



OFFERING MEMORANDUM · CRI BROKERAGE · EXCLUSIVE LISTING

CRI BROKERAGE · RV RESORTS & MARINAS DIVISION.

Lighthouse Marina & Resort

A ±32.26-acre waterfront RV resort on the San Joaquin Delta in Isleton, Sacramento County, California.

PRICE \$4,500,000	TOTAL SITES 172
CAP RATE (CURRENT) 7.60%	TOTAL ACRES ±32.26

📍 151 Brannan Island Road
Isleton, CA 95641

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Confidentiality & disclaimer notice

CONFIDENTIALITY

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Table of Contents

01	Offering Summary
02	Property Overview
03	Financial Overview
04	Unit Mix & Rates
05	Market Overview & Comparables
06	Location & Demographics
07	Site Overview
08	Offer Submissions

Offering Summary

151 BRANNAN ISLAND ROAD · ISLETON, CA

The offering

OFFERING SUMMARY

OFFERING PRICE	\$4,500,000
PRICE / SITE	\$26,163
CURRENT NOI	\$342,005
CURRENT CAP RATE	7.60%
YEAR 1 NOI	\$363,345
YEAR 1 CAP RATE	8.07%

PROPERTY DETAILS

ADDRESS	151 Brannan Island Road, Isleton, CA 95641
COUNTY	Sacramento
APN	156-0110-070 
YEAR BUILT	1979
TOTAL SITES	172 + storage
SITE MIX	92 extended-stay · 80 nightly / vacation · 13 furnished cabins
CABINS	13 furnished rental cabins (FF&E)
STORAGE	Indoor, covered & gated RV/boat yard (lease-up potential)
OCCUPANCY	±75% extended stay
ACREAGE	±32.26 AC

The waterfront restaurant, docks & marina are located on State-owned land held through a California State Lands Commission lease and are not included in the sale.



Executive summary

Lighthouse Marina & Resort is a ±32.26-acre waterfront RV resort in Isleton, California, located in the Sacramento–San Joaquin Delta along the Mokelumne River. The property includes 172 RV sites, 13 furnished cabins, an on-site store, and access to an adjacent waterfront restaurant and marina. The restaurant, docks, and marina sit on State-owned land leased through the California State Lands Commission and are not included in the sale. Guests can stay nightly, weekly, monthly, or on an extended-stay basis.

The resort serves a mix of vacation guests, seasonal members, and extended-stay tenants. Extended-stay occupancy is approximately 75% at ±\$850 per month plus electric, with additional income from cabin rentals, store sales, and utility reimbursements. Amenities include a seasonal pool, 18-hole miniature golf, clubhouse with gym, boat launch, marina access, and RV/boat storage.

Ownership has held the property since 2008 and has invested significant capital over the years to improve and maintain the resort. Improvements have included ongoing upgrades to the property's infrastructure, amenities, and guest areas. Ownership is also moving forward with the replacement of the water storage tanks with two new 5,000-gallon tanks, with construction expected to begin within approximately four weeks.

The property offers clear upside for a new owner through improved operations, higher extended-stay occupancy, rent growth, stronger nightly rates, and better utilization and marketing of the existing storage areas.

Located near Brannan Island State Recreation Area and within reach of Sacramento, Stockton, and the Bay Area, Lighthouse Marina & Resort offers investors a large waterfront property with multiple income streams, a strong amenity base, and straightforward opportunities to grow revenue.



INVESTMENT HIGHLIGHTS

- 📈 **Attractive Basis** — \$26,163 per site, below the average of recent regional comparable sales
- 🕒 **Long-Term Pridelful Ownership** — Held for 15+ years with significant capital invested in ongoing improvements, infrastructure & resort amenities
- 🏠 **Diverse Income** — nightly, weekly & extended stays, cabins, store, storage & reimbursements
- 🏖️ **Resort Amenities** — seasonal pool, 18-hole mini golf, sport courts, clubhouse with gym, sport courts, marina & boat launch
- 📦 **Storage Upside** — indoor & RV/boat storage currently non-revenue; immediate paid lease-up
- 🚤 **Waterfront Location** — guests enjoy access to the adjacent restaurant & marina (State Lands lease area; not included in the sale) within the Sacramento–San Joaquin Delta
- 👥 **Community Type** — All Ages

