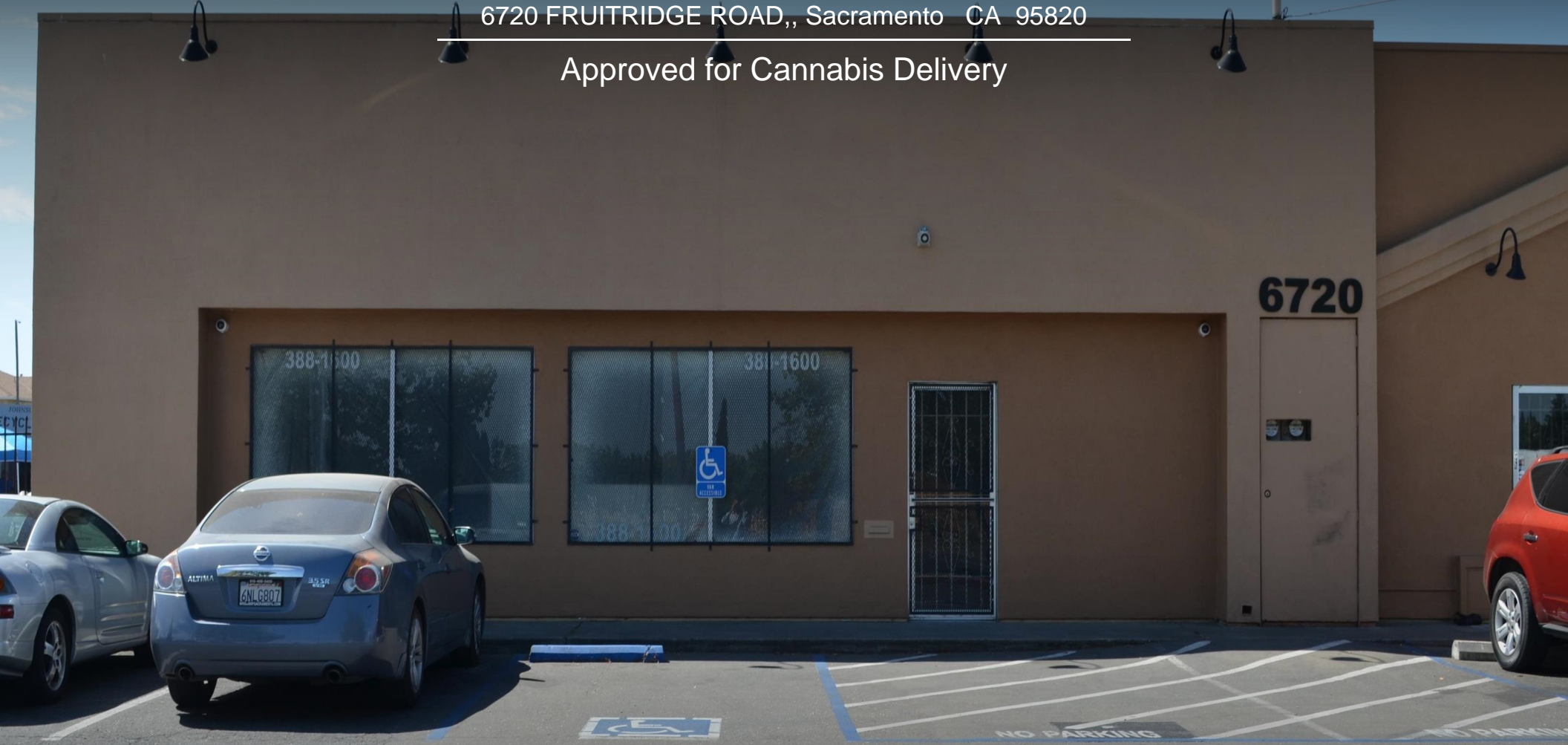


7.5% Cap Retail

6720 FRUITRIDGE ROAD,, Sacramento CA 95820

Approved for Cannabis Delivery



OFFERING MEMORANDUM

7.5% Cap Retail

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10018 Fair Oaks Blvd.
Fair Oaks, CA 95762

OFFERING SUMMARY

ADDRESS	6720 FRUITRIDGE ROAD, Sacramento CA 95820
CITY	Sacramento
MARKET	Sacramento
SUBMARKET	GREEN ZONE
LAND SF	17,350 SF
APN	027-0040-063

FINANCIAL SUMMARY

OFFERING PRICE	\$850,000
PRICE PSF	\$132.81
OCCUPANCY	75.14 %
NOI (CURRENT)	\$6,830
CAP RATE (CURRENT)	0.80 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	25,322	145,202	400,825
2019 Median HH Income	\$47,400	\$43,395	\$53,267
2019 Average HH Income	\$61,635	\$61,596	\$77,108

