

Firestone

RANCHO CORDOVA (SACRAMENTO MSA), CA

BERKELEY
CAPITAL ADVISORS



BERKELEY

CAPITAL ADVISORS

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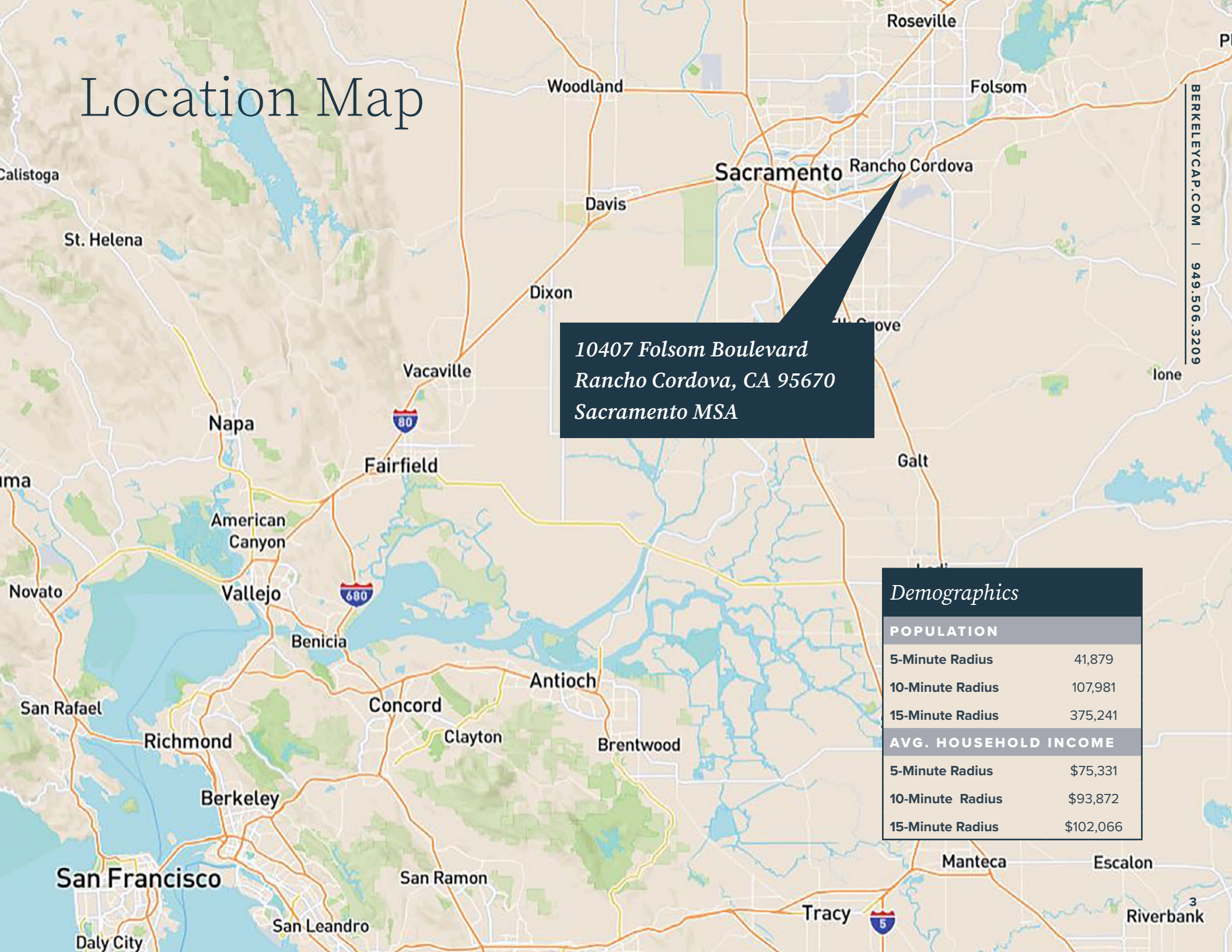
10 Burton Hills Blvd., Suite 220
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615.727.8818

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1 Page Ave., Suite 202
Asheville, NC 28801
704.714.2365