Property Overview

151 BRANNAN ISLAND ROAD · ISLETON, CA

Property & Site Improvements

YEAR BUILT	~1979
SITE AREA	±32.26 acres
APN	156-0110-070 
ZONING	SPA - (Sacramento County)
GENERAL PLAN	REC - Recreation
FLOOD ZONE	FEMA Zone AE
LOCATION	Frontage along Brannan Island Road on the San Joaquin Delta
ACCESS	Gated entry with registration station
STORAGE AREA	±6-acre RV & boat storage yard with gated access
AMENITIES	Pool, dog park, fire pit, miniature golf, propane refill, dump station, volleyball/basketball courts & playground; adjacent marina and restaurant on the waterside of the levee (SLC lease area; not included in the sale)
WATERFRONT	Marina, boat launch & restaurant on the Mokelumne River — located on State-owned land within the SLC lease area; the restaurant is not included in the sale
PARKING	±16 marina spaces (2 accessible) 5 spaces at the cabins ±10 boat/vehicle spaces at the recreation area, and 18 spaces at the store & member services (2 accessible), plus ample parking at the RV sites

BUILDING IMPROVEMENTS

BUILDING	SIZE (SF)	DESCRIPTION
Clubhouse	5,775	Open hall, kitchen, restrooms & gym
Store / Office	4,414	Retail storefront & member services
Storage / Shop	10,000	On-site storage & shop building — owner-occupied
Laundry	560	Coin-op laundry facility



CLUBHOUSE · FITNESS CENTER - TOTAL ±5,775 SF

Property photographs



AERIAL · RESORT, MARINA & MOKELUMNE RIVER WATERFRONT



ENTRANCE DRIVE & CENTRAL GROUNDS



LANDSCAPED EXTENDED-STAY SITES



EXTENDED-STAY SITES & CABINS



VACATION SITES & PICNIC LAWNS

Utilities & operations

UTILITY	SYSTEM / PROVIDER	BILLING / NOTES	PAID BY
Water	Private Well	Water included in rent. Ownership is moving forward with the replacement of the water storage tanks; construction is expected to begin within approximately four weeks.	Property Owner
Sewer	Septic System	118 RV sites have full hookups. 54 sites are power/water only with no individual sewer hookup. Sanitary dump station on-site.	Property Owner
Electric	PG&E	Sub-metered and billed back to extended-stay guests; electricity included with nightly stays.	Tenant / Property Owner
Propane	Individual Tanks	Guests are responsible for refilling their own propane tanks.	Tenant
Trash	Waste Management	Dumpsters and trash bins throughout the resort; included in rent.	Property Owner
Wi-Fi	Resort-Provided	Available throughout the resort; additional fees apply to certain extended-stay guests.	Property Owner / Tenant

OPERATING LEASES & MANAGEMENT

STATE LANDS LEASE	The restaurant, docks, and marina are situated on shore and waterway areas owned by the State of California and held under a lease with the California State Lands Commission ("SLC Lease Area"). The current SLC lease expires in 2030; SLC leases may be structured as long-term agreements, including terms of approximately 20 to 40 years. The existing restaurant operator is moving forward with a new SLC lease and is expected to become the State Lands tenant for the restaurant, docks, and marina. As part of the sale, ownership will ensure the appropriate party assumes the applicable SLC lease obligations
RESTAURANT & MARINA	The current lease expires in 2030. The restaurant is not included in the sale. The restaurant, docks, and marina are on State-owned land within the SLC Lease Area and are expected to be operated by the existing restaurant tenant, who is in the process of negotiating a new SLC lease
RESORT ACCESS RIGHTS	The current restaurant utilizes the resort's well/septic system; this arrangement, along with the resort's continued use of the boat ramp and marina, will be addressed and documented as the restaurant tenant transitions into the State Lands lease
MANAGEMENT	On-site manager residing at the resort (compensated with free rent) · 5–8 employees depending on season · no third-party management company

Utility providers, billing arrangements, metering systems, and reimbursement structures are subject to buyer verification.