- RETAIL BUILDING : 6,400 SF
- FENCED BACK YARD
- Two Retail Units
- DAILY TRAFFIC COUNT 12,332
- AVAILABLE: 2,766 SF

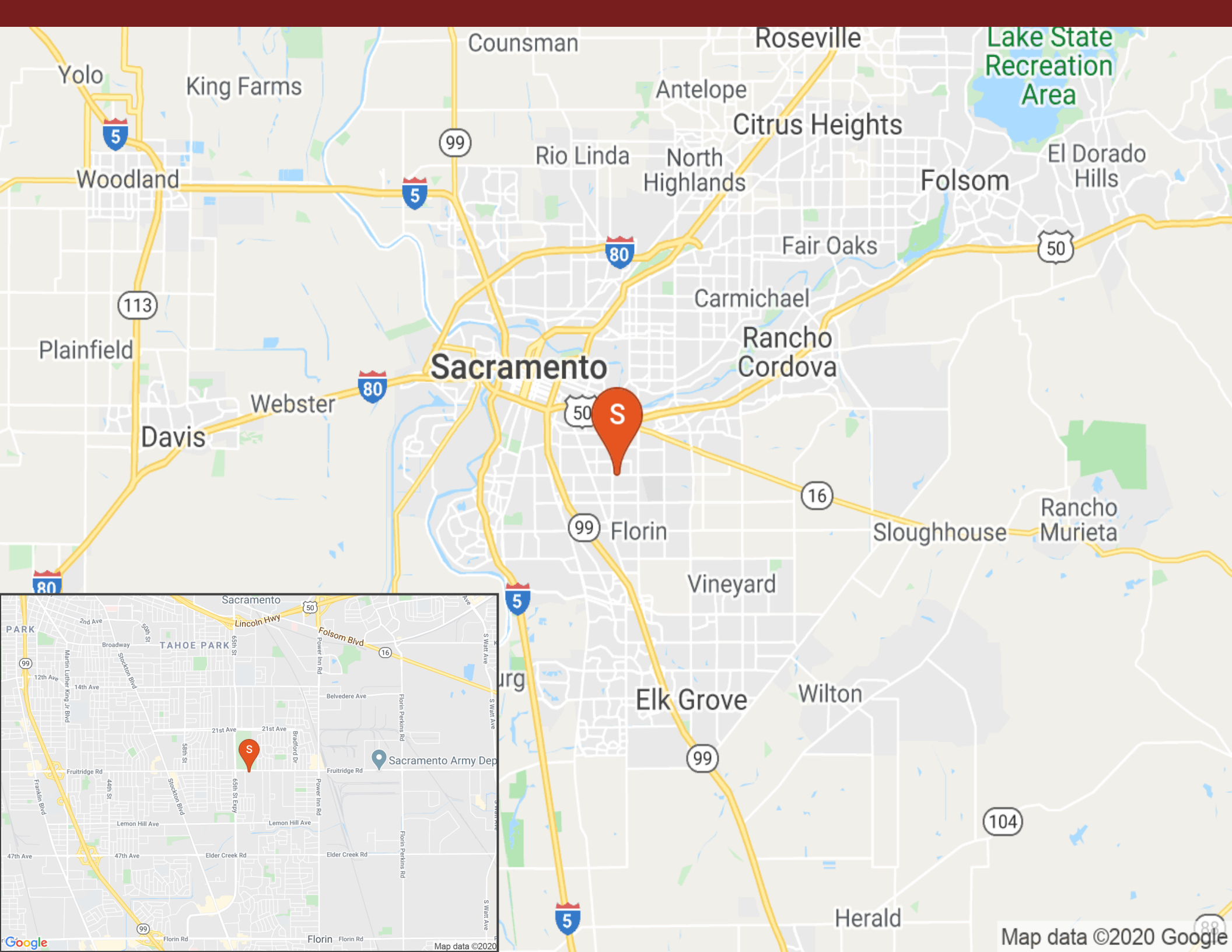
RETAIL BUILDING HIGHLIGHTS

CUP IN PLACE APPROVED CANNABIS USE Delivery building.

UNIT ONE: LEASED: 3,634 SF with a five (5) year lease and income producing of over \$7,000.00 a month . A 4% annual increase.

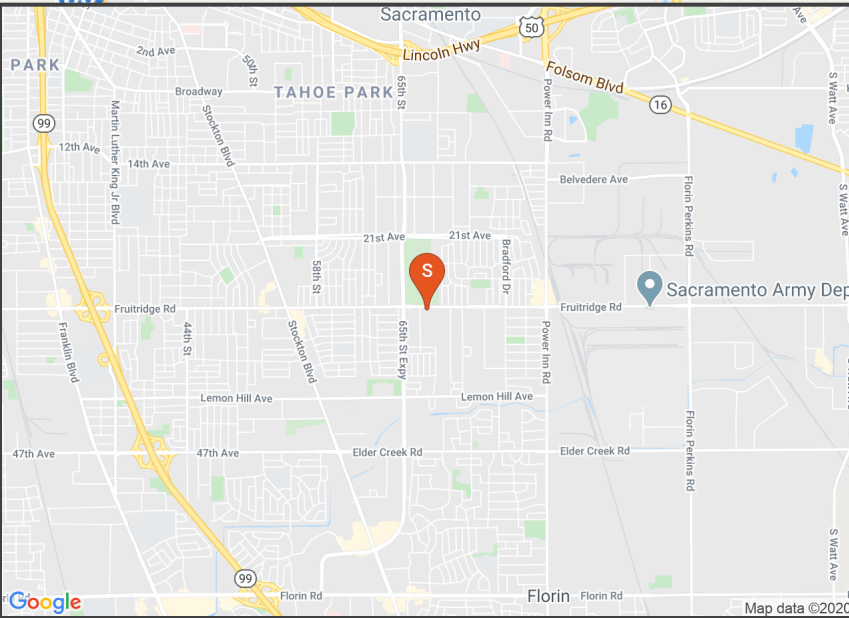
AVAILABLE: 2,766 SF OWNER USER OR INVESTMENT USE.

OPEN FLOOR PLAN WITH TWO RESTROOMS, • ONE EXISTING OFFICE • BACK STORAGE FOR DELIVERY AREA • DOUBLE DOORS IN THE BACK. This unit is situated between a dispensary and Delivery unit. Perfect for barber shop, smoke shop CBD shop, or any retail that is open minded being next to cannabis use.



Sacramento

S



PROPERTY FEATURES

NUMBER OF TENANTS	2
GLA (SF)	6,400
LAND SF	17,350
LAND ACRES	0.39
# OF PARCELS	1
ZONING TYPE	C2
CLASS	CUP IN PLACE APPROVED CANNABIS USE
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	20
STREET FRONTAGE	Yes
TRAFFIC COUNTS DAILY	12,332

