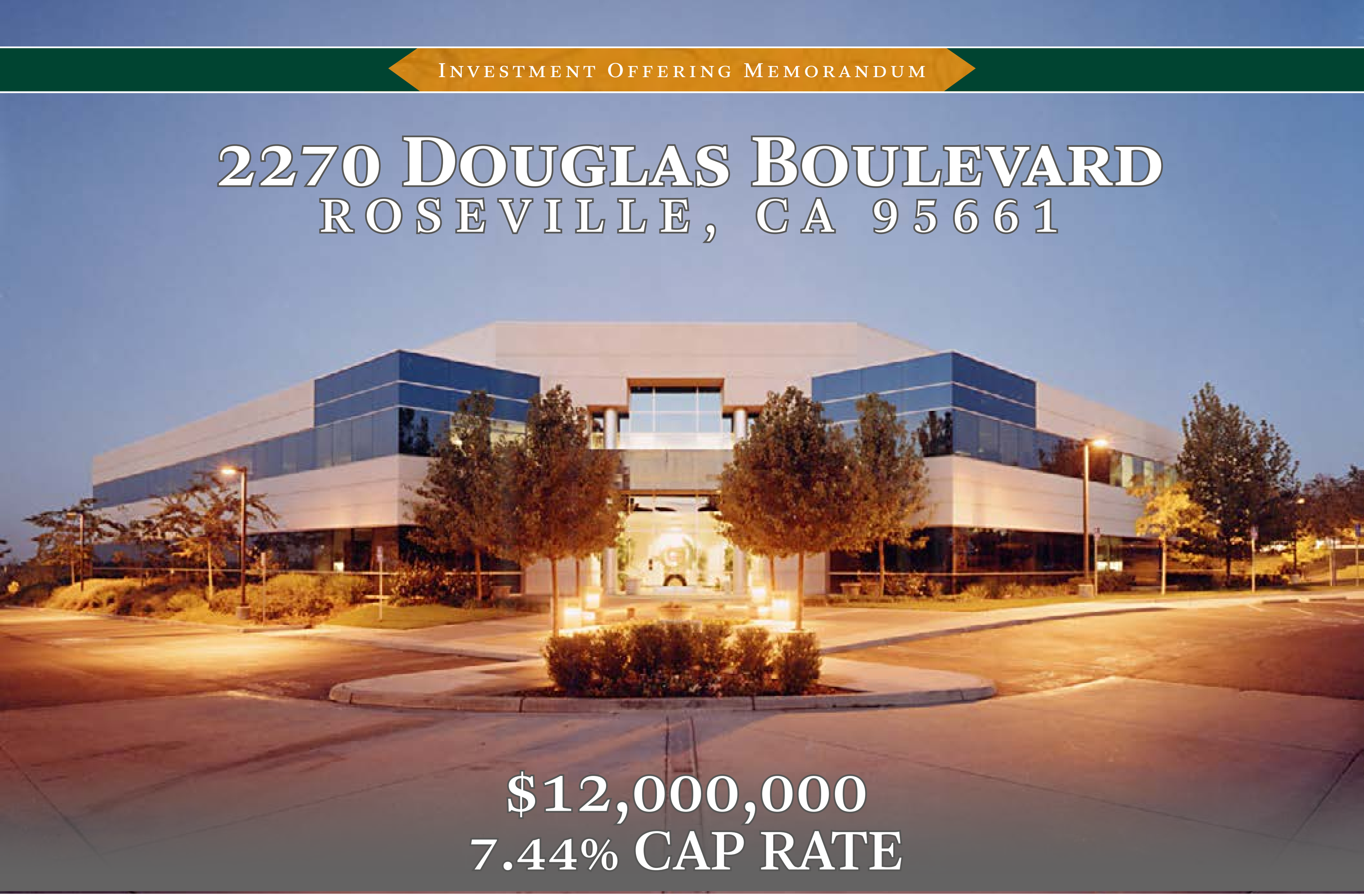
INVESTMENT OFFERING MEMORANDUM

2270 DOUGLAS BOULEVARD
ROSEVILLE, CA 95661



$12,000,000
7.44% CAP RATE

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CBRE

TABLE OF CONTENTS

CBRE

The Offering

CBRE, as exclusive agent, is pleased to present this exceptional investment opportunity at 2270 Douglas Boulevard, a well-maintained, institutional-quality office asset strategically located at the southwest corner of Douglas Boulevard and Professional Drive in one of the region's most desirable and dynamic commercial corridors.

This offering presents a compelling opportunity to acquire a fully stabilized, 94.5% leased office asset in a highly desirable and supply-constrained Roseville office submarket. The property provides investors with immediate, durable cash flow, supported by a diversified rent roll and strong underlying real estate fundamentals.

