\$74,749
Expenses Recaptured from Tenant	\$63,769
Net Income	\$131,570

*Smoke Town does not pay CAMS only below market base rent







Sacramento California

POPULATION
524,802

MEDIAN AGE
35.7
1.42% 1 YEAR GROWTH

MEDIAN HOUSEHOLD INCOME
\$83,753
6.08% 1 YEAR GROWTH

NUMBER OF EMPLOYEES
257,517
1.03% 1 YEAR GROWTH

MEDIAN PROPERTY VALUE
\$484,600
7.57% 1 YEAR GROWTH



DISCLOSURE & NON-DISCLOSURE

Information contained herein was obtained from the owner or sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. Prospective buyers should investigate and verify all information pertaining to the property. Recievers of this information commit to using it solely for it's purpose and not to disseminate Seller or Tenant information for any other use.



Exclusively Listed By



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