Financial Overview

Financial underwriting

INCOME (ANNUALIZED)	CURRENT	INCOMING BUYER BUDGET
Total Income (Membership)	\$440,166.98	\$462,175.33
Total Cost of Sales	(\$309.46)	(\$324.93)
Other Rental Income	\$634,256.05	\$665,968.85
Total Gross Revenue	\$1,074,732.49	\$1,128,469.11
EXPENSES		
Property Management Fee (6%)	\$64,483.95	\$67,708.15
General & Administrative	\$49,680.42	\$52,164.44
Taxes (Prop 13 Reset)	\$64,460.54	\$64,460.54
Licenses & Permits	\$9,336.71	\$9,803.55
Insurance Expenses	\$48,607.20	\$51,037.56
Wi-Fi	\$13,257.49	\$13,920.36
Salaries — Payroll Expense	\$110,380.96	\$115,900.01
Salaries — Payroll Tax Expense	\$13,245.72	\$13,908.00
Workers' Comp Insurance	\$11,373.32	\$11,941.99
Repairs & Maintenance	\$62,018.92	\$64,220.87
Water Sampling	\$9,311.51	\$9,777.09
Supplies	\$18,209.50	\$19,119.98
Utilities	\$256,008.11	\$268,808.52
SBOE / CDTFA	\$2,353.00	\$2,353.00
Total Property Expense	\$347,901.04	\$364,279.45
Total Expenses	\$732,727.35	\$765,124.04
Expenses / EGI	68.18%	67.80%
Net Operating Income / NOI	\$342,005.14	\$363,345.07

Underwriting notes

UNDERWRITING ADJUSTMENTS TO 2025 PROFIT AND LOSS

REF	ADJUSTMENT
[1]	Non-recurring revenue items removed, including collection income, new membership sales, credit checks, transfer fees, late fees, returned payments and printing charges (\$20,256 total)
[2]	Interest expense (\$70,640) removed as a financing expense below NOI
[3]	Property tax reset under Prop 13 to \$64,441, including direct levies
[4]	Corporate tax retained at \$20
[5]	Legal fees normalized to \$5,000 annually
[6]	Total payroll normalized to \$135,000, including wages, payroll taxes at 12% of wages, and workers' compensation; 401(k) removed
[7]	Maintenance normalized to \$17,200 annually (\$100 per site × 172 sites)
[8]	Campsite improvements (\$32,243) and store improvements (\$39) removed as non-recurring capital items; materials normalized to \$10,000 and septic retained at \$7,980
[9]	HVAC repairs normalized to \$10,000 annually
[10]	Property management fee added at 6% of gross revenue
[11]	Non-recurring fuel, hauling, vehicle repair and janitorial expenses removed
[12]	Routine repairs, maintenance and supplies retained and normalized based on ongoing operating requirements

PRICING OVERVIEW

OFFERING PRICE	PRICE / SITE
\$4,500,000	\$26,163
CURRENT NOI	CURRENT CAP
\$342,005	7.60%
YEAR 1 NOI	YEAR 1 CAP
\$363,345	8.07%



Unit Mix & Rates

Unit Mix and Amenities

UNIT MIX / BREAKDOWN

TOTAL SITES	EXTENDED-STAY SITES	NIGHTLY / VACATION	FURNISHED CABINS (INCL. IN EXTENDED-STAY)	STORAGE (LEASE-UP POTENTIAL)	RV & BOAT STORAGE YARD	MARINA & BOAT LAUNCH	RESTAURANT	STORE & OFFICE
172	92	80	13	Upside	±6 AC	On-Site	State Lands	On-Site

COMMUNITY AMENITIES

🏠 Clubhouse (5,775 SF) with kitchen, fireplace, theater room & gym — available for rental

🏊 Seasonal pool (May 1 – mid-October)

🏌️ 18-hole miniature golf course

🚤 Boat launch & marina access on the Mokelumne River (adjacent SLC lease area)

⊕ Volleyball, basketball & sports courts · horseshoes & tetherball

🎡 Playground & dog park

🔥 Fire pit & picnic areas

🗑️ Dump station & propane refill station

🧺 Coin-op laundry facilities

🏠 Gated code entry



INTERIOR ROADS · EXTENDED-STAY SITES



MINIATURE GOLF & RECREATION LAWN

Cabin rentals

Lighthouse Marina & Resort offers 13 furnished rental cabins set around landscaped lawns and palms, each with a private deck, BBQ and walkway access to the pool, miniature golf and clubhouse. Cabins rent nightly in 4- and 6-person configurations and transfer furnished (FF&E), giving a new owner an in-place hospitality income stream alongside the RV operation.

