

OFFERING MEMORANDUM

3636-3640

American River Drive

88% LEASED ±127,235 SF CLASS A SUBURBAN OFFICE
\$24,239,000 (\$191 per sq. ft. NRA) | 7.75% Year 1 Cap Rate

3636-3640 American River Drive | Sacramento, CA 95864

NEWMARK

CBRE

CAPITAL MARKETS | INVESTMENT PROPERTIES

Affiliated Business Disclosure

© 2026 CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and 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, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves 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 at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CMPM OM_3636-3640_American_River_Dr 08/20/26

©2026 CBRE, Inc. All Rights Reserved.



Table of
CONTENTS

1 2 3 4 5

|||||
3636-3640
— American River Drive —



1

Executive Summary

THE OFFERING

CBRE, Inc. in concert with Newmark, is pleased to offer a 88% leased Class A suburban office complex that has long demonstrated its attractiveness to top tier tenants despite ambient market conditions that have proven challenging for the majority of its competitive set. The Subject offers a compelling value proposition which has stood it in good stead for decades:

- ❑ Institutional ownership which has not stinted relative to care and maintenance of the physical plant and its attendant lush, verdant landscaping.
- ❑ A truly extraordinary location which offers instant access to U.S. Highway 50 and thus to all area freeways and interstates.
- ❑ The Subject sits in a bucolic suburban setting but is only 15 minutes from Sacramento’s Central Business District, the State Capitol, and both State and Federal Courts.
- ❑ Proximity to Sacramento’s best executive housing as well as less expensive accommodations for all income demographics.
- ❑ Mere minutes from some of the region’s finest restaurants, shopping and service retail.
- ❑ The Complex boasts long-term, committed tenants with de minimis likelihood of tenant relocations thus promising secure and durable income streams well into the future.



OFFERING SUMMARY

Address	3636-3640 American River Drive, Sacramento, CA 95864
Property Type	Class A two-story office
Rentable Area	±127,235 sq. ft.
Occupancy	88%
Offering Price	\$24,239,000 (\$191/psf)
Capitalization Rate	7.75%
Year Built/Refurbished	1976/1999/2024

INVESTMENT HIGHLIGHTS



The Subject sits within the Campus Commons submarket which features beautifully maintained low-rise office buildings popular with attorneys, accountants, finance, insurance and banking professionals due to its location near top tier housing, restaurants and retail and the availability of smaller suites well able to accommodate executives and staff who wish to be, in many cases, close to where they live. The submarket encompasses approximately ±1,298,573 sq. ft. with a Q4 2025 vacancy rate of 11.7% and an availability rate of 13.9%. Net absorption for both the quarter and the year-to-date was slightly negative. The Subject enjoys an occupancy rate of 88%, modestly outperforming its peers in a competitive environment. A new lease for ±8,104 sq. ft. was recently signed at \$2.25 per sq. ft./mo., a figure that is higher than the Campus Commons average rent of \$2.22 per sq. ft./month for generally smaller and theoretically more expensive suites. The Subject is one of the few office locations in the submarket able to accommodate larger users seeking the same locational and aesthetic amenities as their smaller counterparts.



Long term income stream security is strong. Not only are the tenants in place largely credit in nature and sticky as to future renewals but they boast an Weighted Average Lease Term (WALT) as of October 1, 2026 of 6.77 years.



The tenants occupying the Subject want to be there because of its sylvan setting coupled with easy ingress/egress by virtue of its proximity to Highway 50 via appurtenant Watt Avenue as well as nearby high volume surface streets. Abundant parking for occupants and their clientele (approximately 477 stalls in total) is an important and added benefit.



INVESTMENT HIGHLIGHTS



A brief review of the current rent roll tells a persuasive story:

- The Sacramento County Clerk signed a long term lease after relocating from downtown in order to take advantage of a central location more convenient for its employees as well as the citizens it serves.
- The Sacramento County Assessor similarly signed a long term lease to take advantage of a central, freeway close location for both staff and clients.
- Westervelt Ecological Services LLC appreciated the Subject’s convenient location allowing its engineers to access job sites in the Sacramento Metro easily and quickly.
- The law firm of Matheny Sears Linkert & Jaime LLP is a long time occupant which enjoys the quiet setting and quick access to State and Federal Courts when personal appearances are required.



Available to tenants are approximately **75 secure, below-grade vehicle stalls, an unusual and welcome suburban office building amenity.**



The Subject is literally **within walking and/or biking distance from not only some of the best housing in the Sacramento region but also the Jedediah Smith Memorial Trail of the American River Parkway**, a 32-mile paved multi-use pathway that runs between the confluence of the Sacramento River with the American River and Beal’s Point at Folsom Lake. This “urban wilderness” provides not only incredible natural beauty mere steps from both housing and work but also allows adventurous employees to commute by bicycle to the office. Sacramento is considered a top tier city for bicycle commuting.



The **tenants in place are largely immune to Work From Home protocols.** Especially with respect to the Sacramento County uses in-person interactions are both necessary and key to their operations. Occupants want and need to be physically present in the office.

TENANT SNAPSHOTS

Tenant	SF Leased	Original Occupancy Date	Expires	Annual Rent/SF
Behavior Frontiers LLC	8,104	July 2026	November 2033	\$27.00
Sacramento County Clerk/Recorder	26,592	October 2022	September 2034	\$23.76
Westervelt Ecological Services LLC	18,966	April 2023	April 2030	\$25.56
Sacramento County Assessor	45,086	May 2021	November 2034	\$24.48
Matheny Sears Linkert & Jaime LLP	13,694	August 2017	August 2030	\$26.76