Constructed in 1999, this Class B, two-story surburban office building totals approximately ±52,043 rentable square feet and is situated on a generous ±3.00-acre parcel. The property features quality construction, offering durability and long-term structural integrity, along with a practical, efficient design that supports a wide range of office uses.

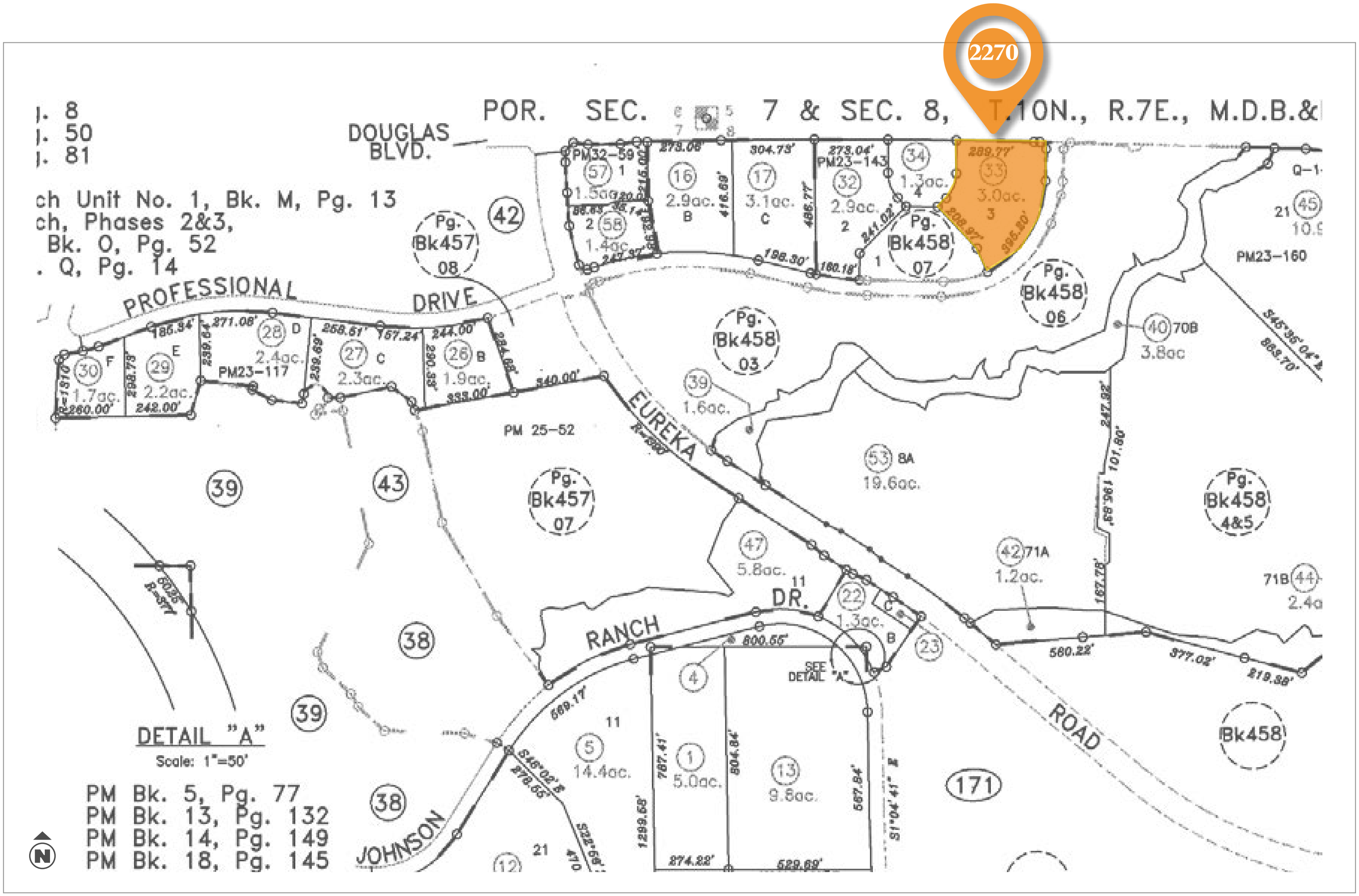
Strategically located at the southwest corner of Professional Drive and Douglas Boulevard, the property benefits from exceptional visibility along one of the area's most heavily trafficked corridors. This highly sought-after location is surrounded by established office, medical, and retail amenities, offering tenants convenience and accessibility. Proximity to major transportation routes ensures strong connectivity and continued tenant demand.

