

1895 Howe Ave.
Sacramento, CA

NEW REDUCED ASKING PRICE!!!

ASKING PRICE: ~~\$3.5M~~ **\$2,975,000**

CAP RATE: ~~5.3%~~ **6.22%**



Financial Information

- NOI \$184,953
- **Cap Rate 6.22** (Increase to **6.84%** Aug 2027)
- Sale Price \$2,975,000
 - » \$53.77 psf on Land Area
 - » \$232.00 psf on Building Area

Building Features

- Building Size: 12,844 ± square feet
- Parcel Size: 55,321 ± square feet
- \$3M+ in tenant remodeling (ground up rehab construction)
- Oversized parking area
- Conveniently located near Kaiser
- Below Replacement Cost
- Landlord Maintains Roof and Structural Components
- New Roof and Roof Structure (2022)

Lease Information

- 12.5 years remaining on lease with options
- Rent Commencement Date Aug '22
- Lease Expiration July 31, 2037
- Current NN Rent \$15,412 per month (\$14.40 psf/annum)
- 1st Rent increase Aug '27 to \$16,953/month
- 10% Increases every five (5) years
- Two (2) additional 5-year Market Rate Extensions at the end of the initial 15-year term



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As a leader in plasma collection, CSL Plasma is committed to excellence and innovation in everything we do. Our work ensures that tens of thousands of people can live normal, healthy lives. We are committed to our work because lives depend on us.



CSL Plasma operates one of the world's largest and most sophisticated plasma collection networks, with more than 300 plasma collection centers in the U.S., Europe, and China with over 15,000 employees.

Plasma collected at CSL Plasma facilities is used by CSL Behring for the purpose of manufacturing and delivering its life-saving therapies to people in more than 100 countries.