IN COOPERATION WITH
CCS CAPITAL PARTNERS, INC
CALIFORNIA REAL ESTATE
LICENSE NO.: 02138521

Location Map



*10407 Folsom Boulevard
Rancho Cordova, CA 95670
Sacramento MSA*

Demographics

POPULATION

5-Minute Radius	41,879
10-Minute Radius	107,981
15-Minute Radius	375,241

AVG. HOUSEHOLD INCOME

5-Minute Radius	\$75,331
10-Minute Radius	\$93,872
15-Minute Radius	\$102,066

Investment Overview

PROPERTY

Firestone

ADDRESS

*10407 Folsom Boulevard
Rancho Cordova, CA 95670
Sacramento MSA*

GUARANTOR

Corporate

RENT COMMENCEMENT

February 1, 1972

LEASE EXPIRATION

January 31, 2027

ORIGINAL LEASE TERM

20 Years

LEASE TERM REMAINING

±4.75 Years

OPTIONS REMAINING

Three, 5-Year

LEASE TYPE

NN+**

LANDLORD RESPONSIBILITIES

Roof, Structure, and Parking Lot

NOI

\$142,488

RENT INCREASES

15% in Options

RIGHT OF FIRST REFUSAL

Yes - 10 Days

LOAN QUOTE INFORMATION

Max LTV/LTC: 60%

Rate: 4.10%

Term: 10-yrs. (5+5)

Amortization: 30-years

Prepayment: None

Lender Fee: Waived

*For more loan information, please contact:
Brian Krebs
Direct 949.519.2707 | Mobile 818.606.9476
brian.krebs@trinitycapcorp.com*

\$2,850,000

Asking Price (5.00% Cap Rate)

RENT SCHEDULE

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	CAP RATE
Current - 1/31/27	\$11,874.00	\$142,488	—	5.00%
Option 1	\$13,655.10	\$163,861	15%	5.75%
Option 2	\$15,703.37	\$188,440	15%	6.61%
Option 3	\$18,058.87	\$216,706	15%	7.60%

ADDITIONAL INFORMATION/FOOTNOTES

**Roof was recently replaced and has a new, 20-year, transferable roof warranty.*

***Landlord may collect a management fee of 3% (±\$4,275) of the current annual rent, which is not included in the NOI.*

PROPERTY DETAILS

8,049
Square Feet

0.89
Acres

1971
Year Built

41
Parking Spaces

*Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period.
The information contained herein has been obtained from sources we deem reliable.*

Property Highlights

PROPERTY HIGHLIGHTS

- Corporate guaranteed lease from Bridgestone Corp | A/A2 investment-grade credit rating from S&P/Moody's
- Sales increased 25% in 2021 | Tenant is currently operating at a sub-7% rent-to-sales | Speak with Agent for more details
- Tenant is currently paying under \$18/SF in rent, which is believed to be 30-40% below-market for auto service centers in the area
- Hands-off investment | Landlord may collect a management fee of 3% (\pm \$4,275) of the current annual rent, which is not included in the NOI | Immediate upside potential
- Roof recently replaced with a new, 20-year transferable roof warranty
- Firestone recently exercised an option to extend the lease with a 15% rent increase, showing excellent commitment to the location
- Above-market, fixed 15% rent increases in each option period | A majority of new Firestone BTS leases only offer 5% increases
- Proven location | This site has served the community for 50+ years
- Significant barrier to entry as new, conditional-use permits allowing auto service use are extremely difficult to obtain
- High volume capacity with 13 service bays
- About 2 miles west of the Rio Del Oro project | Largest development in the city's history | 3,800-acre site that will encompass 7.6MM SF of commercial, professional, and industrial space, 12,000 homes, one of the largest parks in the region at 130 acres, and the city's next high school | Click [here](#) for more info
- Location 1.5 miles down Folsom Rd from the Kassis Project | 41-acre planned development that is designed to encompass a minimum of 240+ housing units
- Population in Rancho Cordova has increased 16+% since 2003
- Dense and affluent area | \pm 108,000 with an Avg HH Income of \$93,000+ reside within a 10-minute drive of the site

DEMOGRAPHIC SNAPSHOT

375,241

2021 POPULATION WITHIN
FIFTEEN MINUTES

\$102,066

2021 AVERAGE HOUSEHOLD
INCOME WITHIN FIFTEEN MINUTES

16.7%

2000-2021 POPULATION GROWTH
WITHIN FIFTEEN MINUTES





Mathers Airport
275 flights/day

Abraham Lincoln & AM
Winn Elementary Schools
937 total students



Rio Americano &
Jesuit High Schools
2,953 total students



EL DORADO FWY - 178,800 VPD



Sacramento/Mathers
VA Hospitals
126 total beds

MATHER FIELD RD - 15,300 VPD



Folsom Lake College
Rancho Cordova



COLOMA RD - 17,000 VPD



FOLSOM BLVD - 42,900 VPD





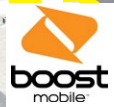
Sacramento/Mathers
VA Hospitals
126 total beds