- **Suggested Pricing: $12,000,000.00**
- **Gross Building Size: ±52,043 Sq. Ft.**
- **Price Per Square Foot: $230.58**
- **CAP Rate: 7.44%**
- **Occupancy: 94.5%**

PROPERTY DETAILS

BUILDING ADDRESS	2270 Douglas Blvd Roseville, CA 95661
ASSESSOR'S PARCEL NO.	048-171-033-000
COUNTY	Placer County, California
PROPERTY TYPE	Office Building
BUILDING GROSS SQ. FT.	±52,043
RENTABLE SQ. FT.	±52,043
LAND AREA	±3.0 Acres
PERCENT LEASED	94.5%
NUMBER OF TENANTS	18
YEAR BUILT	1999
NUMBER OF BUILDINGS	One
NUMBER OF STORIES	Two
ZONING	BP/SA-NE, Business Professional
SIGNAGE	Available
USE	Office
SERVICE TYPE	Full Service Gross

Parcel Map


2270
POR. SEC. 7 & SEC. 8, T.10N., R.7E., M.D.B.&
DOUGLAS BLVD.
ch Unit No. 1, Bk. M, Pg. 13
ch, Phases 2&3,
Bk. O, Pg. 52
. Q, Pg. 14
PROFESSIONAL DRIVE
EUREKA ROAD
RANCH DR.
JOHNSON
Pg. Bk457 08
Pg. Bk458 07
Pg. Bk458 06
Pg. Bk458 03
Pg. Bk457 07
Pg. Bk458 4&5
Bk458
PM 25-52
PM23-117
PM23-143
PM23-160
PM32-59
DETAIL "A"
Scale: 1"=50'
SEE DETAIL "A"
PM Bk. 5, Pg. 77
PM Bk. 13, Pg. 132
PM Bk. 14, Pg. 149
PM Bk. 18, Pg. 145

FINANCIAL SUMMARY

PRICING	$12,000,000
PRICE PER GROSS SQ. FT.	$230.58
NET OPERATING INCOME	$892,285.10
CAP RATE	7.44%
RENTABLE SQ. FT.	±52,043
GROSS BUILDING SQ. FT.	±52,043
LAND AREA	±3.0 Acres
CURRENT OCCUPANCY	94.5% Leased
YEAR BUILT	1999
ASSESSOR'S PARCEL NO.	048-171-033-000
ZONING	BP-SA/NE, Business Professional
USE	Office
LEASE TYPE	Full Service Gross

INCOME AND EXPENSE SUMMARY

INCOME

BASIC RENTAL REVENUE	$1,370,265
Expense Reimbursement	*$0.00
Total Potential Gross Revenue	$1,370,265
EFFECTIVE GROSS INCOME	$1,370,265
OPERATING EXPENSES	
Taxes	$122,547
Direct Levies	$102
Insurance	$22,983
Utilities	$157,863
Janitorial	$36,672
Repairs & Maintenance	$21,319
Management Fee	$41,108
Landscaping	$1,800
Telephone/Fire Safety/Security	$10,851
TOTAL OPERATING EXPENSES	($477,980)
NET OPERATING INCOME	$892,285

ASSUMPTIONS: 94.5% leased, representing tenants in place. Operating expenses assume taxes are based on projected value (tax rate estimated as 1.09% tax rate), remaining expenses are based on actual 2025 numbers provided by Seller.

*Seller does not collect reimbursement from tenants for direct levies, although the leases provide for recovery of this item.

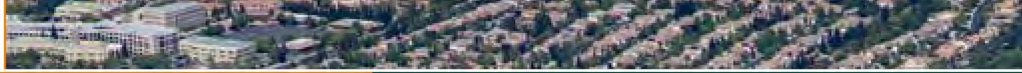
TENANT SUMMARIES

First Northern Bank at 2270 Douglas Blvd in Roseville is a community-focused bank offering personal and business banking services. These include checking and savings accounts, loans, online banking, and financial advising. The branch also specializes in SBA and commercial real estate loans, agribusiness support, and investment services, aiming to help individuals and businesses grow financially. www.thatsmybank.com

R&F Engineering, Inc. provides civil engineering services focused on water resources and flood management projects. Specializing in hydrologic and hydraulic analyses, planning studies, design for water resources, and flood risk reduction projects. Serving numerous public agencies throughout California from their office location in Roseville, CA. www.rfengineeringinc.com

With decades of experience, First Northern Bank has built its reputation on offering competitive interest rates and low-cost financing, all while delivering exceptional customer service. The bank prides itself on treating clients with honesty and integrity, and takes a personalized approach to lending. Its seasoned loan officers work closely with customers to understand their needs and provide tailored financing solutions. Over the years, First Northern Bank has helped thousands of Americans secure loans to find, keep, and afford their dream homes. www.unifiedhomeloans.com