NEIGHBORING PROPERTIES

NORTH	Cemetery
EAST	Smoke shop
WEST	Dispensary



Fruitridge Rd

Fruitridge Rd

Fruitridge Rd



The Thrift Store
Temporarily closed



cigarette xp.ess



Lucky Find Thrift
Temporarily closed



Potent Sticks
Incense, Smokeshop...
Temporarily closed

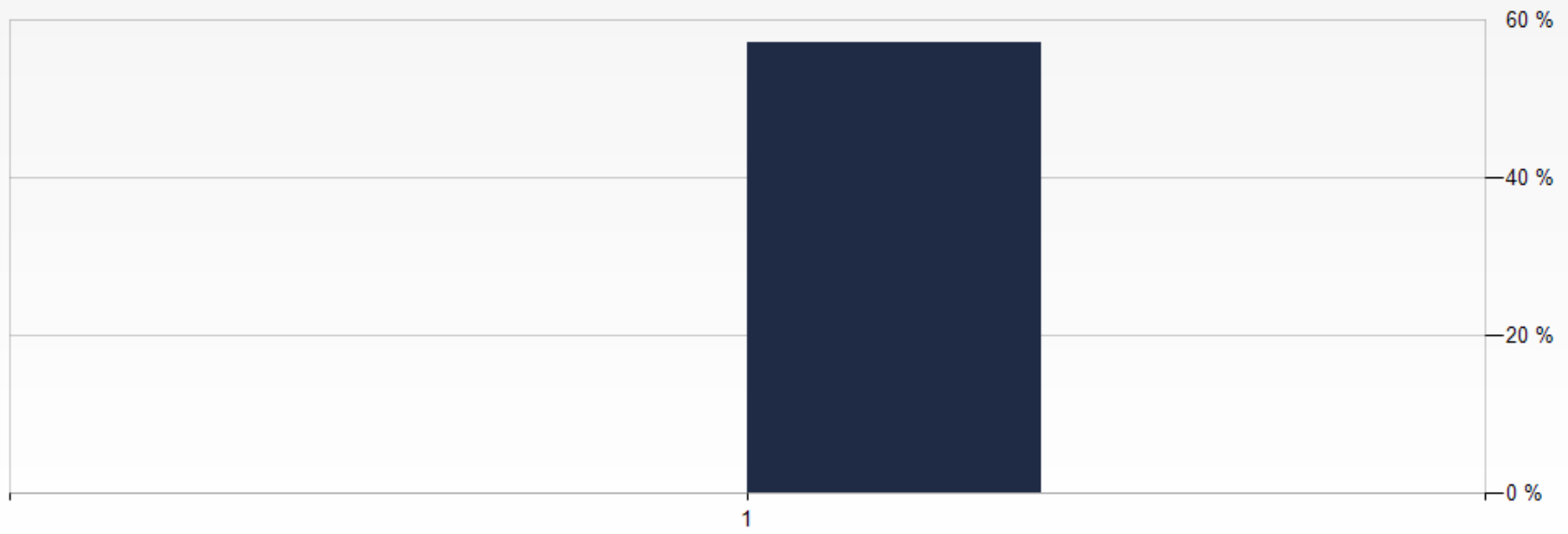


HATDADDY
Temporarily closed

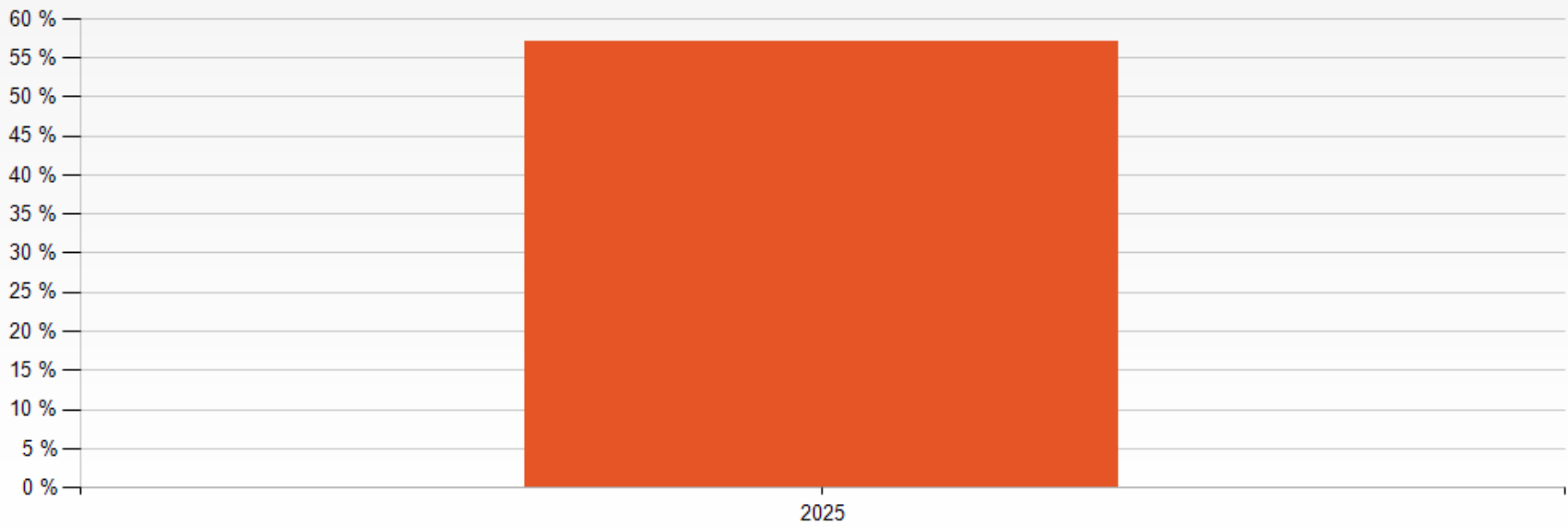
Pizza De
Takeout • Deli

Suite	Tenant Name	Square Feet	% of GLA	Lease Term			Rental Rates			Lease Type	Options/Notes
				Lease Start	Lease End	Begin Date	Monthly	PSF	Annual		
1	Cannabis Delivery	3,620	56.56%	02/01/20	01/31/25	CURRENT	\$603	\$0.17	\$7,240	\$2.00	MG
						02/01/2021	\$627	\$0.17	\$7,530	\$2.04	
Totals		3,620					\$603		\$7,240		