Walmart
Supercenter



SAFeway

Sunrise
Waffle Shop



EL DORADO FWY - 178,800 VPD

FOLSOM BLVD - 42,900 VPD

COLOMA RD - 17,000 VPD



SW

Mathers Airport
275 flights/day

Cordova Villa
Elementary School
469 students

Sacramento/Mathers
VA Hospitals
126 total beds

Abraham Lincoln & AM
Winn Elementary Schools
937 total students

MATHER FIELD RD - 15,300 VPD

EL DORADO FWY - 178,800 VPD



White Rock
Elementary School
441 students



See's
CANDIES



FOLSOM BLVD - 42,900 VPD



COLOMA RD - 17,000 VPD





Cordova High School
1,851 students

Ancil Hoffman Park
& Golf Course
396 acres

Peter J Shields
Elementary Schools
368 total students

W.E. Mitchell Middle &
Williamson Elementary
1,413 total students

Mills Middle School
764 students

Rancho Cordova
Elementary Schools
446 total students

AS Fresh Meat
and Deli


Firestone


**boost
mobile**


**TAQUERIA
FAVORITO**
Cocina Mexicana

Sunrise
Waffle Shop


MOUNTAIN MIKE'S
PIZZERIA

Viva
Supermarket



COLOMA RD - 17,000 VPD

FOLSOM BLVD - 42,900 VPD

Property Photos



Tenant Overview



BRIDGESTONE
Your Journey, Our Passion

Firestone Tire and Rubber Company is an American tire company founded by Harvey Firestone in 1900 to supply pneumatic tires for wagons, buggies, and other forms of wheeled transportation common in the era. In 1988, the company was sold to the Japanese Bridgestone Corporation.

In 2004, created Firestone Complete Fleet Care was created to cater to the needs of vehicle fleet owners. Offering more maintenance bays than any other fleet service provider in the world, Firestone Complete Fleet Care provides purchasing programs featuring competitive prices, centralized invoices and nationwide warranties at nearly 5,000 service locations across the country.

In 2005, the retail operation introduced a new name, Firestone Complete Auto Care, and new layout for its retail stores to enhance the entire customer experience. Today, Bridgestone Retail Operations is headquartered in Nashville, Tenn., and operates the largest network of company-owned automotive service providers in the world — nearly 2,200 tire and vehicle service centers across the United States — including Firestone Complete Auto Care, Tires Plus, and Wheelworks.

A
Credit Rating (S&P)

276
Fortune 500 Ranking

2,200
Total Locations

BRDCY
NYSE Ticker Symbol

\$28.52B
Market Cap

40,000
Total Employees



Market Overview – Sacramento, CA



#3

*Most Diverse City
in America*

2.68M

SACRAMENTO METRO POPULATION,
WHICH INCLUDES RANCHO CORDOVA

#7

*Healthiest City
in America*

77K

THE STATE OF CALIFORNIA EMPLOYS
77,172 PEOPLE IN SACRAMENTO METRO

#1

*U.S. City with the Most
Number of Trees per
Square Foot*

#1

*The Sacramento Kings
are the longest running
NBA franchise*

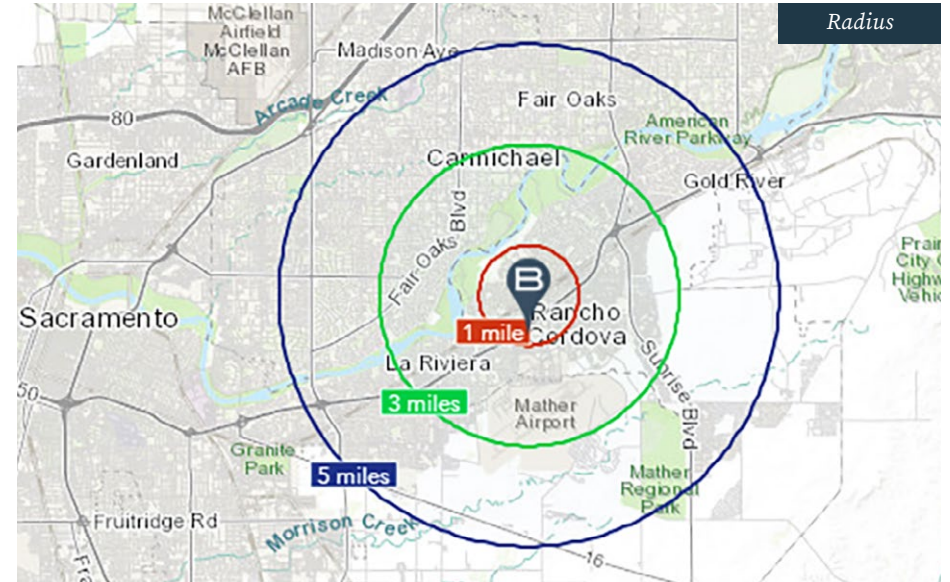
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COLLEGES/UNIVERSITIES IN METRO
SACRAMENTO WITH 129,406 TOTAL
STUDENTS

