



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

GOODWILL
DONATION X PRESS

Goodwill

5107 Fair Oaks Boulevard
Carmichael, CA 95608

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,500 SF Goodwill Located at 5107 Fair Oaks Boulevard in Carmichael, CA. This Opportunity Includes a Recently Signed New 5 Year Lease Extension Demonstrating Their Strong Commitment to the Site Located in the Sacramento MSA, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,677,500
CAP	5.25%
NOI	\$88,072
PRICE PER SF	\$671.00
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	5107 Fair Oaks Boulevard Carmichael, CA 95608
COUNTY	Sacramento
BUILDING AREA	2,500 SF
LAND AREA	0.64 AC
BUILT	1978



GOODWILL

HIGHLIGHTS

- Triple Net (NNN) Lease With Minimal Landlord Responsibilities
- 3% Annual Rental Increases Through the Remaining Term and One (5) Year Option Period
- Over a 10 Year Operating History With a Strong Corporate Guarantee
- Recently Signed a New 5 Year Lease Extension Demonstrating Their Strong Commitment to the Site
- Located in an Affluent Sacramento Suburb With an Average Household Income of \$130,100 Within a 1-Mile Radius of Property
- Fair Oaks Boulevard Sees Over 28,000 VPD
- Excellent Demographics With Population Over 141,800 Residents Within a 3-Mile Radius
- Sacramento County Has Been the State Capital of California Since 1854 and the 26th Largest MSA in the U.S.
- Established 117 Years Ago, Goodwill Remains a Household Name and Leading Nonprofit Provider of Educational and Workforce-Related Services
- Goodwill Industries International (GII) is a Network of 158 Community-Based Organizations in the U.S. and Canada With a Presence in 12 Other Countries
- Nearby Tenants Include: Raley's, 24 Hour Fitness, Circle K, Shell, The UPS Store, Peet's Coffee, McDonald's and More



LEASE SUMMARY

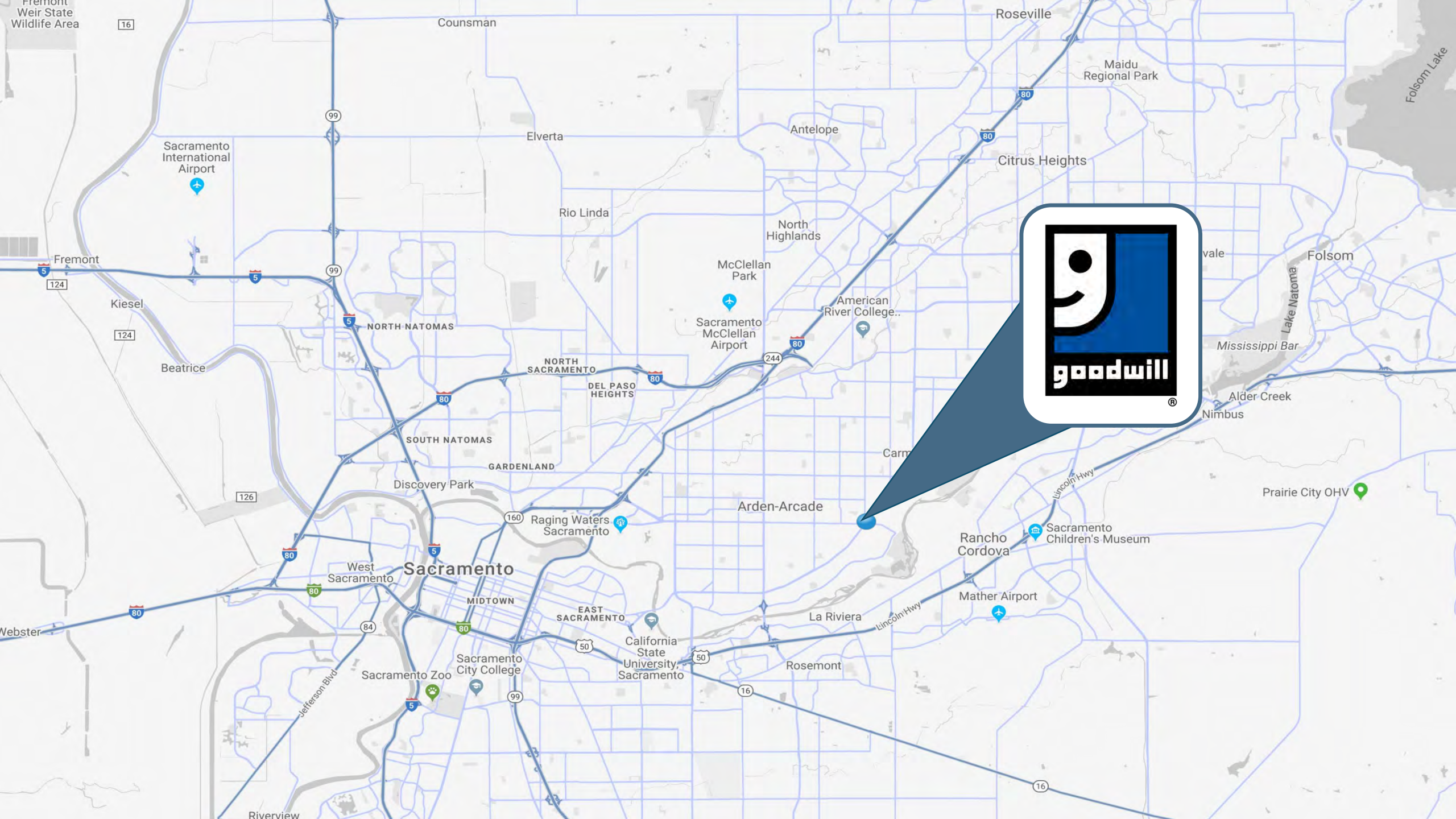
TENANT	Goodwill Industries of Sacramento Valley & Northern Nevada, Inc.
PREMISES	A Building of Approximately 2,500 SF
LEASE COMMENCEMENT	February 19, 2009
LEASE EXPIRATION	July 31, 2024
LEASE TERM	4+ Years Remaining
RENEWAL OPTIONS	1 x 5 Year
RENT INCREASES	3% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Donation Collections Operations
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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2,500	\$88,072	\$35.23
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ACTUAL PROPERTY IMAGES



