



SPECIAL PURPOSE PROPERTY FOR SALE

U.S. FOREST SERVICE

22830 Foresthill Road, Foresthill, CA 95631

Exclusively Listed By:

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CLICK ON THE FOLLOWING LINKS:

Google Map

Street View



EXECUTIVE SUMMARY

OFFERING SUMMARY

List Price:	\$1,971,000
NOI:	\$140,933
Cap Rate:	7.15%
Land Acreage:	0.83 Acres
Year Built:	1969
Building Size:	6,830
Price / SF:	\$288.58
Renovated:	2014
Rent / SF:	\$21.07

LEASE SUMMARY

Lease Type:
Taxes / Insurance / CAM:
Roof:
Term Remaining:
Original Lease Term:
Commencement Date:
Current Term Expiration:
Options:

PROPERTY HIGHLIGHTS

Modified Gross	• Single Tenant Government Tenant with Over Two Years Remaining
Landlord	• Recent Improvements Include New HVAC Unit and Landscaping
Landlord	• This Site has been Deemed Mandatory for Firefighting Efforts in the Area Firefighting Operations are Coordinated During the Summer Fire Season
2 Years	• Leased Via the Government Service Association Headquarters of the American River District of the Tahoe National Forest
10 Years	• Strategically Located on Foresthill Road Adjacent to Foresthill Divide School
12/1/2013	• Ample Parking with 42 Free Surface Spaces
12/1/2023	• Approximately 50 miles from Sacramento and 57 Mile from the Sacramento International Airport
None	

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INCOME & EXPENSES

INCOME SUMMARY

PER SF

Base Rent	\$143,908	\$21.07
TI Rent	\$27,497	\$4.03
Operating Cost Contribution	\$34,286	\$5.02
Gross Income	\$205,691	\$30.12

EXPENSE SUMMARY

PER SF

Building Maintenance	\$3,499	\$0.51
Insurance	\$3,522	\$0.52
Janitorial	\$21,023	\$3.08
Building Repairs	\$3,500	\$0.51
Real Estate Taxes	\$9,086	\$1.33
Electric	\$7,000	\$1.02
Gas	\$3,327	\$0.49
Water	\$1,301	\$0.19
Trash Removal	\$2,222	\$0.33
Capital Reserve (0.30 PSF)	\$2,049	\$0.30
Management Fee (4.0% EGI)	\$8,228	\$1.20
Gross Expenses	\$64,757	\$9.48

Net Operating Income	\$140,933	\$20.63
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LEASE ABSTRACT



LEASE SUMMARY

Lease Type:	Modified Gross
Taxes / Insurance / CAM:	Landlord
Roof / Structure:	Landlord
Term Remaining:	2 Years
Original Lease Term:	10 Years
Commencement Date:	12/1/2013
Current Term Expiration:	12/1/2023
Options:	None

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1 - 25	\$143,908	\$11,992
Base Rent (/ SF)		\$21.07
Net Operating Income		\$140,933

FORESTHILL, CALIFORNIA OVERVIEW



FORESTHILL, CA

Foresthill is located in the northern Central Valley in Placer County, California. It is part of the Sacramento–Arden–Arcade–Roseville Metropolitan Statistical Area. Foresthill is approximately 50 miles from Sacramento, 110 miles from Reno, Nevada and 135 miles from San Francisco.

Sacramento is the capital of California, and the sixth- largest city in California with an estimated population of 513,625. Sacramento has been a leading agricultural and transportation center for most of its history. The city has become a popular place to live for its reduced cost of living and proximity to San Francisco and Lake Tahoe. Sacramento is the fastest-growing city in the state, and is known for being a notable financial center on the West Coast and a major educational hub. California State University, Sacramento, and University of California, Davis are all located in Sacramento. Sacramento is a major center for the California healthcare industry, as the seat of Sutter Health, the world-renowned UC Davis Medical Center, and the UC Davis School of Medicine.

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OVERVIEW

Company: USDA Forest Service
Founded: 1905
Headquarters: Boise, ID
Website: www.fs.usda.gov

TENANT HIGHLIGHTS

- Tahoe National Forest Contains About 1.2 Million Acres within Forest Boundary
- 800,000 Acres are National Forest System Land
- The Forest is Divided into 4 Ranger Districts

U.S. FOREST SERVICE PROFILE



TENANT OVERVIEW

The United States Forest Service (USFS) is an agency of the U.S. Department of Agriculture that administers the nation's 154 national forests and 20 national grasslands. The Forest Service manages 193 million acres of land. Major divisions of the agency include the Chief's Office, National Forest System, State and Private Forestry, Business Operations, and Research and Development. The agency manages about 25% of federal lands and is the only major national land management agency not part of the U.S. Department of the Interior, which manages the National Park Service, the U.S. Fish and Wildlife Service, and the Bureau of Land Management.

