



COMMERCIAL

FOR SALE

**344 Placerville Drive,
Placerville CA 95667**

PRICE: \$2,950,000

BUILDING SIZE: 22,075 SF

LOT SIZE: 79,279 SF (1.82 Acre)

CAP RATE: 8.82%

Pioneer Plaza



CONTACTS

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INVESTMENT HIGHLIGHTS:

- Built in 1982
- Great Cap Rate
 - =8.82% Pro forma
 - =7.38% Actual
- Price per square feet
\$133.63
- Ample Parking
 - =4.5/1000 SF
 - =Two Separate Parking Lots
- Easy Ingress/Egress
 - = With Two Entrances
- Value Add Property
 - =Below Market Rents
- Beautiful Design
- Shows Pride of Ownership!



Disclaimer: The information has been obtained from sources believed reliable; but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.



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RENT ROLL – PRO FORMA

CENTURY 21
COMMERCIAL

Unit Number	Unit size (sqft) +/-	Monthly rent (\$)	Rent/sqft (\$/sqft)	Tenant	Lease Type	Tenant Move-in	Lease Origination	Lease Maturity
Units 1-2	2,790	\$3,348.00	1.2	Golden Wellness	Modified Gross	10/1/21	10/1/21	9/30/26
Unit 3	810	\$972.00	1.2	Gen and Moon Esthetics	Modified Gross	5/1/23	5/1/23	7/31/26
Units 4-5	2,298	\$2,689.00	1.17	Winworks Software	Modified Gross	8/1/14	9/1/19	9/1/24
Unit 6	1,410	\$1,692.00	1.2	New Beginnings	Modified Gross	9/1/23	9/1/23	8/31/27
Unit 8	968	\$1,161.60	1.2	PERFORMA				
Units 9-10	2,714	\$3,256.80	1.2	PERFORMA				
Units 7, 11-17	8,012	\$12,747.00	1.59	The Center for Violence- Free Relationships	Modified Gross	12/1/07	4/1/20	8/1/25
Unit 18	750	\$900.00	1.2	Fortitude Fiduciary Services	Modified Gross	5/1/24	4/8/24	4/30/27
Units 19-20	2,318	\$2,782.00	1.2	Jeff Little, DDS	Modified Gross	10/2013	9/1/19	9/1/24
Total	22,070	\$29,548.40						

Yearly Income \$ 354,580.80

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FINANCIAL SUMMARY – PRO FORMA

Net Operating Income (NOI) Calculation	
INCOME	
Rental Income	\$ 354,580.80
**Vacancy Factor (3%)	\$ (10,637.42)
Total Income	\$ 343,943.38
EXPENSES	
*Property Taxes	\$ 31,565.00
Insurance	\$ 14,379.00
Maintenance & Cleaning	\$ 19,243.00
Repairs	\$ 11,968.00
Utilities	\$ 6,577.00
Management Fee	\$ -
Total Expenses	\$ 83,732.00
Net Operating Income	\$ 260,211.38

* Estimated property taxes based on \$2,950,000 asking price

** Vacancy Factor (PRO FORMA)

CAP RATE		PROFORMA
Net Operating Income	\$	260,211.38
Price	\$	2,950,000.00
Cap Rate		8.82%

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RENT ROLL – CURRENT

CENTURY 21
COMMERCIAL®

Unit Number	Unit size (sqft) +/-	Monthly rent (\$)	Rent/sqft (\$/sqft)	Tenant	Lease Type	Tenant Move-in	Lease Origination	Lease Maturity
Units 1-2	2,790	\$3,348.00	1.2	Golden Wellness	Modified Gross	10/1/21	10/1/21	9/30/26
Unit 3	810	\$972.00	1.2	Gen and Moon Esthetics	Modified Gross	5/1/23	5/1/23	7/31/26
Units 4-5	2,298	\$2,689.00	1.17	Winworks Software	Modified Gross	8/1/14	9/1/19	9/1/24
Unit 6	1,410	\$1,692.00	1.2	New Beginnings	Modified Gross	9/1/23	9/1/23	8/31/27
Unit 8	968	\$0.00	1.2	VACANT				
Units 9-10	2,714	\$0.00	1.2	VACANT				
Units 7, 11-17	8,012	\$12,747.00	1.59	The Center for Violence- Free Relationships	Modified Gross	12/1/07	4/1/20	8/1/25
Unit 18	750	\$900.00	1.2	Fortitude Fiduciary Services	Modified Gross	5/1/24	4/8/24	4/30/27
Units 19-20	2,318	\$2,782.00	1.2	Jeff Little, DDS	Modified Gross	10/2013	9/1/19	9/1/24
Total	22,070	\$25,130.00						

Yearly Income \$ 301,560.00

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CENTURY 21
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FINANCIAL SUMMARY - CURRENT