Property Overview

PROPERTY OVERVIEW

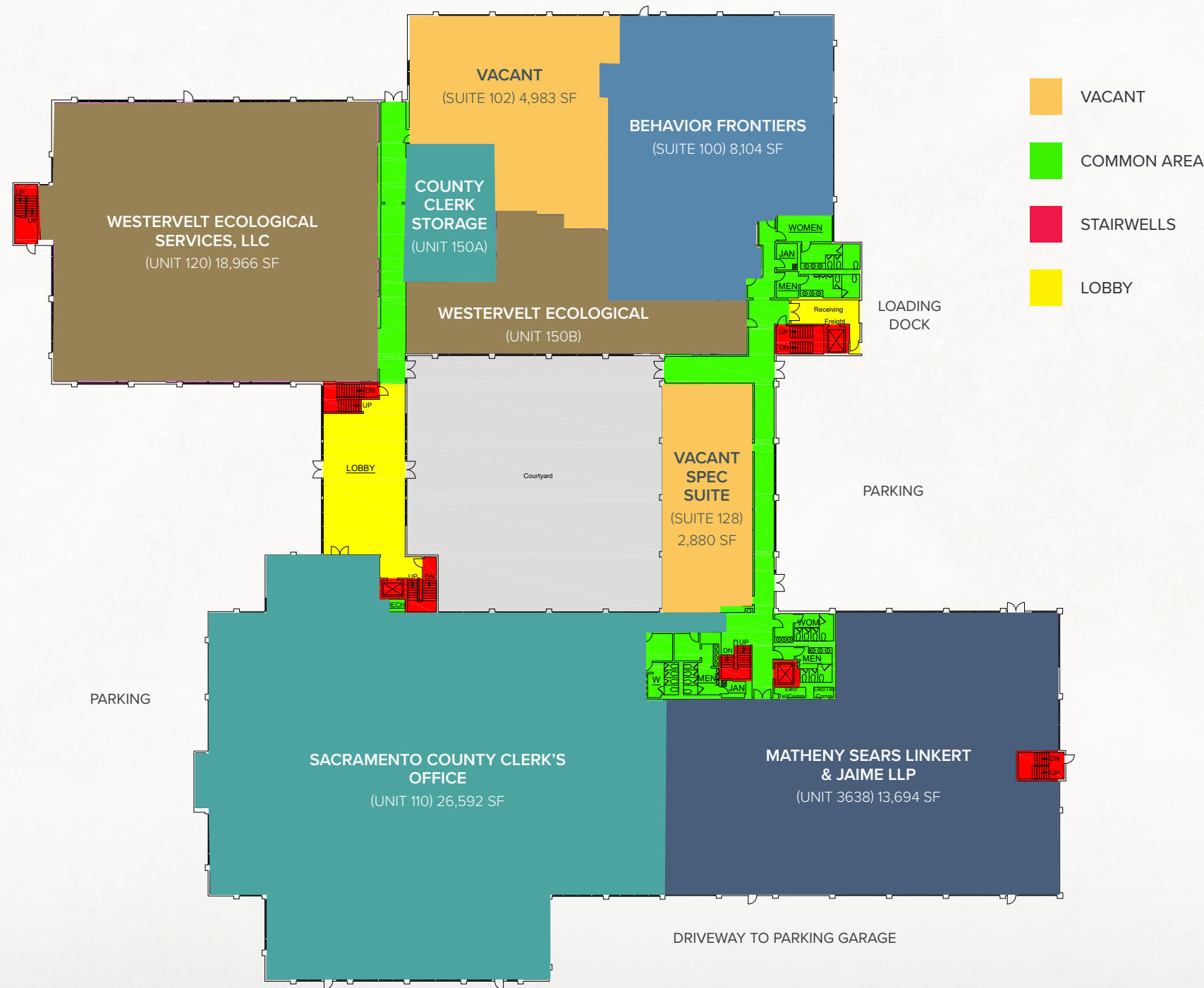
Address	3636-3640 American River Drive, Sacramento, CA 95864
County	Sacramento
Parcel Number/Size	292-0180-065-0000 / ±5.92 acres
Parking Total	402 surface and 75 secure and below grade. 126 of the surface stalls are located on a leased parcel appurtenant to the Subject. A copy of the land lease is included in the due diligence vault for your review.
Parking Ratio	3.78:1,000
Zoning	BP (Business Park)
Year Built	1976
Rentable Area	±127,235 square feet
Construction Type	Masonry
Roof	Primarily terracotta tiles coupled with a mechanically attached five foot wide section of Thermoplastic Polyolefin material. Roof replaced in 2021 with a 25-year transferable warranty.
HVAC	Trane cooling towers, chillers and controls. Please refer to the information posted to the virtual deal room for an inventory of equipment in place.
Life Safety	The building is equipped with a fully automatic wet pipe fire sprinkler system with a central Notifier analog fire panel. Fire extinguishers are mounted throughout the property.
Electrical	The property is provided with two main switchgear sections, each of which is rated at 2,500 amp, 277/480 volt, three-phase, four-wire service. Distribution is via standard subpanels with circuit breaker overload protection. A diesel-powered generator provides emergency power to the building. The Onan brand generator is rated at 125-KVA and is located within the enclosure along the southern perimeter of the building. The generator is serviced by a 75-gallon above ground fuel tank.
Elevator	One 3,500 pound weight capacity hydraulic unit
Confidentiality Agreement and Due Diligence Access	Please contact us if you would like to receive a link to the confidentiality agreement and access to the due diligence site documents and additional property information.

RECENT IMPROVEMENTS OF NOTE

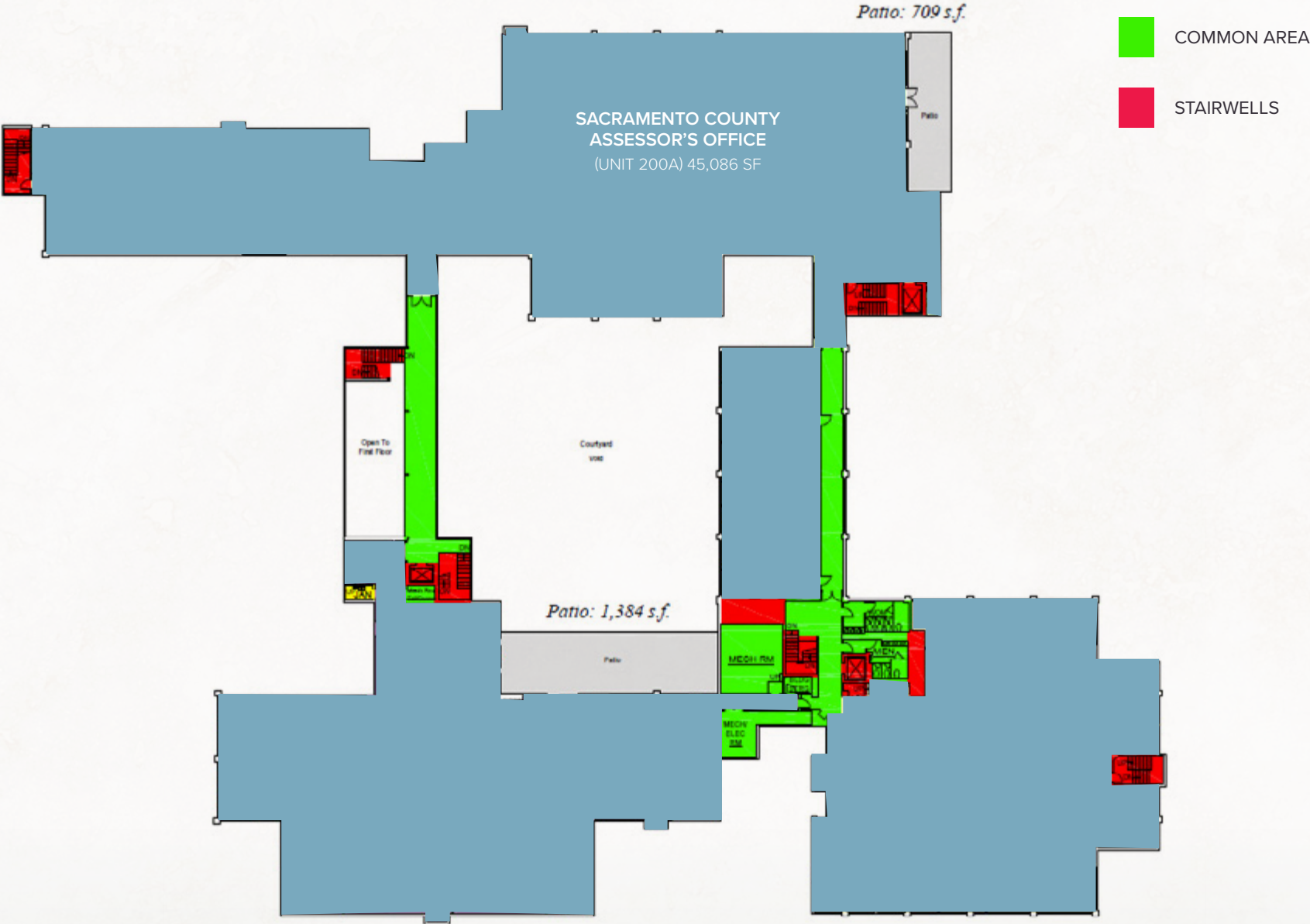
HVAC chillers/towers and controls	Late 2019	\$1,678,035
Roof replacement	Summer 2021	\$735,383
Exterior painting	June 2022	\$54,404
Elevator Upgrades	Mid-2022	\$227,360
Lobby renovations	Summer 2023	\$218,666
Restroom renovations	Late 2024	\$215,922
Parking lot paving and striping	March 2026	\$18,408
Other miscellaneous		\$216,436
Tenant Improvements		\$6,225,921
TOTAL IMPROVEMENTS		\$9,590,535