"Our firm offers decades of experience in creating first-time estate plans and updating existing plans as our clients' lives change. We prepare Advance Health Care Directives, Durable Powers of Attorney for Financial Management, Wills and Trusts. We are often asked, 'Do I need a trust?" Great question. The short answer is 'it depends' and designing the plan tailored to each client's unique needs is our goal." www.seasonslaw.com



Location Overview

Demographics

POPULATION	2 Mile	5 Mile	10 Mile
2020 POPULATION	40,502	249,166	763,171
2025 POPULATION	40,456	247,447	778,846
POP GROWTH 2025-2030	0.8%	0.6%	0.5%
AVERAGE AGE	43.2	41.5	41.6

HOUSEHOLDS	2 Mile	5 Mile	10 Mile
2025 TOTAL HOUSEHOLDS	15,728	94,006	286,147
HOUSEHOLD GROWTH 2025-2030	0.8%	0.6%	0.5%
MEDIAN HOUSEHOLD INCOME	$105,351	$101,050	$103,708
AVG HOUSEHOLD SIZE	2.5	2.6	2.6
AVG HOUSEHOLD VEHICLES	2	2	2

HOUSING	2 Mile	3 Mile	10 Mile
MEDIAN HOME VALUE	$741,897	$652,648	$656,057
MEDIAN YEAR BUILT	1989	1985	1987

Source: Costar.com

Traffic Data

INTERSECTION	AVG. DAILY TRAFFIC
DOUGLAS BLVD & EUREKA RD W	44,090
DOUGLAS BLVD & PROFESSIONAL DR W	47,696
DOUGLAS BLVD & E ROSEVILLE PKWY E	41,483

Source: Costar.com

Roseville Office Market Overview

» **Premier Suburban Location & Connectivity**
Roseville is a leading suburban office submarket within the Sacramento region, ideally positioned along Interstate 80 with direct access to Highway 65. This strategic location provides excellent regional connectivity, making it highly attractive to both tenants and investors.

» **Strong Demographics & Economic Base**
The city benefits from continued population growth, high median household incomes, and a diverse employment base including healthcare, finance, and professional services, supporting long-term office demand.

» **Sustained Demand for Suburban Office Space**
Roseville has experienced consistent demand as tenants prioritize accessible, lower-density office environments with convenient parking and proximity to where employees live.

» **Diverse & Resilient Tenant Mix**
The market supports a broad range of office users, particularly small- to mid-sized professional firms, contributing to stable occupancy levels in multi-tenant buildings.

» **Amenity-Rich Environment**
A strong concentration of retail, dining, and services—including Westfield Galleria and The Fountains—enhances tenant satisfaction and helps drive leasing activity.

» **Limited New Supply & Strong Investment Appeal**
Constrained office development has helped maintain healthy occupancy and rent stability, positioning Roseville as a desirable market for investors seeking reliable cash flow and long-term appreciation.

Roseville, California Overview

Roseville is one of the most desirable suburban markets in the greater Sacramento region, known for its strong demographics, strategic location, and high quality of life. Located approximately 20 miles northeast of downtown Sacramento, it serves as a key economic hub for Placer County and continues to attract businesses and residents due to its consistent growth.

Positioned along Interstate 80 with direct access to Highway 65, Roseville offers excellent regional connectivity, along with proximity to the Rocklin Amtrak Station and Sacramento International Airport. This accessibility makes it highly attractive to office tenants seeking convenience for both employees and clients.

The city benefits from a diverse and stable economic base anchored by healthcare, professional services, and financial sectors, supported by major employers such as Kaiser Permanente. Strong population growth, above-average household incomes, and an educated workforce further contribute to sustained office demand.

Roseville is also distinguished by its extensive retail and dining amenities, including destinations like the Westfield Galleria and The Fountains. This amenity-rich environment enhances tenant satisfaction and supports leasing activity.

Combined with limited new office development and continued demand for suburban office space, Roseville remains a resilient and highly attractive market for office investment, offering stable occupancy and long-term growth potential.

Roseville – Sculpture Park

MARKET DEMOGRAPHIC QUICK FACTS

The City of Roseville is located in Placer County and emcompasses 43.05 square miles.

ROSEVILLE GRADES

Source: www.areavibes.com

14.5 million

ANNUAL REGIONAL VISITORS***

534

RESTAURANTS**

94,000

DAYTIME EMPLOYEES*

165,000

TOTAL POPULATION*

65,500

TOTAL HOUSING UNITS*

SOURCES:
*CBRE Fast Maps
**Salesgenie.com
***Sacramento Chamber of Commerce

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and/or related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CBRE, Inc. nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CBRE, Inc. will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner or CBRE, Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

DISCLAIMER

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