

OFFERING MEMORANDUM

CITIBANK
3501 ARDEN WAY
SACRAMENTO, CALIFORNIA (SACRAMENTO MSA)

DONG
INVESTMENT SERVICES GROUP

\$3,352,333.00
4.5% CAP RATE
\$150,864 NOI



Bob Dong
Tel: (916) 669-4560
bob.dong@tricommercial.com
BRE Lic #: 00581221

Jared Dong
Tel: (916) 669-4561
jared.dong@tricommercial.com
BRE Lic #: 01478101

DISCLOSURE

TRI Commercial Real Estate Services, Inc. ("Broker") has been retained and authorized by the property owner ("Owner") to exclusively prepare and distribute the enclosed information ("Investment Offering") for the purpose of soliciting offers to purchase from interested parties. Neither the Broker nor Owner makes any representation or warranty, expressed or implied, as to the completeness or accuracy of the material contained in this Investment Offering.

Prospective buyers of the property are advised that changes may have occurred in the physical or financial condition of the property since the time this Investment Offering or the financial statements therein were made by Broker and are based upon assumptions or events beyond the control of the Broker and Owner, and therefore may be subject to variation. Prospective buyers of the property are advised and encouraged to conduct their own comprehensive review and analysis.

The Investment Offering is a solicitation of interest only and is not an offer to sell the property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering or making an offer to purchase the property unless and until a purchase and sale agreement has been mutually executed by buyer and seller.

This Investment Offering is confidential. By accepting the Investment Offering, you agree that (a) you will hold and treat the Investment Offering and its contents in strict confidence, (b) you will not photocopy or duplicate any part of the Investment Offering, (c) you will not disclose the Investment Offering or its contents to any other entity without the prior written authorization of the Owner, and (d) you will not use the Investment Offering in any fashion or manner detrimental to the Owner or Broker.

We have obtained the information contained in the Investment Offering from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We have included projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Property walkthroughs are to be conducted by appointment only. Please contact broker for additional information.

TABLE OF CONTENTS

- Property Information
- Net Operating Income/Lease Details
- Location Map
- About the Region & Area Aerial
- Aerial
- Oblique Aerial
- Oblique Aerial - Northwesterly Perspective
- Photos
- Demographics
- Tenant Profile
- Adjacent Property - Merlone Geier Expansion and Renovation Plan

PROPERTY INFORMATION

Building

3501 Arden Way is an approximate 2,800 square foot, freestanding Citibank building, located on 0.27 acres at the NEC of Arden Way and Watt Avenue in Sacramento, California.

Community

Sacramento, California. Approximately 6 miles northeast of Downtown Sacramento, the area surrounding the site is one of the most affluent communities in Sacramento County.

Unique Attributes

This Citibank is located at the hard corner of one of the best commercial intersections in Sacramento. Located at the intersection of Arden Way and Watt Avenue, the building has unobstructed frontage along two major arterials. All commercially feasible hard corner properties at major intersections within 3 miles have been developed.

Deposits

As of June 30, 2017, this branch had deposits of \$76,000,000, which are the 3rd highest among Citibank branches in the Sacramento area.

Long Term Tenant Occupancy

Citibank has been operating out of this location for over 27 years.

Significant Traffic Counts

Watt Avenue - 55,190 ADT (2017)

Arden Way - 27,083 ADT (2017)

Total at Intersection - 82,273 ADT (2017)

NET OPERATING INCOME / LEASE DETAILS

Net Operating Income

Initial Term		Monthly Rent	Annual Rent
Years 1-10	October 1, 2008 - September 30, 2018	\$9,576.00	\$114,912.00
Years 11-15	October 1, 2018 - September 30, 2023	\$12,572.00	\$150,864.00
Years 16-20	(Option 1)	Fair Market Value	Fair Market Value
Years 21-25	(Option 2)	Fair Market Value	Fair Market Value

Term

5 years remaining on the initial term of 15 years.
The lease commenced on October 1, 2008.

Landlord Responsibility

This is a NNN lease. Tenant is responsible for real estate taxes, insurance, and maintenance. Landlord has no responsibility for roof and structure.