FLOOR PLANS
FIRST FLOOR



FLOOR PLANS
SECOND FLOOR



The floor plan illustrates the layout of the 1st floor, with rooms and areas color-coded according to their function. The legend on the right provides the key for these colors:

- VACANT** (Light Orange)
- COMMON AREA** (Green)
- STAIRWELLS** (Red)
- PARKING** (Orange)

Key areas and rooms identified on the plan include:

- STAIRWELLS:** Multiple red-colored areas, including a large one in the bottom right labeled "VACANT (CAFE) 6,930 SF".
- COMMON AREA:** A green-colored corridor or lobby area running horizontally through the center-right of the plan.
- PARKING:** Large orange-colored areas, primarily on the left and bottom-left sides of the building.
- Other Rooms:** Numerous smaller rooms are labeled, including "STORAGE", "OFFICE AREA", "OFFICE", "MECH RM", "ELEC RM", "WORKSHOP", "RETAIL AREA", and "STORAGE/BREAK RM".

SITE DESCRIPTION

The Subject is situated at the southeast quadrant of Watt Avenue and American River Drive overlooking the American River. The complex is highly visible from both thoroughfares and offers an extraordinary presence to drivers and pedestrians heading east or west on American River Drive.



SITE PLAN



PARCEL MAP



Assessor's Map Bk.292-Pg.18
County of Sacramento, Calif.



Financial Overview

ASSUMPTIONS

BUILDING PROFILE	
Project Name	3636 American River Drive
Street Address	3636-3640 American River Drive
City	Sacramento
State	CA
Property Type	Office
Rentable Square Feet	127,235 SF
Absorption Period	14 Months
Projected Occupancy as of 10/1/26	88.37%

GLOBAL UNDERWRITING ASSUMPTIONS	
Commencement Date	October 1, 2026
Hold Period	9 Years
Growth Rates	
Operating Expenses	3.00%
Real Estate Taxes Growth [1]	2.00%
Market Rent	3.00%
CY 2027 + -	3.00%
General Vacancy Loss [2]	0.00%
Management Fee (% of EGR)	2.00%
Capital Reserves (CY 2026 Value)	\$0.20 PSF

LEASING ASSUMPTIONS			
Market Leasing Type	\$2.40 FSG	\$1.50 MG	
Retention Ratio	85.00%	85.00%	
Financial Terms			
2026 Monthly Market Rent	\$2.40 PSF	\$1.50 PSF	
Rent Adjustment	3.00% Annually	3.00% Annually	
Lease Term	10 Years	5 Years	
Expense Recovery Type	New Base Year (100% GU)	New Base Year (MG) (100% GU)	
Tenanting Costs			
Free Rent			
New	4.0 Month(s)	3.0 Month(s)	
Renewal	1.0 Month(s)	1.5 Month(s)	
Weighted Average	1.45 Month(s)	1.73 Month(s)	
Tenant Improvements (\$/NRSF)			
New	\$40.00 PSF	\$0.00 PSF	
Renewal	\$15.00 PSF	\$0.00 PSF	
Weighted Average	\$18.75 PSF	\$0.00 PSF	
Leasing Commissions [3]			
New	5.00%	7.50%	
Renewal	2.50%	3.75%	
Weighted Average	2.88%	4.31%	
Downtime			
New	6 Month(s)	6 Month(s)	
Weighted Average	1 Month(s)	1 Month(s)	

DEBT ASSUMPTIONS [4]	
	MARKET LOAN
Initial Loan Funding (as of Oct-26)	\$15,755,587
Loan-To-Value Ratio (Initial Funding)	65.00%
Future Funding (TI/LC/CapEx)	\$0
Total Loan Funding (Incl. Future Funding)	\$15,755,587
Total Loan-To-Cost (Incl. Future Funding)	65.00%
Funding Date	10/2/2026
Maturity Date	9/30/2035
Loan Term During Analysis	9 Years
Amortization Period	25 Years
Interest Rate Type	Fixed
Interest Rate	5.75%
Origination Fee on Total Loan Funding	0.00%
Loan Constant	7.55%
Initial Debt Yield	11.43%
Debt Coverage Ratio (NOI I Amortizing)	151%

VACANT SPACE ASSUMPTIONS											
Suite	Tenant	Sq. Ft.	Starts on Month	Lease Start	Initial Coupon Market Rent [5]	Recovery Type	Rent Adjustment	Term	Free Rent	Tenant Improvements	Leasing Commissions
Cafe	VACANT (Cafe)	6,930	Mo. 7	Apr-27	\$1.50 PSF	New Base Year (MG) (100% GU)	3.00% Annually	5 Years	3 Month(s)	\$0.00 PSF	7.50%
102	VACANT (Suite 102)	4,983	Mo. 15	Sep-27	\$2.40 PSF	New Base Year (100% GU)	3.00% Annually	10 Years	4 Month(s)	\$40.00 PSF	5.00%
128	VACANT (Suite 128)	2,880	Mo. 3	Sep-26	\$2.40 PSF	New Base Year (100% GU)	3.00% Annually	10 Years	4 Month(s)	\$0.00 PSF	5.00%

You are solely responsible for independently verifying the information in this confidential memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

Notes:
[1] Real Estate Taxes have been reassessed at the estimated purchase price based on a millage rate of 1.187300% plus special assessments of \$8,629.
[2] No General Vacancy Loss modeled in this analysis.
[3] Retail Leasing Commissions are calculated by applying 100% of the rates shown above for lease years 1-5, and 50% of the above rates for lease years 6 and beyond.
[4] Leveraged analysis is based on financing that a particular investor may or may not be able to obtain.
[5] Calendar year 2026 value. Actual starting contract rent depends on the year in which vacant lease-up tenant begins.