Tenant SF Analysis



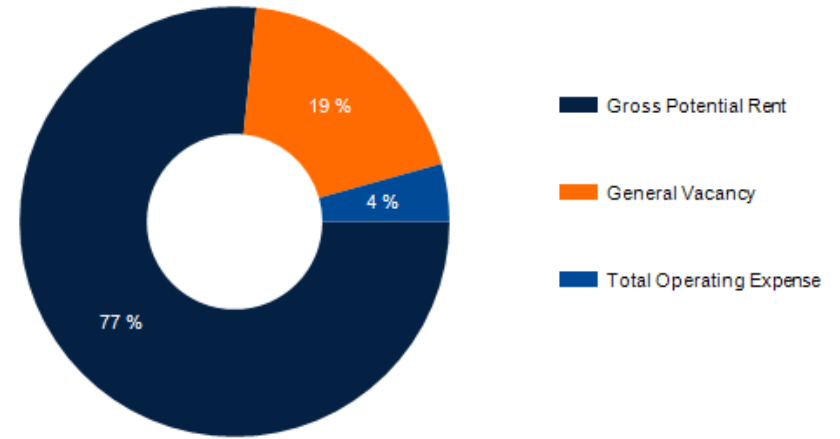
Lease Expiration Summary



INCOME	CURRENT	YEAR 2
Gross Potential Income	\$7,240	\$7,504
Less: General Vacancy	\$1,800	\$1,800
Effective Gross Income	\$7,240	\$5,704
Less: Expenses	\$410	\$410
Net Operating Income	\$6,830	\$5,294

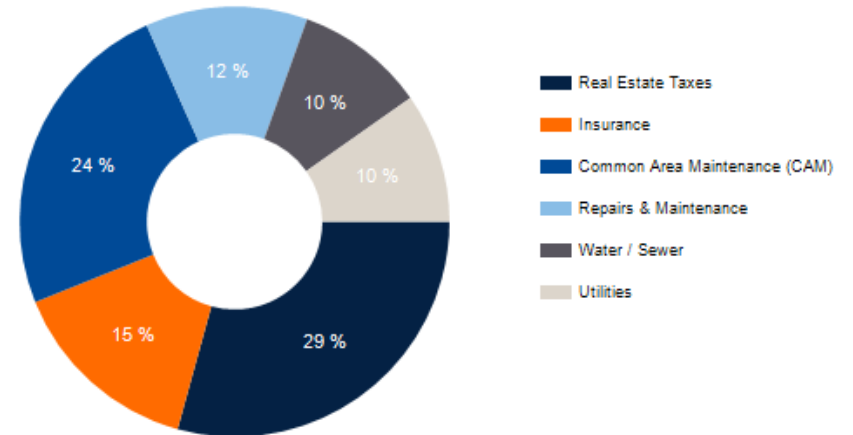
Income Notes: UNIT TWO: AVAILABLE: 2,766 SF Additional potential income \$1,500 to \$1,800 a month. or owner user retail use.

REVENUE ALLOCATION



EXPENSES	CURRENT	YEAR 2
Real Estate Taxes	\$120	\$120
Insurance	\$60	\$60
Common Area Maintenance (CAM)	\$100	\$100
Repairs & Maintenance	\$50	\$50
Water / Sewer	\$40	\$40
Utilities	\$40	\$40
Total Operating Expense	\$410	\$410
Expense / SF	\$0.06	\$0.06
% of EGI	5.66 %	7.19 %

DISTRIBUTION OF EXPENSES



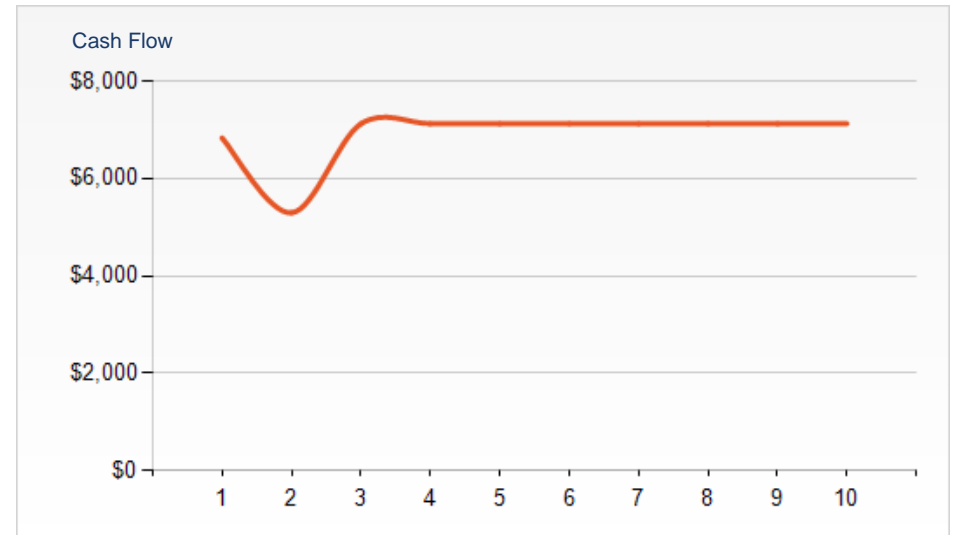
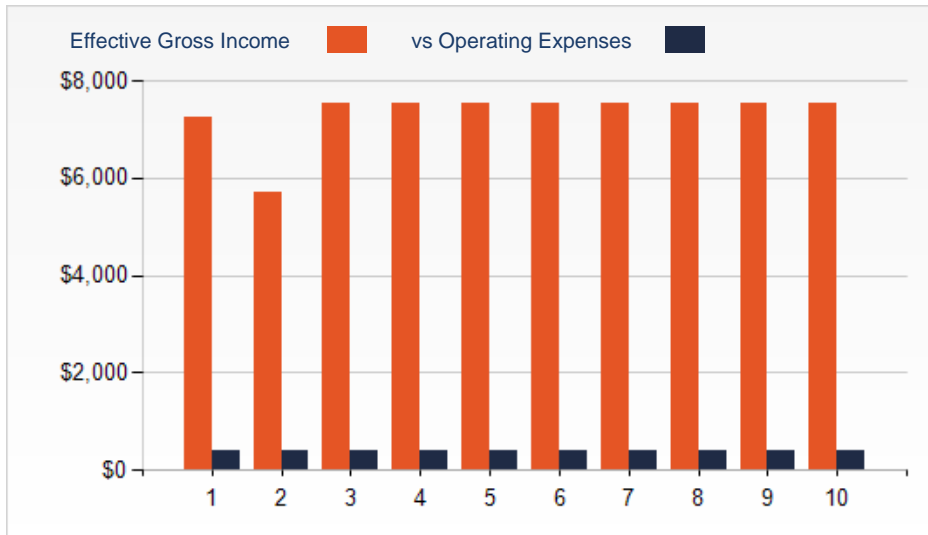
GLOBAL