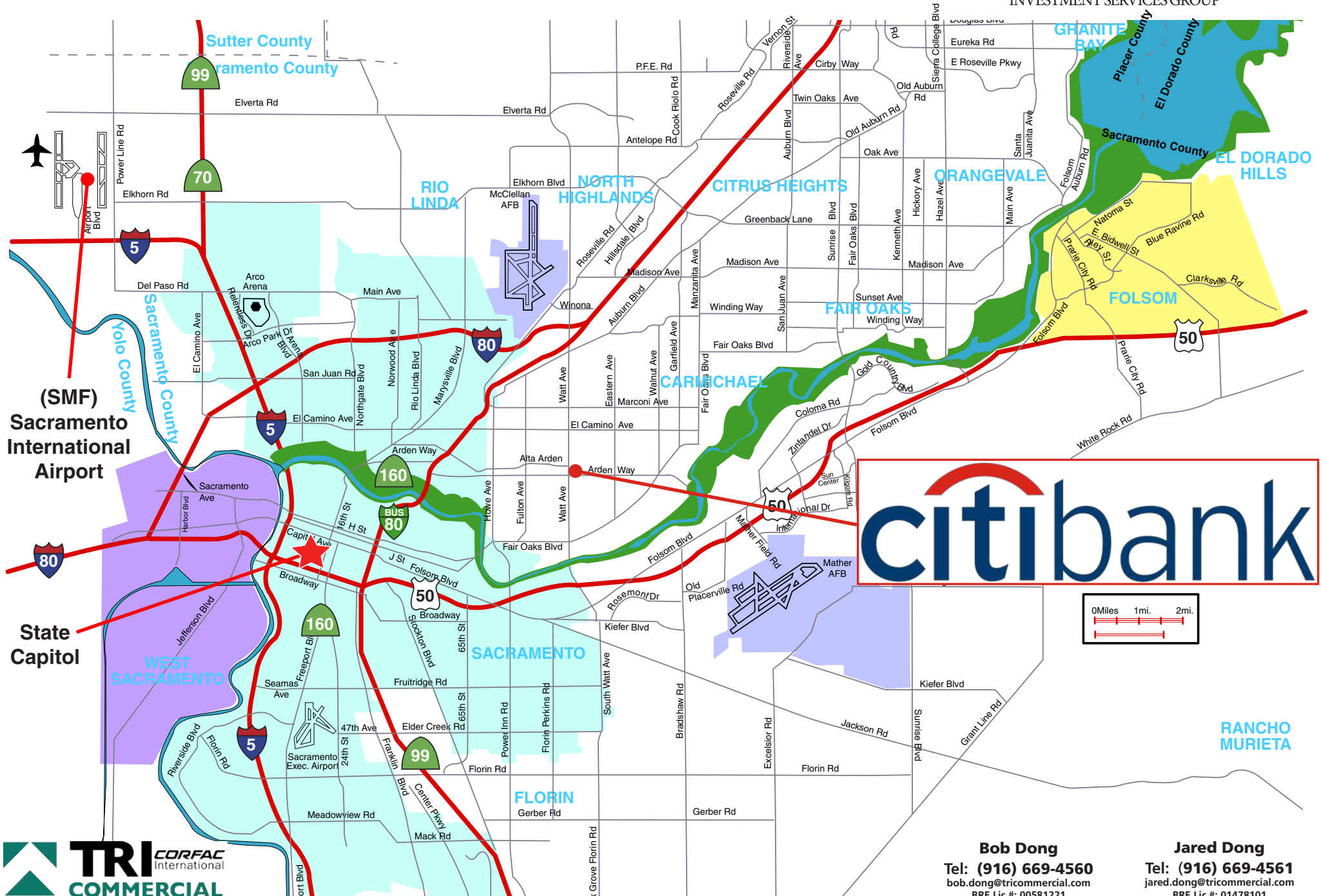
Long Term Tenant

Since 1990, Citibank has been operating at this location. Citibank's initial occupancy was through a sublease of the premises from PNC Bank. When PNC's lease on the property expired in 2008, Citibank entered into a lease directly with the property owner.