PRICING MATRIX

GUIDING METRICS							
\$24.24 M	\$191 PSF	\$80 PSF	\$214 PSF	7.75%	13.42%	2.55x	9.58%
Purchase Price	\$/PSF	Contractual NOI	All-In Basis \$PSF	Year 1 Cap Rate	Unleveraged IRR	Unleveraged Equity Multiple	Year 9 Return on Cost

Purchase Price [1]		All-In Basis		Capitalization Rates	9-Year Unleveraged		Return on Cost
\$/PSF [2]		Total Price	\$/PSF [2]	Year 1 Yield	Cap Rate IRR	Equity Multiple	Year 9
\$25,911,000		\$28,923,256	\$227	7.25%	12.35%	2.38x	9.02%
\$25,047,000		\$28,059,256	\$221	7.50%	12.89%	2.46x	9.30%
\$24,239,365		\$27,251,621	\$214	7.75%	13.42%	2.55x	9.58%
\$23,482,000		\$26,494,256	\$208	8.00%	13.94%	2.63x	9.85%
\$22,770,000		\$25,782,256	\$203	8.25%	14.45%	2.71x	10.12%

Exit Cap	7.50%
Gross Residual PSF	\$351

Property Overview	
Property	3636 American River Drive
PSF	127,235 SF
Hold Period	9 Years
% Leased as of (Jul-26)	88%
In-Place NOI	\$1,801,453
Year 1 NOI	\$1,878,551
Mark-to-Market NOI	\$2,592,846

Residual Value	
Hold Period	9 Years
Following Year's NOI	\$3,354,142
Terminal Cap Rate	7.50%
Reversion Price	\$44,721,893
Cost of Sale (1.00%)	\$447,219
Net Proceeds from Sale	\$44,274,674
Net Proceeds PSF	\$347.98

9-Year Capital Costs		
Category	Expense	PSF
Tenant Improvements	\$1,939,917	\$15.25
Leasing Commissions	\$808,004	\$6.35
Capital Reserves	\$264,335	\$2.08
All Other Capital Expenditures	\$0	\$0.00
Total	\$3,012,256	\$23.67

[1] All Purchase Prices reflect Real Estate Taxes reassessed at the target price of \$24,239,000. Real Estate Taxes have not been reassessed at each Purchase Price on this schedule.

[2] Based on 127,235 Square Feet.

You are solely responsible for independently verifying the information in this confidential memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

CASH FLOW PROJECTIONS

Fiscal Year Ending - September 30	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Physical Occupancy	92.98%	99.35%	100.00%	100.00%	100.00%	99.55%	100.00%	100.00%	94.41%	100.00%
Overall Economic Occupancy [1]	88.85%	96.58%	100.00%	100.00%	100.00%	99.07%	100.00%	100.00%	87.39%	98.73%
Weighted Average Market Rent	\$2.40	\$2.48	\$2.55	\$2.63	\$2.71	\$2.79	\$2.87	\$2.96	\$3.05	\$3.14
Weighted Average In Place Rent [2]	\$1.98	\$2.05	\$2.15	\$2.18	\$2.22	\$2.24	\$2.29	\$2.33	\$2.62	\$2.99
Total Operating Expenses PSF Per Year	\$9.02	\$9.28	\$9.54	\$9.82	\$10.07	\$10.33	\$10.60	\$10.88	\$11.23	\$11.64
Lease SF Expiring (Initial Term Only)	0	0	0	0	0	0	0	26,592	58,780	0
Lease SF Expiring (Cumulative %)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	20.90%	67.10%	67.10%

REVENUES	[3]											
	FY 2027											
	\$/SF/YR											
	Scheduled Base Rent											
	Gross Potential Rent	\$25.03	\$3,184,784	\$3,229,998	\$3,280,684	\$3,333,403	\$3,391,041	\$3,444,426	\$3,497,795	\$3,557,079	\$4,357,621	\$4,627,554
	Absorption & Turnover Vacancy	(1.76)	(223,869)	(24,636)	0	0	0	(12,412)	0	0	(260,801)	0
	Free Rent	(1.23)	(156,006)	(92,135)	0	0	0	(21,411)	0	0	(321,945)	(62,179)
	Total Scheduled Base Rent	22.05	2,804,909	3,113,227	3,280,684	3,333,403	3,391,041	3,410,603	3,497,795	3,557,079	3,774,875	4,565,375
	Expense Recoveries	0.44	55,742	70,114	80,675	92,060	105,324	115,339	128,201	144,291	170,117	179,307
	Parking	0.04	4,980	4,980	4,980	4,980	4,980	4,980	4,980	4,980	4,980	4,725
Storage	0.50	63,899	67,016	70,133	73,250	76,367	79,484	82,601	85,718	88,835	85,198	
Seller Rent Abatement Credit (9/26-5/28)	0.76	96,238	42,863	0	0	0	0	0	0	0	0	
TOTAL GROSS REVENUE	23.78	3,025,767	3,298,199	3,436,471	3,503,692	3,577,712	3,610,406	3,713,577	3,792,068	4,038,806	4,834,604	
General Vacancy Loss	0.00	0	0	0	0	0	0	0	0	0	0	
EFFECTIVE GROSS REVENUE	23.78	3,025,767	3,298,199	3,436,471	3,503,692	3,577,712	3,610,406	3,713,577	3,792,068	4,038,806	4,834,604	

(continued on next page)

You are solely responsible for independently verifying the information in this confidential memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

CASH FLOW PROJECTIONS (CONTINUED)

Fiscal Year Ending - September 30		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
OPERATING EXPENSES											
Janitorial	(1.27)	(161,971)	(166,830)	(171,835)	(176,990)	(182,300)	(187,769)	(193,402)	(199,204)	(205,180)	(211,336)
Landscaping	(0.22)	(28,082)	(28,924)	(29,792)	(30,686)	(31,606)	(32,555)	(33,531)	(34,537)	(35,573)	(36,641)
Repairs & Maintenance	(1.31)	(166,676)	(171,676)	(176,826)	(182,131)	(187,595)	(193,223)	(199,019)	(204,990)	(211,140)	(217,474)
Security	(0.17)	(22,086)	(22,749)	(23,431)	(24,134)	(24,858)	(25,604)	(26,372)	(27,163)	(27,978)	(28,817)
Utilities	(2.61)	(331,959)	(341,917)	(352,175)	(362,740)	(373,622)	(384,831)	(396,376)	(408,267)	(420,515)	(433,131)
Trash	(0.18)	(22,601)	(23,279)	(23,978)	(24,697)	(25,438)	(26,201)	(26,987)	(27,797)	(28,631)	(29,490)
Admin	(0.09)	(10,877)	(11,204)	(11,540)	(11,886)	(12,243)	(12,610)	(12,988)	(13,378)	(13,779)	(14,192)
Parking Garage	(0.24)	(30,492)	(30,492)	(30,492)	(35,066)	(35,066)	(35,066)	(35,066)	(35,066)	(40,326)	(40,326)
Management Fee	(0.48)	(60,515)	(65,964)	(68,729)	(70,074)	(71,554)	(72,208)	(74,272)	(75,841)	(80,776)	(96,692)
Insurance	(0.09)	(11,217)	(11,553)	(11,900)	(12,257)	(12,625)	(13,003)	(13,393)	(13,795)	(14,209)	(14,635)
Real Estate Taxes	(2.36)	(300,740)	(306,582)	(312,541)	(318,619)	(324,819)	(331,143)	(337,593)	(344,172)	(350,883)	(357,728)
TOTAL OPERATING EXPENSES	(9.02)	(1,147,216)	(1,181,171)	(1,213,240)	(1,249,280)	(1,281,726)	(1,314,212)	(1,349,000)	(1,384,211)	(1,428,991)	(1,480,462)
NET OPERATING INCOME	\$14.76	\$1,878,551	\$2,117,028	\$2,223,232	\$2,254,412	\$2,295,986	\$2,296,193	\$2,364,576	\$2,407,856	\$2,609,816	\$3,354,142
CAPITAL COSTS											
Tenant Improvements	0.00	0	(205,300)	0	0	0	0	0	0	(1,734,618)	(335,017)
Leasing Commissions	(0.65)	(82,149)	(59,519)	0	0	0	(33,179)	0	0	(633,157)	(122,285)
Capital Reserves	(0.20)	(26,020)	(26,800)	(27,604)	(28,432)	(29,285)	(30,164)	(31,069)	(32,001)	(32,961)	(33,950)
TOTAL CAPITAL COSTS	(0.85)	(108,168)	(291,619)	(27,604)	(28,432)	(29,285)	(63,343)	(31,069)	(32,001)	(2,400,735)	(491,252)
OPERATING CASH FLOW	\$13.91	\$1,770,382	\$1,825,409	\$2,195,628	\$2,225,980	\$2,266,701	\$2,232,851	\$2,333,508	\$2,375,856	\$209,080	\$2,862,890
ACQUISITION & RESIDUAL SALE											
Purchase Price	(\$24,239,365)	0	0	0	0	0	0	0	0	0	All Cash
Net Residual Value [4]	0	0	0	0	0	0	0	0	0	44,274,674	IRR
CASH FLOW BEFORE DEBT	(\$24,239,365)	\$1,770,382	\$1,825,409	\$2,195,628	\$2,225,980	\$2,266,701	\$2,232,851	\$2,333,508	\$2,375,856	\$44,483,755	13.42%