The cabins are in great condition and are offered for nightly and weekly stays. Guests can visit the on-site Lighthouse Store and have access to the waterfront restaurant adjacent to the property.

CABIN RENTAL RATES

ITEM	RATE
4-person units	\$195 / night
6-person units	\$215 / night
Major holidays — 4-person units	\$230 / night
Major holidays — 6-person units	\$260 / night
Early check-in / late check-out	\$25 / \$50
Pet fee	\$25 / pet
Cleaning fee	\$50 / unit



GUEST CABINS · PRIVATE DECKS & LANDSCAPED LAWNS



FURNISHED INTERIORS · LOFT, KITCHEN & DINING



PRIVATE DECKS & PICTURE WINDOWS



FIRE RING & CABIN LAWNS

Nightly, weekly & extended-stay rates

NIGHTLY & SHORT-TERM STAYS

The resort operates its 80 nightly / vacation sites like a destination campground. Standard campsites include 30/50-amp service, water and a picnic table (maximum 8 people per site); the largest sites offer full hookups, second-car parking and Wi-Fi. Weekly and monthly stays are quoted seasonally.

ITEM	CURRENT RATE
RV & tent sites	\$80 / night
Major holidays	\$100 / night
RV nightly	\$90–\$120 / night
Weekly & monthly stays	Quoted seasonally
Pet fee (max 2 pets per site)	\$10 / pet
Early check-in / late checkout	\$25 / \$50

Pool season runs May 1 through mid-October (seasonal).

Pet-friendly; pets declared at reservation with current shot records at check-in.

EXTENDED STAYS

Extended-stay spaces rent for approximately **\$850 per month plus PG&E** (tenant-paid electric) and are currently $\pm 75\%$ occupied. Most extended-stay guests are on 9-month leases with the option to renew or vacate at term.

MONTHLY RATE	$\pm$ \$850 / space + PG&E
CURRENT OCCUPANCY	$\pm 75\%$
LEASE STRUCTURE	9-month leases typical
HOOKUPS	Full hookups on all extended-stay spaces

Indoor & outdoor storage

STORAGE INCOME & UPSIDE

2025 STORAGE INCOME

	2025
Indoor Covered Storage Units	29
Annual Storage Revenue	\$49,951
Monthly Storage Revenue	\$4,163
Avg. Revenue per Unit / Month	~\$144

Upside Opportunity: Storage is currently offered primarily to resort members and guests. A new owner could expand marketing to the surrounding local community, creating an opportunity to increase occupancy, rental rates, and overall storage revenue in 2026.



AERIAL · RESORT, STORAGE YARD & MARINA

STORAGE INVENTORY

INDOOR STORAGE	±10,000 SF building — mostly owner-utilized
COVERED STORAGE	In place at the south end of the resort
RV & BOAT STORAGE	±6-acre gated storage yard

Unit mix breakdown

RENT ROLL BREAKDOWN

TYPE	SPACES	RENT RANGE	AVERAGE	OCCUPANCY
Extended-stay RV sites	92	±\$850 /mo + PG&E	±\$850 /mo	±75%
Nightly / vacation sites	80	\$80–\$120 /night	\$80 /night	Seasonal
Furnished cabins	13	\$195–\$230 /night	—	Seasonal

COMPOSITION NOTES

- The 13 furnished cabins are FF&E; their pads are counted within the 92 extended-stay sites
- Extended-stay guests are typically on 9-month leases with renewal options; full hookups throughout
- Nightly sites rent primarily May through October, largely to annual members
- Indoor and RV/boat storage are not being utilized to full occupancy — lease-up opportunity