Net Operating Income (NOI) Calculation	
INCOME	
Rental Income	\$ 301,560.00
CAM Income	
Total Income	\$ 301,560.00
EXPENSES	
*Property Taxes	\$ 31,565.00
Insurance	\$ 14,379.00
Maintenance & Cleaning	\$ 19,243.00
Repairs	\$ 11,968.00
Utilities	\$ 6,577.00
Management Fee	\$ -
Other Expenses	\$ -
Total Expenses	\$ 83,732.00
Net Operating Income	\$ 217,828.00

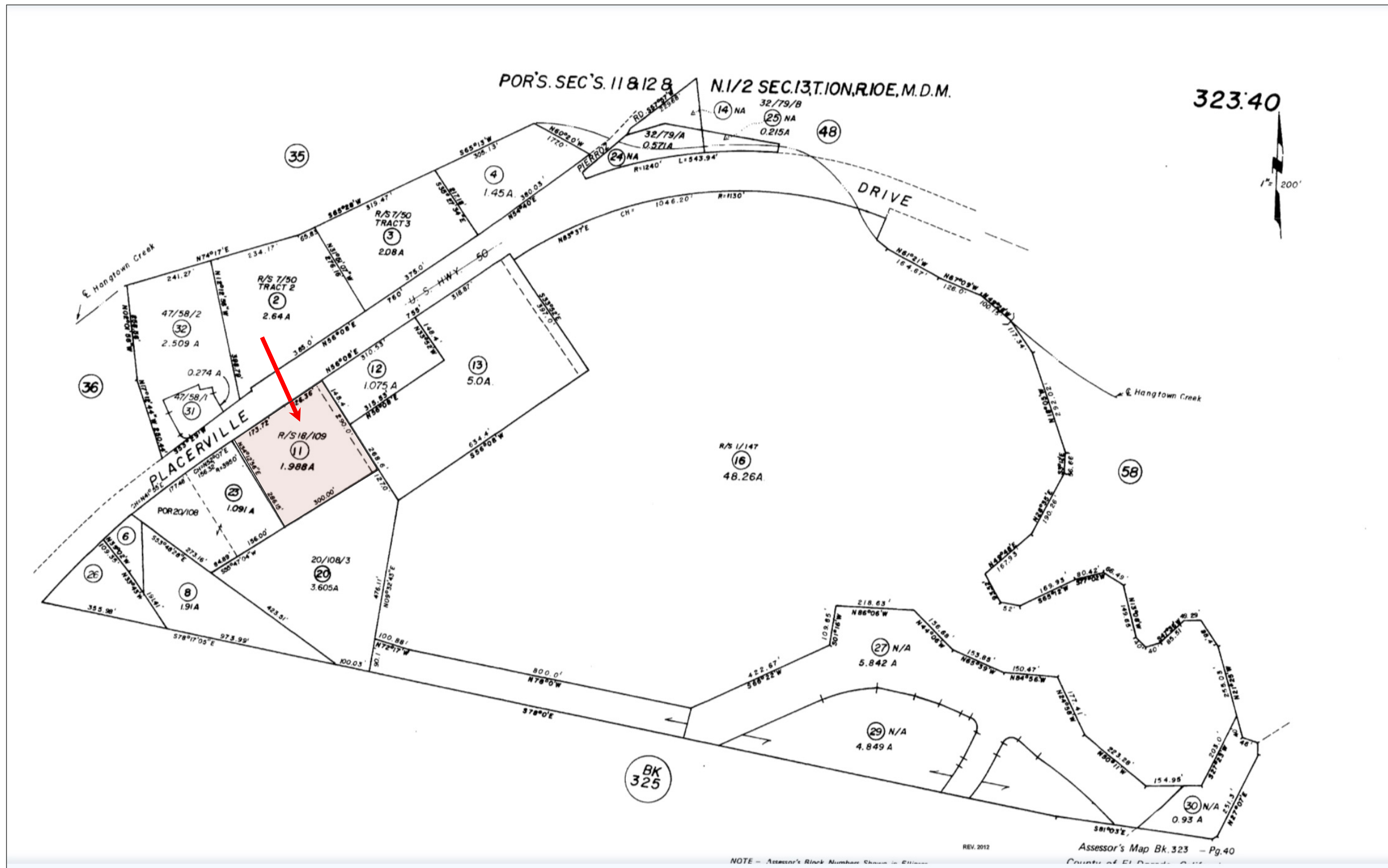
** Estimated property taxes based on \$2,950,000 asking price*

CAP RATE		CURRENT
Net Operating Income	\$	217,828.00
Price	\$	2,950,000.00
Cap Rate		7.38%

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TAX MAP | APN# 323-400-023-000, El Dorado County)



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PIONEER PLAZA – PLACERVILLE CITY ON THE MAP



PIONEER PLAZA – LOCATION ON LOCAL MAP









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