(continued on next page)

You are solely responsible for independently verifying the information in this confidential memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

CASH FLOW PROJECTIONS (CONTINUED)

Fiscal Year Ending - September 30	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
MARKET LOAN [5]										
Loan Funding / Payoff	15,755,587	0	0	0	0	0	0	0	(12,423,976)	
Loan Fees	0	0	0	0	0	0	0	0	0	
Annual Debt Service	0	(1,189,433)	(1,189,433)	(1,189,433)	(1,189,433)	(1,189,433)	(1,189,433)	(1,189,433)	(1,189,433)	
CASH FLOW AFTER DEBT	(\$8,483,778)	\$580,950	\$635,976	\$1,006,195	\$1,036,547	\$1,077,268	\$1,043,418	\$1,144,075	\$1,186,423	\$30,870,346
										Leveraged IRR 21.67%

NOI Return	7.75%	8.73%	9.17%	9.30%	9.47%	9.47%	9.76%	9.93%	10.77%
NOI Metrics									
Annual % Change in NOI	-	12.69%	5.02%	1.40%	1.84%	0.01%	2.98%	1.83%	8.39%
Compound Annual Growth Rate (CAGR)	-	12.69%	8.79%	6.27%	5.14%	4.10%	3.91%	3.61%	4.20%
Return on Cost	7.72%	8.59%	9.01%	9.13%	9.29%	9.26%	9.53%	9.69%	9.58%
Untrended Return on Cost (@ Market)	10.65%	10.52%	10.51%	10.50%	10.49%	10.46%	10.45%	10.43%	9.51%
UNLEVERAGED Cash Return	7.30%	7.53%	9.06%	9.18%	9.35%	9.21%	9.63%	9.80%	0.86%
LEVERAGED Cash Return	6.85%	7.50%	11.86%	12.22%	12.70%	12.30%	13.49%	13.98%	-11.56%
Debt Coverage Ratio (NOI)	1.58x	1.78x	1.87x	1.90x	1.93x	1.93x	1.99x	2.02x	2.19x
Rolling - All Cash IRR	22.59%	17.11%	14.48%	13.30%	12.27%	12.00%	11.69%	12.09%	13.42%
Rolling - Leveraged IRR	53.96%	35.67%	27.77%	24.23%	21.45%	20.44%	19.45%	19.82%	21.67%

[1] This figure takes into account vacancy/credit loss, absorption vacancy, turnover vacancy, and rent abatements.

[2] This figure does not include any amount related to expense reimbursements. Only Scheduled Base Rent and Fixed/CPI Increases are included in this calculation, which is based on the weighted-average physical occupancy during each fiscal year.

[3] Based on 127,235 square feet.

[4] Net Residual Value is calculated by dividing Year 10 NOI by the Residual Cap Rate of 7.50% and applying a 1.00% Cost of Sale, with a resulting Net Residual Value of \$348 PSF.

[5] Market Debt based on 65% Loan-to-Value, 5.75% Interest Rate, 25-Year Amortization, and no Loan Fee.

You are solely responsible for independently verifying the information in this confidential memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

RENT ROLL

As of 10/1/2026

Suite	Tenant Name	Square Feet	% of Property	Lease Term		Rental Rates					Free Rent		Recovery Type	Tenant Improvements	Leasing Commissions	Market Assumption / Market Rent
				Begin	End	Begin	Monthly	PSF	Annually	PSF	Date	% Free				
100	Behavior Frontiers LLC (Suite 100)	8,104	6.37%	Sep-2026	Dec-2033	Current	\$18,234	\$2.25	\$218,808	\$27.00	-		New Base Year (95% GU) (6.90%)	-	-	Option
						Sep-2027	\$18,801	\$2.32	\$225,615	\$27.84	3.11%			-	-	\$2.40 FSG
						Sep-2028	\$19,369	\$2.39	\$232,423	\$28.68	3.02%			-	-	
						Sep-2029	\$19,936	\$2.46	\$239,230	\$29.52	2.93%			-	-	
						Sep-2030	\$20,503	\$2.53	\$246,037	\$30.36	2.85%			-	-	
						Sep-2031	\$21,151	\$2.61	\$253,817	\$31.32	3.16%			-	-	
						Sep-2032	\$21,800	\$2.69	\$261,597	\$32.28	3.07%			-	-	
						Sep-2033	\$22,448	\$2.77	\$269,377	\$33.24	2.97%			-	-	
Notes: Tenant has two (2) five (5) year renewal option at stated rent with 6-12 months advance notice. Tenant has a ROFO. Tenant has a year-over-year cap of 5.0% on controllable expenses (not hit not modeled). A seller abatement credit has been modeled (9/26-12/26).																
100	Behavior Frontiers LLC (Suite 100) (Option 1)	8,104	6.37%	Jan-2034	Dec-2043	FUTURE	\$23,096	\$2.85	\$277,157	\$34.20	-		BY'26 (95% GU) (6.90%)	-	-	Market - 85.00%
						Jan-2035	\$23,826	\$2.94	\$285,909	\$35.28	3.16%			-	-	\$2.40 FSG
						Jan-2036	\$24,555	\$3.03	\$294,661	\$36.36	3.06%			-	-	
						Jan-2037	\$25,284	\$3.12	\$303,414	\$37.44	2.97%			-	-	
						Jan-2038	\$26,014	\$3.21	\$312,166	\$38.52	2.88%			-	-	
						Jan-2039	\$26,824	\$3.31	\$321,891	\$39.72	3.12%			-	-	
						Jan-2040	\$27,635	\$3.41	\$331,616	\$40.92	3.02%			-	-	
						Jan-2041	\$28,445	\$3.51	\$341,340	\$42.12	2.93%			-	-	
						Jan-2042	\$29,336	\$3.62	\$352,038	\$43.44	3.13%			-	-	
						Jan-2043	\$30,228	\$3.73	\$362,735	\$44.76	3.04%			-	-	
Notes: Tenant has two (2) five (5) year renewal option at stated rent with 6-12 months advance notice (modeled). Tenant has a ROFO. Tenant has a year-over-year cap of 5.0% on controllable expenses (not hit not modeled). Assumes Tenant's existing proportionate share, operating expense cap, and base year remain the same throughout the renewal term.																
3638	Matheny Sears Linkert & Jaime LLP	13,694	10.76%	Aug-2017	Aug-2030	Current	\$30,538	\$2.23	\$366,451	\$26.76	-		BY'24 (\$1,135,995) (10.45%) 95% GU	-	-	Option
						Jan-2027	\$31,222	\$2.28	\$374,668	\$27.36	2.24%			-	-	\$2.40 FSG
						Jan-2028	\$31,907	\$2.33	\$382,884	\$27.96	2.19%			-	-	
						Jan-2029	\$32,592	\$2.38	\$391,101	\$28.56	2.15%			-	-	
						Jan-2030	\$33,276	\$2.43	\$399,317	\$29.16	2.10%			-	-	
Notes: Tenant has one (1) five (5) year renewal option at FMV with 9 months notice, 5% admin fee, and 7% compounded cap on controllable expenses. Tenant also responsible for parking and 5,195 SF storage space (excluded from RSF).																
3638	Matheny Sears Linkert & Jaime LLP (Option 1)	13,694	10.76%	Sep-2030	Aug-2035	FUTURE	\$34,275	\$2.50	\$411,297	\$30.03	-		BY'24 (\$1,135,995) (10.45%) 95% GU	-	-	Market - 85.00%
						Sep-2031	\$34,959	\$2.55	\$419,513	\$30.63	2.00%			-	-	\$2.40 FSG
						Sep-2032	\$35,644	\$2.60	\$427,729	\$31.23	1.96%			-	-	
						Sep-2033	\$36,329	\$2.65	\$435,946	\$31.83	1.92%			-	-	
						Sep-2034	\$37,014	\$2.70	\$444,162	\$32.43	1.88%			-	-	
Notes: Assumed tenant exercises option at 103% existing rent with \$.60 PSF annual increases. Tenant also responsible for parking and 5,195 SF storage space (excluded from RSF). Assumes Tenant's existing proportionate share, operating expense cap, and base year remain the same throughout the renewal term.																