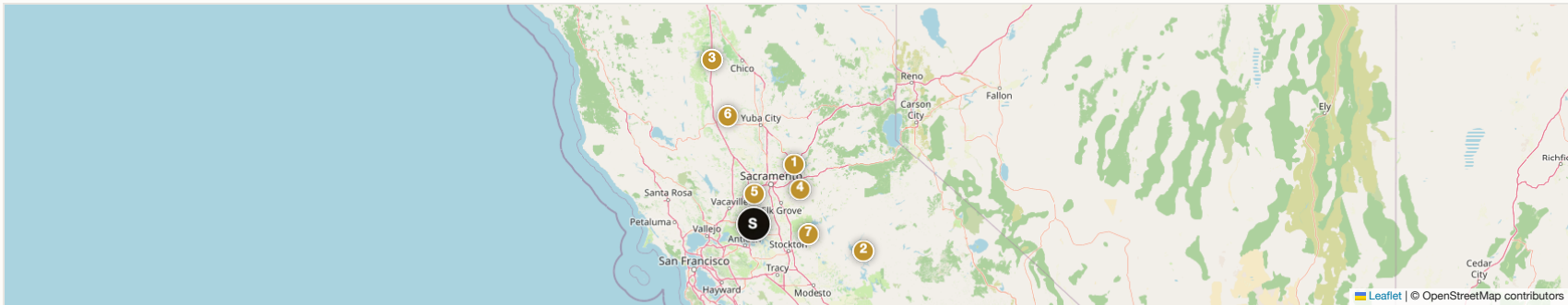
Regional Rent Survey

#	PARK	SPACES	NIGHTLY	EXTENDED STAY	AMENITIES
—	Lighthouse Marina & Resort	172	\$80–\$120/night	\$850 + elec.	Pool, clubhouse, mini golf, courts, marina, store, storage units, gated RV & boat storage
1	Delta Shores	90	±\$59–\$79/night	±\$850–\$995	Pool, clubhouse, playground, mini golf
2	Eddo's Harbor & RV Park	50	±\$50	±\$775	Laundry; 30/50 amp
3	Sugar Barge RV Resort	114	±\$89–\$140	±\$975 + electric	Laundry, pool, playground
4	Cannery Landing RV Campground	39	±\$60	±\$770	30/50 amp
5	New Hope Landing RV Park	54	—	±\$845	None
	Average (excluding subject)	69	~\$73	~\$858	

Market Overview & Comparables

Sale comparables

#	PROPERTY	STREET ADDRESS	CITY	COUNTY	UNITS	PRICE / UNIT	SALE DATE
—	Lighthouse Marina & Resort	151 Brannan Island Road	Isleton	Sacramento	172	\$26,163	Subject
1	El Camino RV Park	1301 El Camino Ave	Sacramento	Sacramento	49	\$77,551	11/25/2025
2	Sonora Estates	22466 S Airport Rd	Sonora	Tuolumne	84	\$45,238	1/14/2025
3	Shady Oaks Trailer Park	4582 Co 99W Rd	Orland	Glenn	45	\$31,111	10/25/2024
4	Horseshoe MHP	2312 Auburn Blvd	Sacramento	Sacramento	43	\$61,628	7/25/2024
5	North Sacramento MHP	902 Del Paso Blvd	Sacramento	Sacramento	143	\$78,322	6/21/2024
6	High Street Trailer Park	50 10th St	Colusa	Colusa	30	\$26,667	2/29/2024
7	Mokelumne Beach RV Park	18450 N State Hwy 99	Acampo	San Joaquin	33	\$109,090	12/27/2023
Averages (excluding subject)					61	\$61,372	—