Offering Price

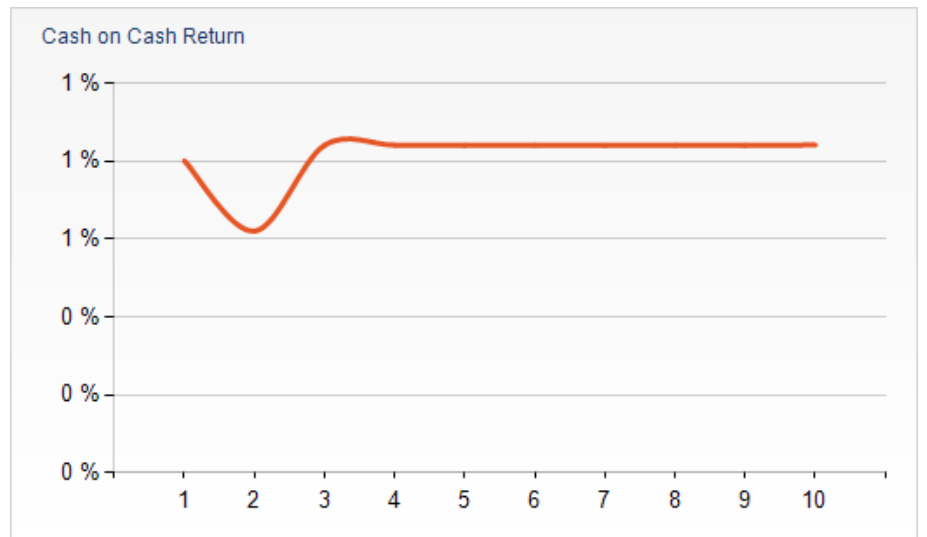
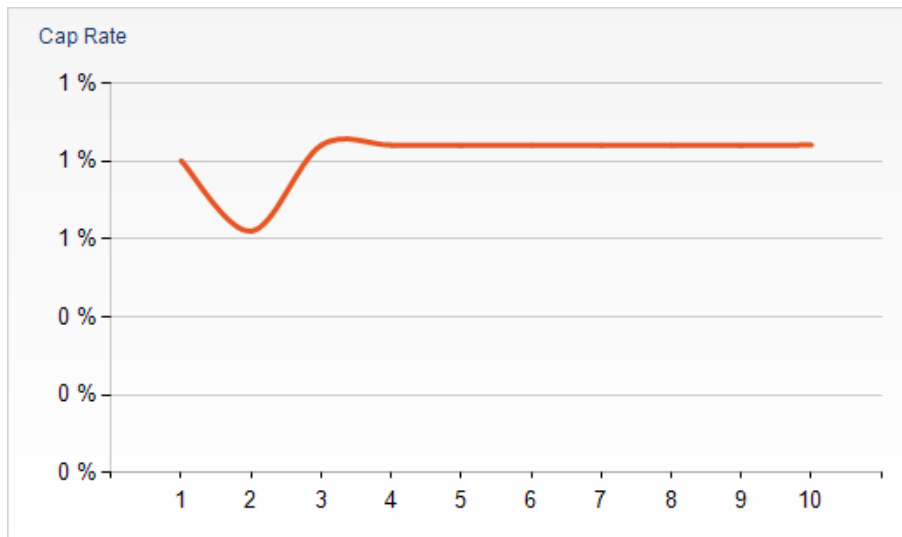
\$850,000

CASH FLOW

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Potential Revenue										
Gross Rental Income	\$7,240	\$7,504	\$7,529	\$7,529	\$7,529	\$7,529	\$7,529	\$7,529	\$7,529	\$7,529
Gross Potential Income	\$7,240	\$7,504	\$7,529	\$7,529	\$7,529	\$7,529	\$7,529	\$7,529	\$7,529	\$7,529
General Vacancy	\$1,800	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Income	\$7,240	\$5,704	\$7,529	\$7,529	\$7,529	\$7,529	\$7,529	\$7,529	\$7,529	\$7,529
Operating Expenses										
Real Estate Taxes	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120
Insurance	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60
Common Area Maintenance (CAM)	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
Repairs & Maintenance	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Water / Sewer	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40
Utilities	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40
Total Operating Expense	\$410	\$410	\$410	\$410	\$410	\$410	\$410	\$410	\$410	\$410
Net Operating Income	\$6,830	\$5,294	\$7,119	\$7,119	\$7,119	\$7,119	\$7,119	\$7,119	\$7,119	\$7,119



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Financial Metrics										
Cash on Cash Return b/t	0.80 %	0.62 %	0.84 %	0.84 %	0.84 %	0.84 %	0.84 %	0.84 %	0.84 %	0.84 %
CAP Rate	0.80 %	0.62 %	0.84 %	0.84 %	0.84 %	0.84 %	0.84 %	0.84 %	0.84 %	0.84 %
Operating Expense Ratio	5.66 %	7.18 %	5.44 %	5.44 %	5.44 %	5.44 %	5.44 %	5.44 %	5.44 %	5.44 %
Gross Multiplier (GRM)	117.40	113.27	112.90	112.90	112.90	112.90	112.90	112.90	112.90	112.90
Breakeven Ratio	5.66 %	7.19 %	5.45 %	5.45 %	5.45 %	5.45 %	5.45 %	5.45 %	5.45 %	5.45 %
Price / SF	\$132.81	\$132.81	\$132.81	\$132.81	\$132.81	\$132.81	\$132.81	\$132.81	\$132.81	\$132.81
Income / SF	\$1.13	\$0.89	\$1.17	\$1.17	\$1.17	\$1.17	\$1.17	\$1.17	\$1.17	\$1.17
Expense / SF	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06