You are solely responsible for independently verifying the information in this confidential memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK. (continued on next page)

RENT ROLL (CONTINUED)

As of 10/1/2026

Suite	Tenant Name	Square Feet	% of Property	Lease Term		Rental Rates						Free Rent		Recovery Type	Tenant Improvements	Leasing Commissions	Market Assumption / Market Rent
				Begin	End	Begin	Monthly	PSF	Annually	PSF		Date	% Free				
Cafe	VACANT (Cafe)	6,930	5.45%	Apr-2027	Mar-2032	Apr-2027	\$10,707	\$1.55	\$128,482	\$18.54	-	04/27-06/27	100%	New Base Year (MG) (100% GU)	-	\$7.03	Market - 85.00% \$1.50 MG
						Apr-2028	\$11,028	\$1.59	\$132,337	\$19.10	3.00%				-	\$48,751	
						Apr-2029	\$11,359	\$1.64	\$136,307	\$19.67	3.00%				-	7.50%	
						Apr-2030	\$11,700	\$1.69	\$140,396	\$20.26	3.00%				-		
						Apr-2031	\$12,051	\$1.74	\$144,608	\$20.87	3.00%				-		
200A	Sacramento County Assessor's Office	45,086	35.44%	May-2021	Nov-2034	Current	\$91,975	\$2.04	\$1,103,705	\$24.48	-			GROSS	-	-	Market - 85.00% \$2.40 FSG
110/ 150A	Sacramento County Clerk's Office	26,592	20.90%	Nov-2023	Sep-2034	Current	\$53,450	\$2.01	\$641,399	\$24.12	-			GROSS	-	-	Market - 85.00% \$2.40 FSG
						Oct-2027	\$54,248	\$2.04	\$650,972	\$24.48	1.49%				-	-	
						Oct-2028	\$55,045	\$2.07	\$660,545	\$24.84	1.47%				-	-	
						Oct-2029	\$55,843	\$2.10	\$670,118	\$25.20	1.45%				-	-	
						Oct-2030	\$56,641	\$2.13	\$679,692	\$25.56	1.43%				-	-	
						Oct-2031	\$57,439	\$2.16	\$689,265	\$25.92	1.41%				-	-	
						Oct-2032	\$58,236	\$2.19	\$698,838	\$26.28	1.39%				-	-	
						Oct-2033	\$59,034	\$2.22	\$708,411	\$26.64	1.37%				-	-	
120/ 150B	Westervelt Ecological Services, LLC	18,966	14.91%	May-2023	Apr-2030	Current	\$40,398	\$2.13	\$484,771	\$25.56	-	05/27	100%	BY'22 (\$983,659)	-	-	Option
						MAY-2027	\$41,536	\$2.19	\$498,426	\$26.28	2.82%	05/28	100%	(16.15%) 95% GU	-	-	\$2.40 FSG
						MAY-2028	\$42,863	\$2.26	\$514,358	\$27.12	3.20%				-	-	
						MAY-2029	\$44,191	\$2.33	\$530,289	\$27.96	3.10%				-	-	
Notes: Tenant has two (2) five (5) year renewal options at FMV with 9-12 months advance notice. Tenant has a compounded cap of 3.0% on controllable expenses. A seller rent abatement credit has been modeled (5/27-5/28).																	
120/ 150B	Westervelt Ecological Services, LLC (Option 1)	18,966	14.91%	May-2030	Apr-2040	FUTURE	\$45,517	\$2.40	\$546,198	\$28.80	-			BY'22 (\$983,659)	-	-	Market - 85.00%
						OPTION 1 & 2	May-2031	\$46,844	\$2.47	\$562,129	\$29.64	2.92%		(16.15%) 95% GU	-	-	\$2.40 FSG
							May-2032	\$48,172	\$2.54	\$578,061	\$30.48	2.83%			-	-	
							May-2033	\$49,499	\$2.61	\$593,992	\$31.32	2.76%			-	-	
							May-2034	\$50,827	\$2.68	\$609,924	\$32.16	2.68%			-	-	
							May-2035	\$52,155	\$2.75	\$625,855	\$33.00	2.61%			-	-	
							May-2036	\$53,482	\$2.82	\$641,787	\$33.84	2.55%			-	-	
							May-2037	\$54,810	\$2.89	\$657,718	\$34.68	2.48%			-	-	
							May-2038	\$56,137	\$2.96	\$673,650	\$35.52	2.42%			-	-	
							May-2039	\$57,465	\$3.03	\$689,581	\$36.36	2.36%			-	-	
Notes: Tenant has two (2) five-year renewal options exercisable upon 9-12 months prior written notice, assumed exercised at 103% of the in-place rent at the time of renewal, with \$0.84 PSF annual increases thereafter. Assumes Tenant's existing proportionate share, operating expense cap, and base year remain the same throughout the renewal term.																	