Demographics

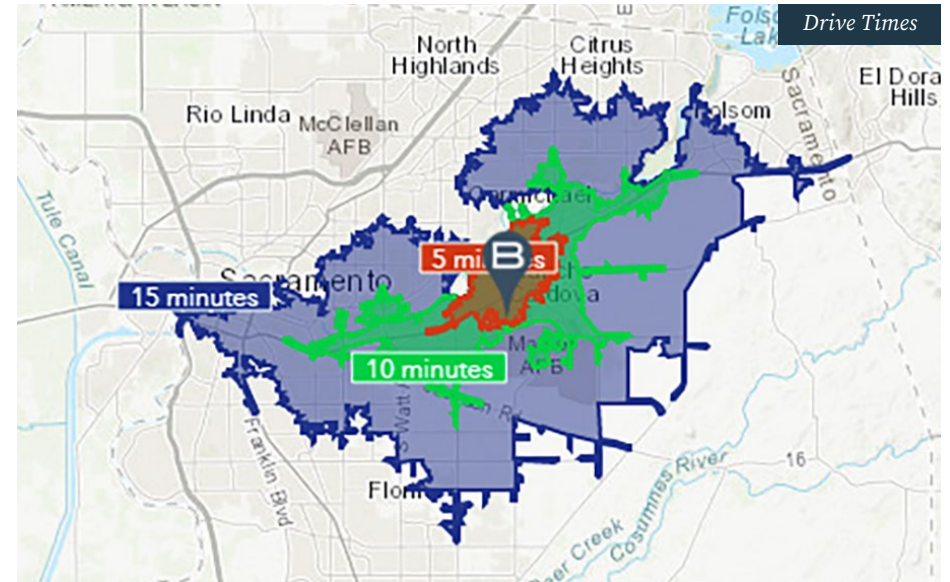
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	23,122	95,005	234,907
2021 Population	22,556	92,293	229,055
2010 Census	21,763	86,621	218,023
2000 Census	21,785	83,353	208,106
2021-2026 Annual Rate	0.50%	0.58%	0.51%
2010-2021 Annual Rate	0.32%	0.57%	0.44%
2000-2010 Annual Rate	-0.01%	0.39%	0.47%
HOUSEHOLDS			
2026 Total Households	8,425	36,126	92,328
2021 Total Households	8,242	35,264	90,453
2010 Households	7,993	33,423	86,851
2000 Households	7,990	32,215	83,616
2021-2026 Annual Rate	0.44%	0.48%	0.41%
2010-2021 Annual Rate	0.27%	0.48%	0.36%
2000-2010 Annual Rate	0.00%	0.37%	0.38%
2021 AVG. HH INCOME	\$70,050	\$93,189	\$103,319



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2026 Projection	42,895	110,900	388,038
2021 Population	41,879	107,981	375,241
2010 Census	39,905	101,783	344,095
2000 Census	40,158	96,439	332,438
2021-2026 Annual Rate	0.48%	0.53%	0.67%
2010-2021 Annual Rate	0.43%	0.53%	0.77%
2000-2010 Annual Rate	-0.06%	0.54%	0.35%
HOUSEHOLDS			
2026 Total Households	15,516	41,961	157,133
2021 Total Households	15,196	41,039	152,660
2010 Households	14,556	39,053	141,557
2000 Households	14,559	37,273	138,107
2021-2026 Annual Rate	0.42%	0.45%	0.58%
2010-2021 Annual Rate	0.38%	0.44%	0.67%
2000-2010 Annual Rate	0.00%	0.47%	0.25%
2021 AVG. HH INCOME	\$75,331	\$93,872	\$102,066



Confidentiality Disclaimer

Berkeley Capital Advisors, LLC ("BCA") has been authorized by the owner of the subject property (the "Seller") to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/ or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker's involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or "broadcast facsimile" communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require

AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein. Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller

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