5 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
0.25%	\$2,847,600	\$2,847,600	\$2,847,600	27.86%
0.50%	\$1,423,800	\$1,423,800	\$1,423,800	11.51%
0.75%	\$949,200	\$949,200	\$949,200	2.99%
1.00%	\$711,900	\$711,900	\$711,900	-2.64%
1.25%	\$569,520	\$569,520	\$569,520	-6.76%
1.50%	\$474,600	\$474,600	\$474,600	-9.99%
1.75%	\$406,800	\$406,800	\$406,800	-12.62%
2.00%	\$355,950	\$355,950	\$355,950	-14.82%
2.25%	\$316,400	\$316,400	\$316,400	-16.71%

10 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
0.25%	\$2,847,600	\$2,847,600	\$2,847,600	13.35%
0.50%	\$1,423,800	\$1,423,800	\$1,423,800	5.94%
0.75%	\$949,200	\$949,200	\$949,200	1.88%
1.00%	\$711,900	\$711,900	\$711,900	-0.88%
1.25%	\$569,520	\$569,520	\$569,520	-2.95%
1.50%	\$474,600	\$474,600	\$474,600	-4.59%
1.75%	\$406,800	\$406,800	\$406,800	-5.95%
2.00%	\$355,950	\$355,950	\$355,950	-7.10%
2.25%	\$316,400	\$316,400	\$316,400	-8.09%

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24,132	139,155	375,705
2010 Population	23,935	136,045	372,937
2019 Population	25,322	145,202	400,825
2024 Population	26,162	150,752	416,849
2019 African American	1,746	18,079	52,363
2019 American Indian	348	1,924	4,367
2019 Asian	6,635	29,469	76,805
2019 Hispanic	10,552	54,580	118,792
2019 Other Race	5,383	27,550	56,603
2019 White	9,199	55,448	174,183
2019 Multiracial	1,715	10,802	30,125
2019-2024: Population: Growth Rate	3.25 %	3.75 %	3.95 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,014	8,123	19,203
\$15,000-\$24,999	1,042	6,220	14,961
\$25,000-\$34,999	744	5,480	14,326
\$35,000-\$49,999	1,288	7,226	20,980
\$50,000-\$74,999	1,515	8,220	26,191
\$75,000-\$99,999	1,013	5,148	17,302
\$100,000-\$149,999	811	5,412	19,740
\$150,000-\$199,999	241	1,682	7,637
\$200,000 or greater	169	1,336	8,227
Median HH Income	\$47,400	\$43,395	\$53,267
Average HH Income	\$61,635	\$61,596	\$77,108

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,091	50,439	148,919
2010 Total Households	7,467	46,245	139,541
2019 Total Households	7,835	48,848	148,565
2024 Total Households	8,058	50,511	153,991
2019 Average Household Size	3.21	2.93	2.67
2000 Owner Occupied Housing	4,437	24,680	73,255
2000 Renter Occupied Housing	3,208	22,926	68,432
2019 Owner Occupied Housing	4,263	22,772	71,804
2019 Renter Occupied Housing	3,573	26,076	76,761
2019 Vacant Housing	397	3,818	10,587
2019 Total Housing	8,232	52,666	159,152
2024 Owner Occupied Housing	4,446	23,764	74,892
2024 Renter Occupied Housing	3,613	26,747	79,099
2024 Vacant Housing	386	3,869	10,667
2024 Total Housing	8,444	54,380	164,658
2019-2024: Households: Growth Rate	2.80 %	3.35 %	3.60 %



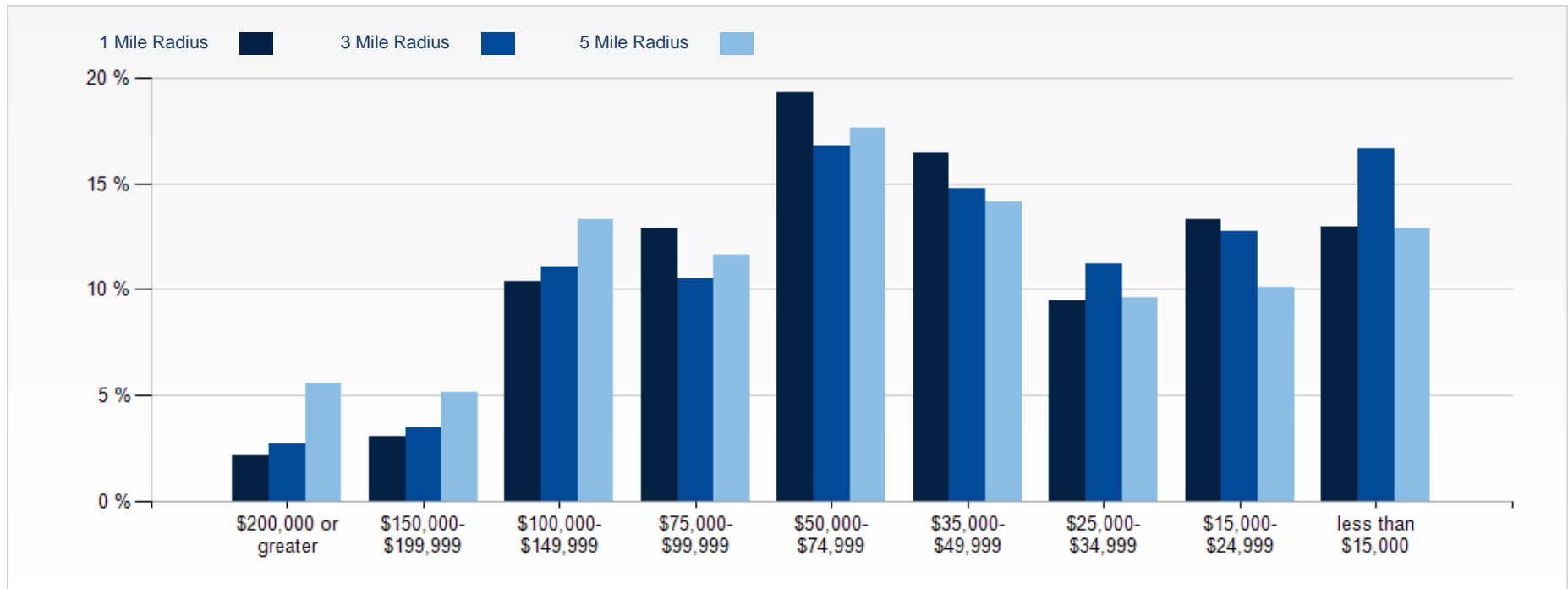
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	1,984	10,923	32,096
2019 Population Age 35-39	1,776	9,662	27,351
2019 Population Age 40-44	1,499	8,198	22,928
2019 Population Age 45-49	1,460	7,893	22,422
2019 Population Age 50-54	1,430	7,648	21,989
2019 Population Age 55-59	1,388	7,760	23,166
2019 Population Age 60-64	1,338	7,342	21,842
2019 Population Age 65-69	1,136	6,193	18,956
2019 Population Age 70-74	800	4,683	14,495
2019 Population Age 75-79	527	3,266	9,628
2019 Population Age 80-84	317	2,148	6,480
2019 Population Age 85+	385	2,356	7,614
2019 Population Age 18+	18,731	108,067	307,701
2019 Median Age	34	33	34