You are solely responsible for independently verifying the information in this confidential memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK. (continued on next page)

RENT ROLL (CONTINUED)

As of 10/1/2026

Suite	Tenant Name	Square Feet	% of Property	Lease Term		Rental Rates					Free Rent		Recovery Type	Tenant Improvements	Leasing Commissions	Market Assumption / Market Rent	
				Begin	End	Begin	Monthly	PSF	Annually	PSF	Date	% Free					
102	VACANT (Suite 102)	4,983	3.92%	Dec-2027	Nov-2037	Dec-2027	\$12,318	\$2.47	\$147,816	\$29.66	-	12/27-03/28	100%	New Base Year (100% GU)	\$41.20	\$11.94	Market - 85.00%
						Dec-2028	\$12,688	\$2.55	\$152,250	\$30.55	3.00%						
						Dec-2029	\$13,068	\$2.62	\$156,818	\$31.47	3.00%						
						Dec-2030	\$13,460	\$2.70	\$161,522	\$32.41	3.00%						
						Dec-2031	\$13,864	\$2.78	\$166,368	\$33.39	3.00%						
						Dec-2032	\$14,280	\$2.87	\$171,359	\$34.39	3.00%						
						Dec-2033	\$14,708	\$2.95	\$176,500	\$35.42	3.00%						
						Dec-2034	\$15,150	\$3.04	\$181,795	\$36.48	3.00%						
						Dec-2035	\$15,604	\$3.13	\$187,249	\$37.58	3.00%						
						Dec-2036	\$16,072	\$3.23	\$192,866	\$38.70	3.00%						
128	VACANT (Suite 128)	2,880	2.26%	Dec-2026	Nov-2036	Dec-2026	\$6,912	\$2.40	\$82,944	\$28.80	-	12/26-03/27	100%	New Base Year (100% GU)	-	\$11.60	Market - 85.00%
						Dec-2027	\$7,119	\$2.47	\$85,432	\$29.66	3.00%						
						Dec-2028	\$7,333	\$2.55	\$87,995	\$30.55	3.00%						
						Dec-2029	\$7,553	\$2.62	\$90,635	\$31.47	3.00%						
						Dec-2030	\$7,780	\$2.70	\$93,354	\$32.41	3.00%						
						Dec-2031	\$8,013	\$2.78	\$96,155	\$33.39	3.00%						
						Dec-2032	\$8,253	\$2.87	\$99,039	\$34.39	3.00%						
						Dec-2033	\$8,501	\$2.95	\$102,011	\$35.42	3.00%						
						Dec-2034	\$8,756	\$3.04	\$105,071	\$36.48	3.00%						
						Dec-2035	\$9,019	\$3.13	\$108,223	\$37.58	3.00%						

TOTALS / AVERAGES	<u>127,235</u>			<u>\$234,595</u>	<u>\$2.09</u>	<u>\$2,815,135</u>	<u>\$25.04</u>
OCCUPIED SqFt	112,442	88.4%					
VACANT SqFt	14,793	11.6%					
TOTAL SqFt	<u>127,235</u>	<u>100.0%</u>					

You are solely responsible for independently verifying the information in this confidential memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.



Tenancy

TENANT PROFILES

Sacramento County Assessor

45,086 sq. ft.

<https://assessor.saccounty.gov>

The Assessor is elected by the people of Sacramento County and is responsible for locating taxable property in the County, assessing the value, identifying the owner, and publishing annual and supplemental assessment rolls. The Office strives to provide equitable, timely, and accurate property tax assessments and information.

Sacramento County Clerk/Recorder

26,592 sq. ft.

<https://ccr.saccounty.gov>

The County Clerk/Recorder’s Office handles the following functions on behalf of Sacramento County: issuing marriage licenses; performing civil marriage ceremonies; registering notaries public, process servers, professional photocopiers, legal document assistants and unlawful detainer assistants; filing environmental impact reports; recording authorized documents and maps; maintaining records of all marriages, births, and deaths in the county; and issuing birth, death and marriage certificates.

Westervelt Ecological Services

18,966 sq. ft.

<https://wesmitigation.com/>

Westervelt Ecological Services is part of The Westervelt Company, a more than 140 year old company rooted in conservation and sustainability and deeply committed to sustainable land management. WES focuses on restoration projects that create lasting ecological value, benefitting both native landscapes and local communities. Their team of industry experts delivers complex mitigation and conservation projects. In-house experts include conservation planners, GIS analysts, regulatory and permitting specialists, landscape architects, restoration ecologists and biologists and land stewards.

Matheny Sears Linkert & Jaime LLP

13,694 sq. ft.

<https://www.mathenysears.com/>

A highly regarded boutique trial firm capable of defending catastrophic exposure cases in a variety of scenarios that include personal injuries, products liability, transportation and trucking, premises liability, wildfire litigation, public entity (dangerous condition and sexual abuse), major construction defect cases, and employment litigation.

Behavior Frontiers LLC

8,104 sq. ft.

<https://www.behaviorfrontiers.com/sacramento-ca/>

A behavioral health company providing applied behavior analysis (ABA) services to individuals with autism and other special needs since 2004. The Company operates 48 centers across the country.



Area Overview & Market Trends



Why Sacramento?

With nearly 40-million residents California is the most populous state in America with an economy that would rank as the fourth largest in the world. Situated at the junction of Interstates 5 and 80, Sacramento is a logistics hub for the entire western United States. The Sacramento Metropolitan Statistical Area – consisting of seven counties – is the cultural and economic center of the region, and its 2.3 million residents make Sacramento the 25th largest market in the country. Its economy is characterized by a stable base of government employment, a well-educated labor pool, and a more affordable cost of living than San Francisco Bay Area or Silicon Valley.

Sacramento’s proximity to the San Francisco Bay Area, its lower cost of living and abundant cultural and entertainment amenities have not gone unnoticed by residents in more expensive locales. Forbes dubbed Sacramento the “Best Place to Live in California in 2024” and WalletHub ranked the Farm-to-Fork Capital third on its list of “Best Foodie Cities in America.” More people looked to move to Sacramento than anywhere else in the country in November 2023, according to Redfin, with the most in-state migrants from San Francisco and out-of-state from New York City.

MAJOR EMPLOYERS

State of California	118,943
U.C. Davis Health	16,617
Sacramento County	13,653
Kaiser Permanente	12,624
U.S. Government	10,568
Sutter Health	10,129
Dignity Health	7,353
San Juan Unified School District	5,499
City of Sacramento	5,029
Apple	5,000
California State University Sacramento	3,755
Intel	3,500
Los Rios Community College District	3,368
The Raley’s Cos.	2,519
Siemens Mobility	2,500

Sources: Sacramento Business Journal, March 2025

Sacramento (Continued)

For many years Sacramento's government and business leaders have focused on increasing the number of private sector jobs to achieve a more optimal balance of private- and public-sector employment. Many Bay Area tech companies that established a presence in Sacramento in the last few years cited both its lower cost of living and its relative freedom from the threat of potentially disruptive seismic activity. Public/private partnerships have been successful in helping the region publicize its competitive advantages and grow its technology community. Health care companies such as Sutter, Kaiser, Dignity Health, Centene and Blue Shield of California have thrived in Sacramento. Other key areas of growth are in the fields of agricultural/food sciences, biotechnology, and renewable energy.