LOCATION MAP

DONG
INVESTMENT SERVICES GROUP

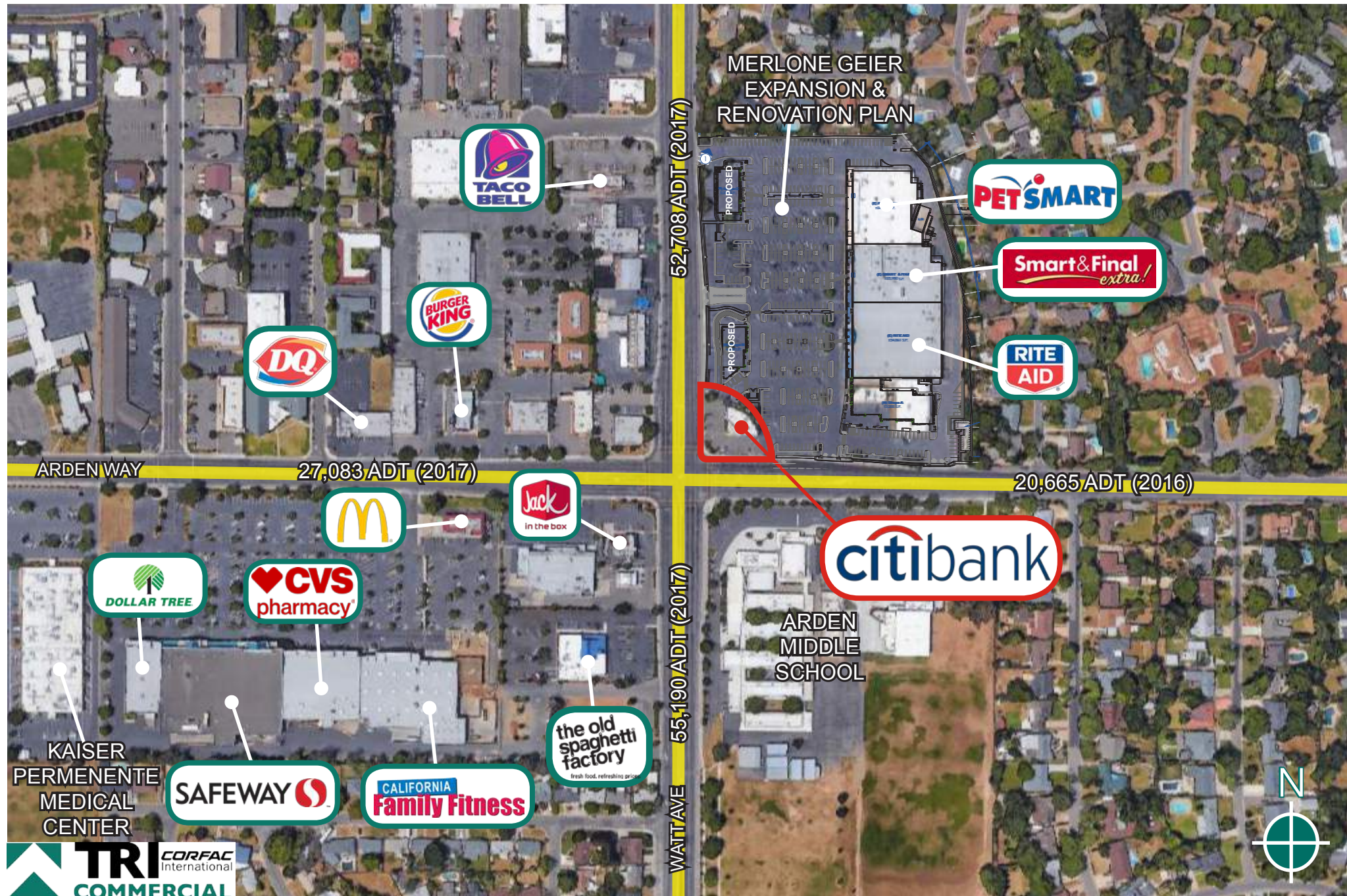


ABOUT THE REGION & AREA AERIAL

- Located in the heart of Sacramento County, Arden-Arcade/Carmichael is home to the largest mass of affluent residential housing in Sacramento County.
- Sacramento is the state capitol of California, the 4th largest metropolitian area in the state, and 27th largest in the United States.



AERIAL



OBLIQUE AERIAL

DONG
INVESTMENT SERVICES GROUP



OBLIQUE AERIAL - NORTHWESTERLY PERSPECTIVE

DONG
INVESTMENT SERVICES GROUP



PHOTOS

DONG

INVESTMENT SERVICES GROUP



DEMOGRAPHICS

DONG

INVESTMENT SERVICES GROUP



3501 Arden Way	1-Mile	2-Mile	3-Mile
Population			
2017 Estimated Population	15,271	67,624	142,649
2022 Projected Population	16,275	72,104	152,132
Households			
2017 Esimated Households	6,274	29,687	61,759
2022 Projected Households	6,558	31,023	64,532
Income			
2017 Est. Average Household Income	\$96,495	\$88,334	\$84,071
2017 Est. Median Household Income	\$116,925	\$105,715	\$100,167
Consumer Expenditure			
2017 Est. Total Household Expenditure	\$421 M	\$1.88 B	\$3.79 B
Education			
2017 Est. Adult Pop. (25 Years or Over)	10,945	48,044	101,410
2017 Est. Elementary (Grade Level 0-8)	4.4%	4.7%	4.1%
2017 Est. Some High School (Grade Level 9-11)	4.2%	4.8%	5.5%
2017 Est. High School Graduate	19.2%	20.2%	19.7%
2017 Est. Some College	26.3%	24.3%	25.0%
2017 Est. Associate Degree Only	7.8%	8.3%	9.2%
2017 Est. Bachelor Degree Only	22.8%	23.3%	22.1%
2017 Est. Graduate Degree	15.3%	14.3%	14.3%
Daytime Demographics			
Total Businesses	1,066	3,756	8,018
Total Employees	7,529	29,029	66,589

TENANT PROFILE

DONG
INVESTMENT SERVICES GROUP



Citibank, N.A. provides commercial and consumer banking products and services. It offers checking accounts, savings accounts, certificates of deposit, and individual retirement accounts and rollovers; credit cards; lending products, such as home equity lines and loans, personal lines and loans, and mortgages; and investment products, which include insurance, annuities, advisory accounts, bonds, mutual funds, and securities backed lending; and financial education on wealth management. The company also provides business and small business banking products, cash management, treasury management, and merchant services. In addition, it provides online banking, mobile and tablet banking, online bank statements, online bill payments, debit card, and electronic transfers, as well as global client services and financial planning tools. Citibank, N.A. was formerly known as First National City Bank and changed its name to Citibank, N.A. in March 1976. The company was founded in 1812 and is based in Sioux Falls, South Dakota with locations and offices worldwide. Citibank, N.A. operates as a subsidiary of Citicorp.

ADJACENT PROPERTY - MERLONE GEIER EXPANSION AND RENOVATION PLAN

DONG
INVESTMENT SERVICES GROUP