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,735	\$49,137	\$54,154
Average Household Income 25-34	\$65,141	\$63,303	\$72,184
Median Household Income 35-44	\$54,473	\$51,269	\$62,296
Average Household Income 35-44	\$71,065	\$70,890	\$87,306
Median Household Income 45-54	\$57,748	\$55,230	\$67,527
Average Household Income 45-54	\$72,404	\$74,622	\$95,380
Median Household Income 55-64	\$50,599	\$47,541	\$57,891
Average Household Income 55-64	\$61,708	\$62,409	\$83,464
Median Household Income 65-74	\$38,295	\$38,188	\$47,757
Average Household Income 65-74	\$48,972	\$54,741	\$72,784
Average Household Income 75+	\$37,809	\$41,085	\$51,764

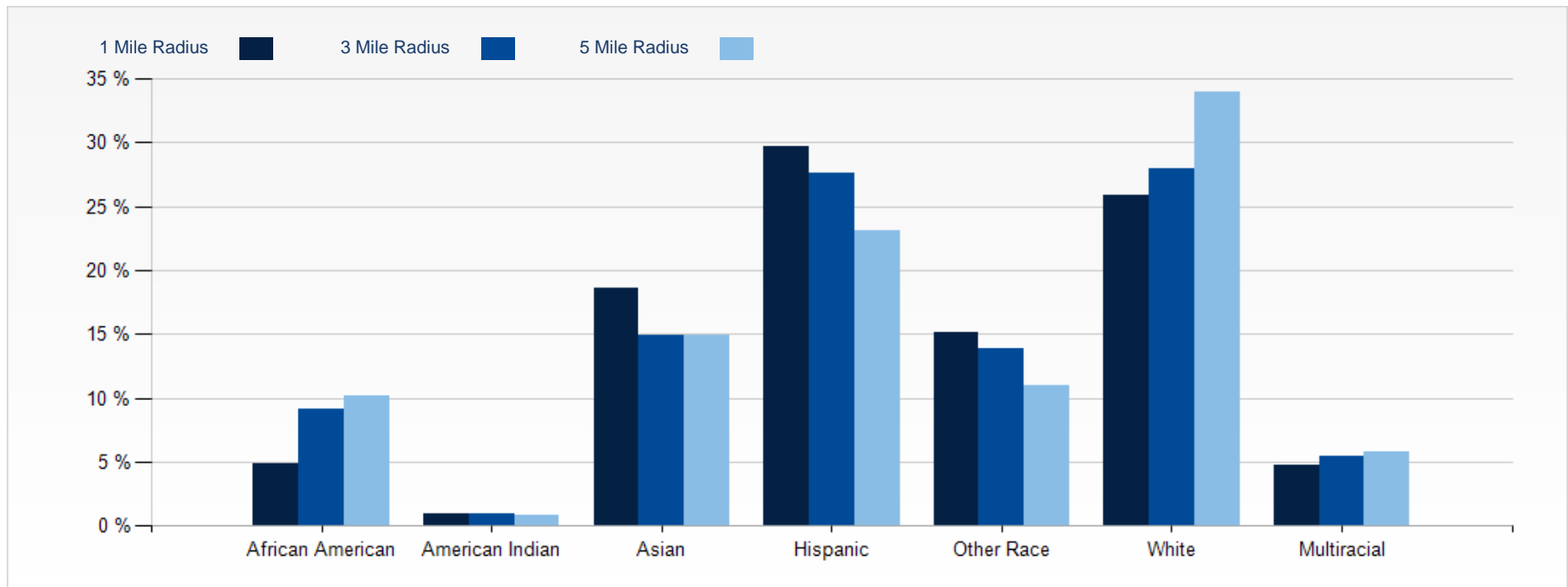
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	2,192	11,894	34,776
2024 Population Age 35-39	1,950	10,427	30,402
2024 Population Age 40-44	1,743	9,607	26,578
2024 Population Age 45-49	1,470	8,077	22,712
2024 Population Age 50-54	1,436	7,708	21,999
2024 Population Age 55-59	1,360	7,359	21,547
2024 Population Age 60-64	1,326	7,372	22,038
2024 Population Age 65-69	1,230	6,680	20,058
2024 Population Age 70-74	956	5,352	16,630
2024 Population Age 75-79	661	3,976	12,344
2024 Population Age 80-84	388	2,478	7,559
2024 Population Age 85+	349	2,335	7,602
2024 Population Age 18+	19,262	112,039	319,770
2024 Median Age	35	33	35

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,836	\$57,352	\$63,750
Average Household Income 25-34	\$78,959	\$75,984	\$86,486
Median Household Income 35-44	\$64,954	\$59,318	\$74,764
Average Household Income 35-44	\$85,068	\$81,747	\$99,947
Median Household Income 45-54	\$71,879	\$64,908	\$79,707
Average Household Income 45-54	\$88,616	\$88,917	\$110,676
Median Household Income 55-64	\$57,761	\$55,127	\$67,384
Average Household Income 55-64	\$76,726	\$74,916	\$98,354
Median Household Income 65-74	\$43,274	\$42,703	\$54,576
Average Household Income 65-74	\$59,643	\$64,699	\$85,601
Average Household Income 75+	\$46,189	\$49,536	\$63,175