CYCLEIN
INDOOR CYCLING STUDIO

Raley's

Walnut Ave



CIRCLE K



EL FORESTERO
Mexican Restaurant

Shannon's House
Fine Home Furnishings



La Hacienda el Sol

ups
SUBWAY
health
markets.
Clubhouse SPORTS BAR & GRILL

Arden Oak
Apartments

Arden Way

Village
MONTESSORI

Fair Oaks Blvd

24 FITNESS

Arden Way
Apartments



MATTEOS
PIZZA & BISTRO



Crazy
for
Yogurt

AQUAMARINE JEWELERS

Eastern Ave

Walnut Ave

Fair Oaks Blvd

Arden Way



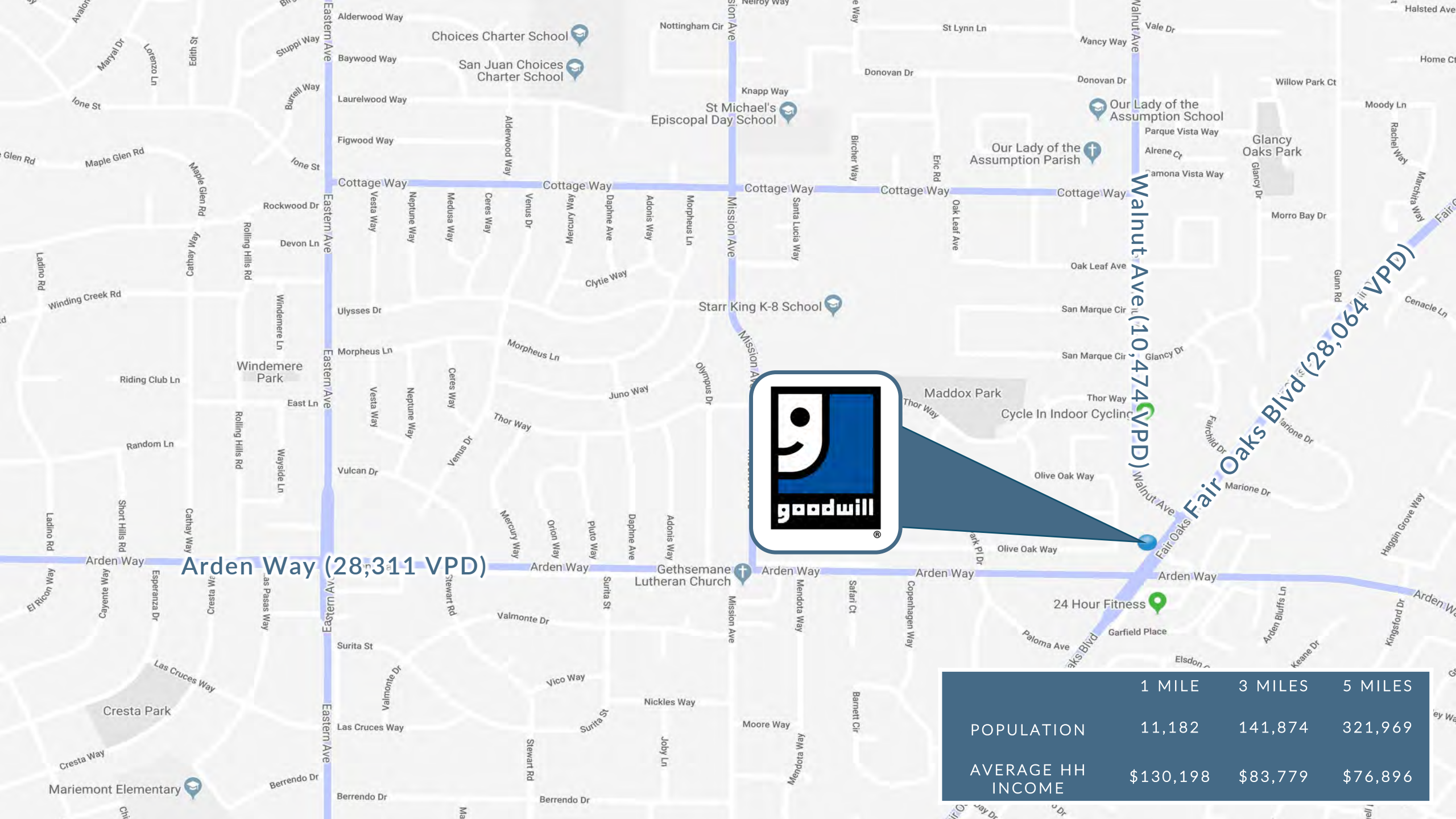
CARMICHAEL | SACRAMENTO COUNTY | CA

Carmichael is a census-designated place in Sacramento County in the state of California. The town is a suburb in the Greater Sacramento metropolitan area. Carmichael's 2017 population was estimated to be over 70,000 people living in the area. Carmichael is also part of the Sacramento-Arden-Arcade-Roseville Metropolitan Statistical Area which has about 2,296,418 people living in the area. The city is 10 miles northeast of California's capital, Sacramento.

Due to the cities close proximity, Sacramento's economy affects Carmichael's. The state's capital is the economic and cultural core of the surrounding area. The city is home to California State University, Sacramento, which is one of the 23 campuses of the California State University system. Located nearby is the University of California, Davis and affiliated UC Davis Medical Center, a world-renowned research hospital. The Sacramento metropolitan area is the fifth largest in California and it is the 27th largest in the United States. Sutter Health, Blue Diamond Growers, Aerojet Rocketdyne, Teichert, and The McClatchy Company are among the largest companies based in Sacramento.

Carmichael is only a 15 minute drive to Sacramento's downtown. The area is home to California State Capitol Museum, which is an elegant, long-standing museum documenting the history of California via exhibits, artifacts and more. The area is also home to the Sutter's Fort State Historic Park which is the oldest restored fort in the U.S. and depicts pioneer life via costumed docents, programs and exhibits. The city includes the Sacramento Zoo which is a longtime, 15-acre animal park housing native and endangered species, plus a giraffe encounter exhibit. The city also includes the Old Sacramento Waterfront District which was founded in 1849, and is an 8-block area offering a visitor center, museums and a variety of history tours.