The Tahoe National Forest contains about 1.2 million acres within the Forest boundary, however about 400,000 acres are privately owned and the other 800,000 acres are National Forest System land. The Forest is divided into 4 Ranger Districts with offices in Sierraville (Sierraville Ranger District), Truckee (Truckee Ranger District), Foresthill (American River Ranger District), and Camptonville (Yuba River Ranger District). The Forest Headquarters office is located in Nevada City. A District Ranger is responsible for managing each district and supervises district staff. The Forest Supervisor oversees the entire Forest, forest staff, and the Ranger District personnel. Each district has differing terrain, land use patterns, resources and recreation opportunities.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





ADDITIONAL PHOTOS

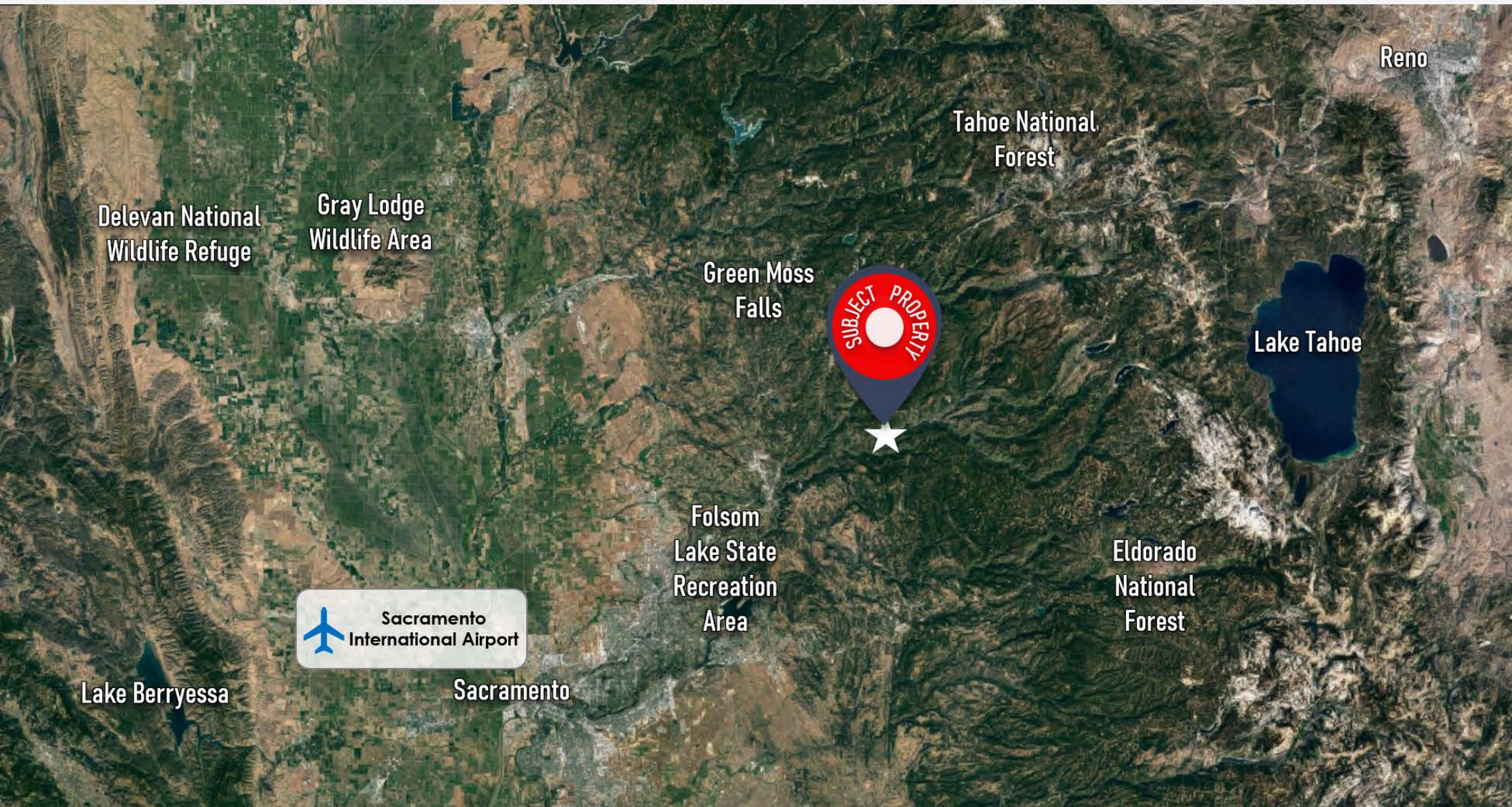
ADDITIONAL PHOTOS



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AERIAL



Reno

Tahoe National