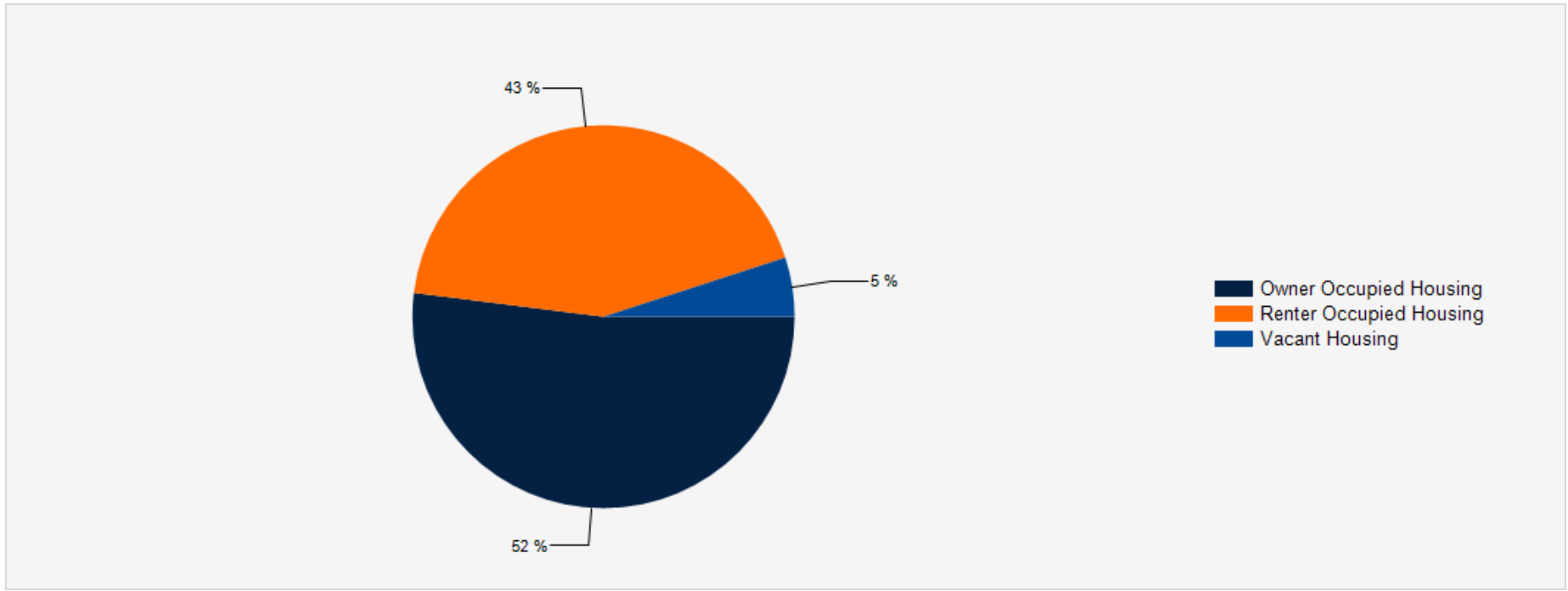
2019 Household Income



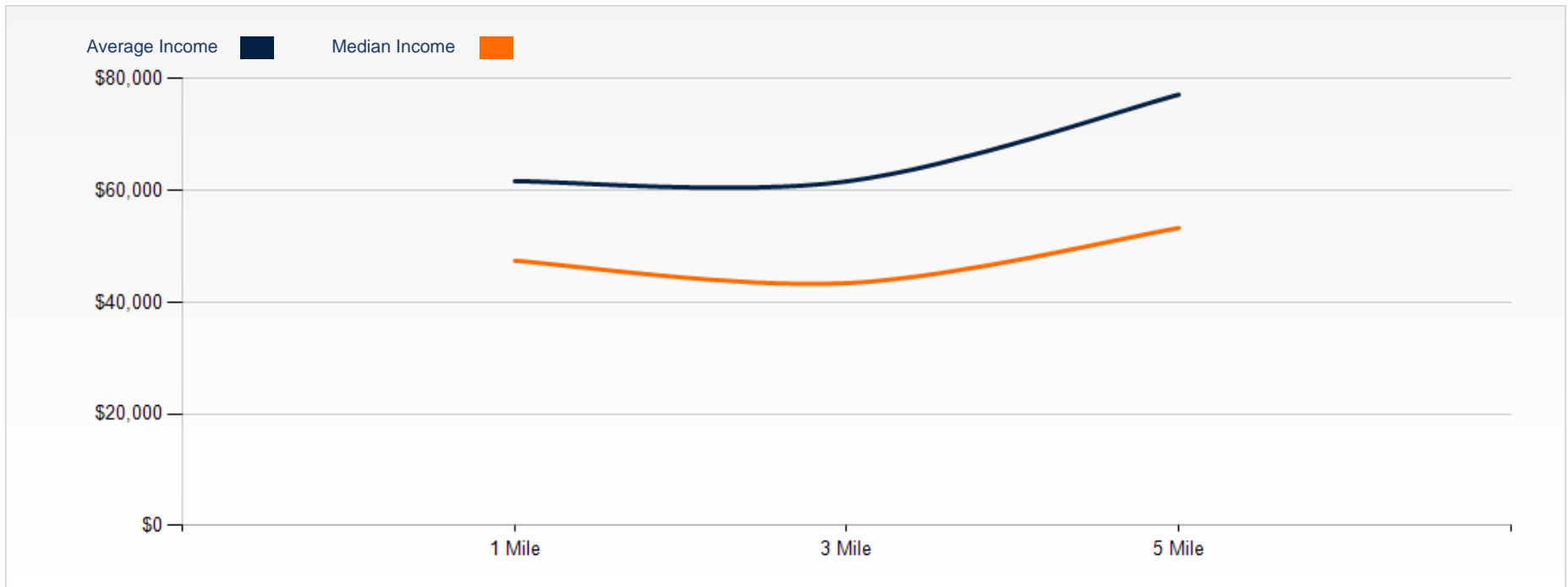
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



7.5% Cap Retail

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The information contained herein is not a substitute for a thorough due diligence investigation. GQ North Real Estate has not made any 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, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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