

3071 GOLD CANAL DRIVE

Rancho Cordova, CA

\$4,600,000

Prime single-tenant net-leased medical building

Guaranteed by Davita, INC



Property Highlights

- Prime Northern California Location
- 2007 Construction
- Guaranteed by Davita, INC – Stockholder Equity totalling \$2.135 billion

For more information, contact exclusive Broker



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PROPERTY AND LEASE SUMMARY

3071 gold canal drive

PROPERTY

ADDRESS	3071 Gold Canal Drive Rancho Cordova, CA
APN	072-0460-011
ZONING	OIMU
PARCEL SIZE	.87 Acres/ 37,897 Sq. Ft. +/-
BUILDING SIZE	11,136 +/- Sq. Ft.
AGE	2007/ Tenant Improvements Completed 2008
CURRENT USE	Single Tenant Medical Building
PARKING	50 Total Spaces

LEASE

TERMS OF TENANCY	Commencing February 2008
LEASE TERM AND OPTIONS	Initial Term is 12 Years running through January 2020 Two 5-year options
LEASE STRUCTURE (LANDLORD OBLIGATIONS)	Net Lease with Landlord responsible only for Foundation, Structural Components of Roof, and Structural Components of Building that were part of Lessor's work
RENTAL INCREASE	CPI Increases capped at 3% Annually

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PRO FORMA FINANCIAL SUMMARY

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CURRENT INCOME \$266,604

CURRENT EXPENSES*

Utilities	Tenant
Janitorial	Tenant
Maintenance	Tenant
Insurance	Tenant
Insurance	Tenant
Taxes	Tenant

NET OPERATING INCOME \$266,604

RETURN AT \$4,600,000 5.8%

Note: The above income is an estimate and does not provide for all potential costs and expenses that may be required of the owner. Any reserves set forth herein are merely estimates and not based on any experience, physical inspection, or prior knowledge. All prospective purchasers are strongly advised to make an independent investigation to determine their estimate of costs and expenses prior to entering into an agreement to purchase.

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AERIAL PHOTO

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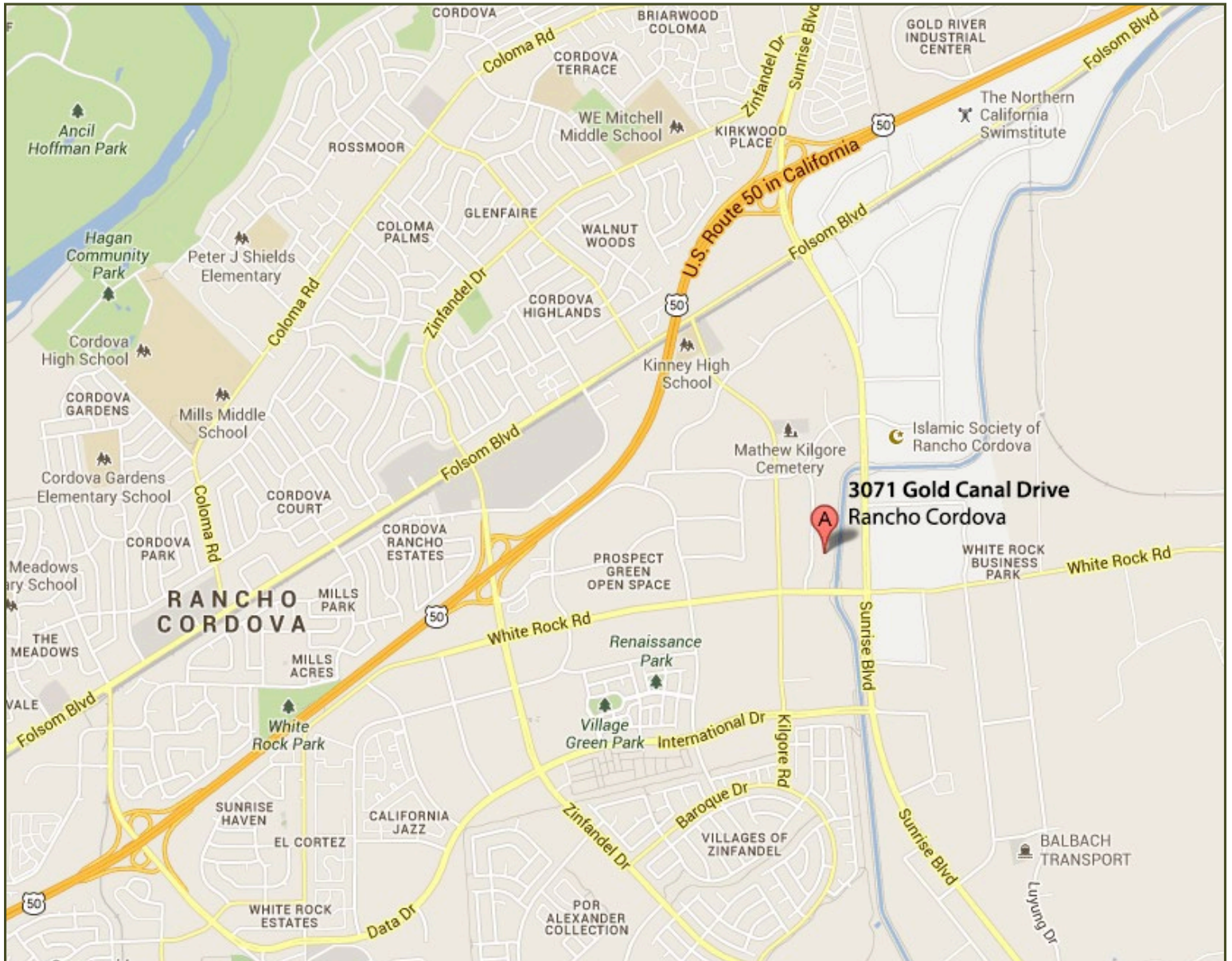
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