Arden Way (28,311 VPD)

Walnut Ave (10,474 VPD)

Fair Oaks Blvd (28,064 VPD)



	1 MILE	3 MILES	5 MILES
POPULATION	11,182	141,874	321,969
AVERAGE HH INCOME	\$130,198	\$83,779	\$76,896

GOODWILL

TENANT PROFILE

Goodwill Industries International Inc., or shortened to Goodwill, was founded in 1902 as an American nonprofit organization that provides job training, employment placement services, and other community-based programs for people who have barriers preventing them from obtaining a job. Goodwill is funded by a massive network of retail thrift stores which operate as nonprofits as well. Goodwill's answer to its profit status is "As a unique hybrid called a social enterprise, we defy traditional distinctions. Instead of a single bottom line of profit, we hold ourselves accountable to a triple bottom line of people, planet, and performance."

In addition to the company's 158 local organizations in the United States and Canada, Goodwill has a presence in 12 other countries. Goodwill operates as a network of independent, community-based organizations in South Korea, Venezuela, Brazil, Mexico, Panama, Uruguay, the United States, Canada, and 8 other countries. In 2018, Goodwill helped more than 242,000 people train for careers in industries such as banking, IT and health care, to name a few, and get the supportive services they needed to be successful, such as English language training, additional education, and access to transportation and child care. In 2018, Goodwill also made a profit of \$5.9 billion, and was named #14 in Forbes "100 Largest U.S. Charities".



COMPANY TYPE
Nonprofit Organization



FOUNDED
1902



OF LOCATIONS
2,800+



HEADQUARTERS
Derwood, MD



WEBSITE
goodwill.org

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE



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