SUBJECT & COMPARABLE SALES · NORTHERN CALIFORNIA

Location & Demographics

151 BRANNAN ISLAND ROAD · ISLETON, CA

Market Overview & Regional Access

1,610,000

POPULATION · SACRAMENTO COUNTY

\$92,200

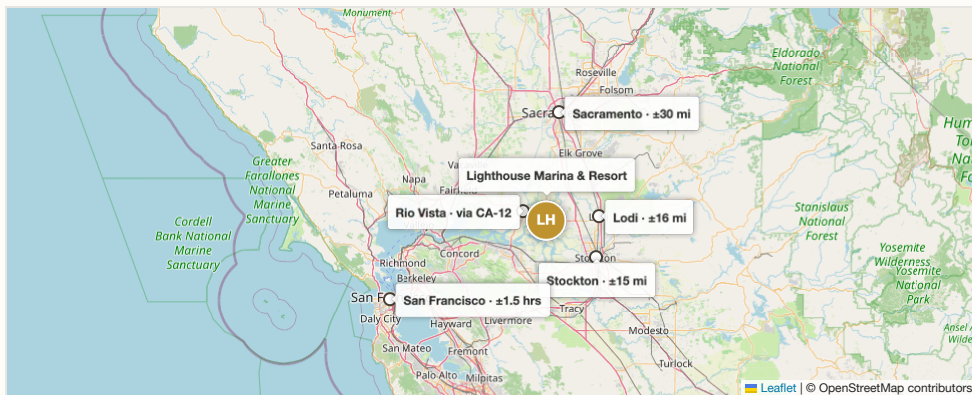
MEDIAN HH INCOME

572,660

TOTAL HOUSEHOLDS

36.9 yrs

MEDIAN AGE



LIGHTHOUSE MARINA & RESORT · REGIONAL ACCESS VIA CA-12 & CA-160

DRIVE DISTANCES

	Stockton PORT CITY · I-5 & CA-4	±15 mi · 25 min		Lodi WINE COUNTRY	±16 mi · 25 min
	Rio Vista CA-12 RIVER CROSSING	via CA-12 · 20 min		Sacramento STATE CAPITAL	±30 mi · 45 min
	San Francisco Bay Area METRO ACCESS VIA CA-12 / I-80	±50 mi · 90 min			

THE DELTA RECREATION MARKET

Lighthouse Marina & Resort is situated on Brannan Island in the heart of the California Delta, surrounded by an expansive network of waterways that supports year-round boating, fishing, water sports, and outdoor recreation. The resort's location provides direct access to the Delta experience, with an on-site marina and boat launch complemented by nearby fishing, kayaking, wakeboarding, wildlife viewing, and other water-based activities.

The property also benefits from convenient access to some of Northern California's largest population centers, approximately 45 minutes from Sacramento and just over an hour from the San Francisco Bay Area. Nearby destinations including historic Isleton, local wineries, waterfront dining, and recreational attractions further strengthen the area's appeal as both a weekend getaway and extended-stay destination.

Site Overview

151 BRANNAN ISLAND ROAD · ISLETON, CA



Resort map

MAP KEY

A, B, C — nightly / vacation sites · power & water only, no sewer (sanitary disposal on site)

D, E, I, K — extended-stay sites · full hookups

F, G, H, J — extended-stay sites, guest cabins & fire ring

L1–L5, 20, 21 — village cabins

Amenity core — pool, 18-hole miniature golf, basketball, playground & volleyball

Clubhouse — gym, patio, fire ring, laundry & showers

Lighthouse Store & member services · security kiosk & propane at entrance

Storage — covered storage & gated RV/boat yard, southwest corner

Marina & restaurant — docks, launch ramp & boat parking across Brannan Island Road (State Lands lease area; not included in the sale)

All sites are back-in. Boat parking adjacent to areas A, B & C. Map courtesy of ownership — boundaries approximate, not a survey.

Ariel Parcel map



PARCEL MAP · 151 BRANNAN ISLAND ROAD, ISLETON, CA · DISCLAIMER — BOUNDARIES APPROXIMATE, NOT A SURVEY

Offer Submission Guidelines

Interested parties must submit a **formal contract offer** (Purchase & Sale Agreement) for Lighthouse Marina & Resort — Letters of Intent will not be considered. All offers will be reviewed on September 9th.

Submit Offers & Due Diligence Requests: Pierce Brazil · pbrazil@cribrokerage.com

Formal contract offers should include the following:

- 01 Proposed purchase price
- 02 Earnest money deposit
- 03 Due diligence period
- 04 Proposed closing timeline
- 05 Financing structure / source of funds
- 06 Buyer background & relevant experience

Interested parties must contact the brokers directly to schedule an on-site tour before submitting an offer. Please do not disturb any tenants or staff.

Call for Offers – Wednesday, September 9. Ownership reserves the right to accept, reject, or negotiate any proposal at its sole discretion. Qualified parties may request access to the Due Diligence Vault prior to submitting an offer.

[SUBMIT CONTRACT OFFER](#)[REQUEST DUE DILIGENCE ACCESS](#)

LEAD CONTACTS



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CA DRE #02177812

CRI Brokerage

COMMERCIAL REAL ESTATE INVESTORS, INC.

cribrokerage.com · cricommercial.com

CA DRE #01807613

CRI Real Estate is a premier investment, management, and advisory platform specializing in manufactured housing communities, RV resorts, and multifamily assets nationwide.

Interested parties must contact the listing brokers directly to schedule an on-site property tour or to request additional information.

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