Forest

Delevan National
Wildlife Refuge

Gray Lodge
Wildlife Area

Green Moss
Falls



Lake Tahoe

Folsom
Lake State
Recreation
Area

Eldorado
National
Forest



Sacramento
International Airport

Lake Berryessa

Sacramento

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RETAILER MAP





REGIONAL

Medford

Redding

Reno

NEVADA

Sacramento

San Francisco

San Jose

Fresno

CALIFORNIA

Bakersfield

Las Vegas

HUALA
RESE

LOCATION



Forest Hill

AERIAL



U.S. FOREST SERVICE

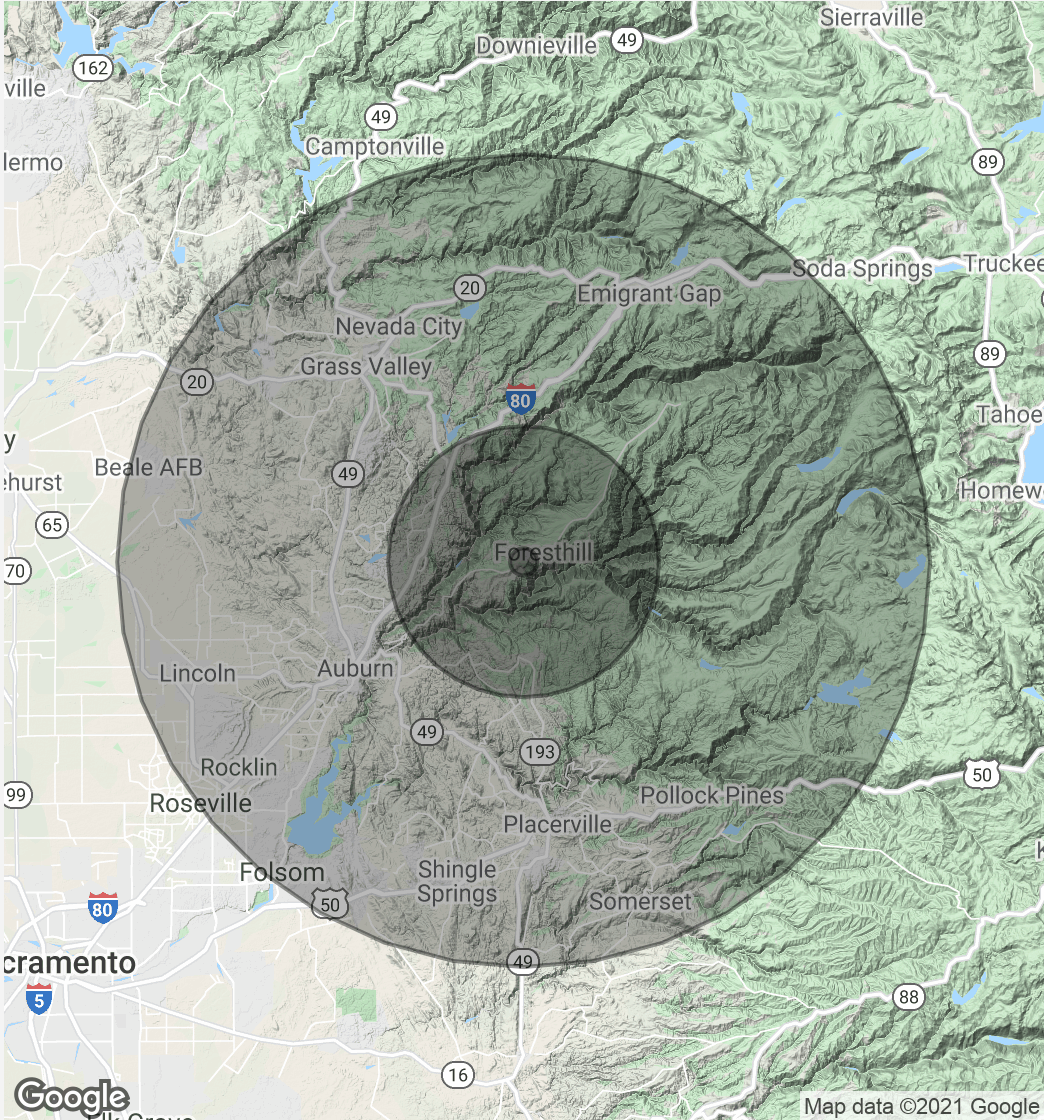
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	33	13,714	426,969
Average age	49.9	47.7	45.0
Average age (Male)	49.4	46.8	44.0
Average age (Female)	50.3	48.2	45.8

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	13	5,551	166,590
# of persons per HH	2.5	2.5	2.6
Average HH income	\$76,218	\$74,801	\$90,552
Average house value		\$409,603	\$509,802

* Demographic data derived from 2010 US Census



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