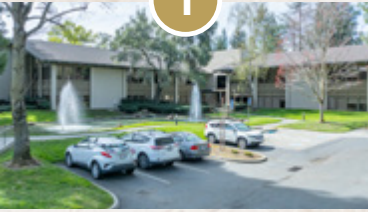
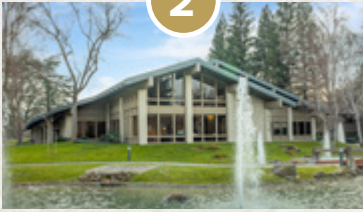
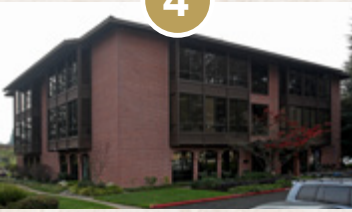
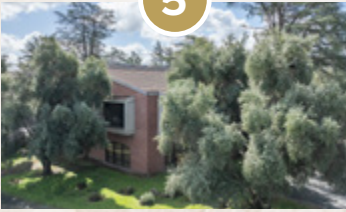
Sacramento *(Continued)*

Some of Sacramento's competitive advantages include:

- + Home of the state's executive, legislative and judicial branches of government
- + Concentration of federal and state regulatory agencies and trade associations.
- + Low costs of living and doing business, with lower home prices and business occupancy costs than many other California cities.
- + Well-educated workforce. In addition to the University of California Davis and California State University Sacramento, the region has a robust system of community colleges and vocational schools. The University of the Pacific's highly regarded McGeorge School of Law has a Sacramento campus, as well.
- + Sacramento enjoys a strategic location at the intersection of Interstates 80 and 5, at the western terminus of Highway 50 and alongside Highway 99. Sacramento is two hours by car northwest of San Francisco, two hours west of more than 40 ski resorts, two hours or less from the Napa Valley and three hours from Carmel and Pebble Beach.
 - The junction of Interstates 5 and 80 just north of Downtown puts most of the western U.S. within one day by truck – a key logistics advantage.
 - Sacramento is well served by Sacramento International Airport and Amtrak.

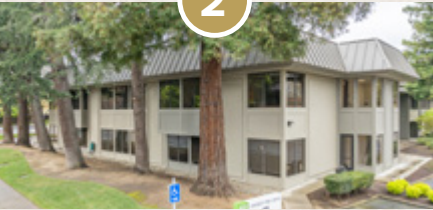
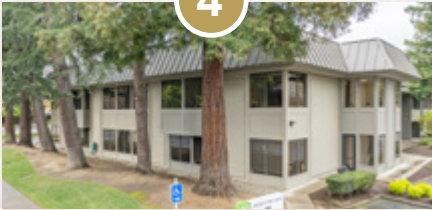


SALES COMPARABLES

						
	SUBJECT 3636-3640 AMERICAN RIVER DR.	3600 AMERICAN RIVER DR. SACRAMENTO (1)	3610 AMERICAN RIVER DR. SACRAMENTO (1)	3620 AMERICAN RIVER DR. SACRAMENTO (1)	7750 COLLEGE TOWN DR. SACRAMENTO	7700 COLLEGE TOWN DR. SACRAMENTO
DATE SOLD	TBD	Nov. 19, 2024	Nov. 19, 2024	Nov. 19, 2024	Dec. 28, 2023	Nov. 22, 2023
SALE TYPE	TBD	Investment	Investment	Investment	Investment	Investment
PURCHASER	TBD	Teichert, Inc. Sacramento	Teichert, Inc. Sacramento	Teichert, Inc. Sacramento	Ashley Injury Lawyers Sacramento	University Enterprises Inc. Sacramento
TENANT(S)	Sac'to County Assessor; Westervelt Ecological Services; Sac'to County Clerk; others	Greenleaf Power; Mazzetti; Carroll & Associates, PC; others	Eating Recovery Center; Pathlight Mood & Anxiety Center; others	Edward Jones; Day Carter Murphy LLP; Jaramillo & Borcyckowski; others	Outpatient Pathology Associates; Mitchell Blank & Associates; others	Stan Foondos, CPA; Metro Properties; others
YEAR BUILT/ RENOVATED	1976 / 1999 / 2024	1976 / 1997	1976	1976	1981	1977
OCCUPANCY	88%	100%	100%	63.6%	34%	100%
PRICE	\$24,239,000	\$14,912,822 (1)	\$7,577,893 (1)	\$14,809,286 (1)	\$3,500,000	\$7,500,000
PROPERTY SIZE	127,235 SF	50,693 SF	23,180 SF	48,121 SF	30,541 SF	34,000 SF
PRICE/SF	\$191	\$294	\$327	\$308	\$115	\$221

Note: (1) Part of a portfolio of 3 office buildings totaling \$37,300,000 (\$306 psf)

RENT COMPARABLES

					
	SUBJECT 3636-3640 AMERICAN RIVER DR. SACRAMENTO	5 PARK CENTER DR. SACRAMENTO	655 UNIVERSITY AVE. SACRAMENTO	3620 AMERICAN RIVER DR. SACRAMENTO	655 UNIVERSITY AVE. SACRAMENTO
LEASE TYPE	New or Renewal	New	Renewal	Renewal/Downsize	Renewal
LEASE COMMENCEMENT	TBD	Jan. 1, 2026	Nov. 2025	Sept. 2025	Sept. 1, 2024
TENANT	TBD	Learning Arts Corporation	LaFolette Johnson	Day Carter Murphy LLP	Surgical Care Affiliates, LLC
TERM	120 months	64 months	36 months	60 months	36 months
AREA LEASED	TBD	6,291 SF	9,973 SF	3,615 SF	1,130 SF
RENT/SF/MONTH	\$2.40 FSG	\$2.85 FSG	\$2.63 FSG	\$2.65 FSG	\$2.78 MG
INCREASES	3.0%	3.0%	3.0%	3.0%	3.0%
FREE RENT	New: 4 months Renewal: 1 month	4 months	None	None	1 month
T.I. ALLOWANCES	New: \$40 Renewal: \$15	\$20	None	\$30	None
PROPERTY SIZE	127,235 SF	6,291 SF	39,839 SF	24,000 SF	39,839 SF
YEAR BUILT/ RENOVATED	1976 / 1999 / 2024	1979	1979	1979	1979

(continued on next page)

RENT COMPARABLES (CONTINUED)

	SUBJECT 3636-3640 AMERICAN RIVER DR. SACRAMENTO	5 333 UNIVERSITY AVE. SACRAMENTO	6 301 UNIVERSITY AVE. SACRAMENTO	7 555 UNIVERSITY AVE. SACRAMENTO	8 3600 AMERICAN RIVER DR. SACRAMENTO
LEASE TYPE	New or Renewal	New	Renewal	New	New
LEASE COMMENCEMENT	TBD	Apr. 10, 2024	Jun. 1, 2024	May 1, 2023	Jun. 1, 2021
TENANT	TBD	Health Management Associates, Inc.	Placer Title Co.	HLA Group, Inc.	Radoslovich Shapiro
TERM	120 months	75 months	62 months	63 months	65 months
AREA LEASED	TBD	2,198 SF	1,445 SF	2,073 SF	6,339 SF
RENT/SF/MONTH	\$2.40 FSG	\$2.83 FSG	\$3.04 FSG	\$2.65 FSG	\$3.38 FSG
INCREASES	3.0%	3.0%	3.0%	3.0%	3.0%
FREE RENT	New: 4 months Renewal: 1 month	3 months	2 months	3 months	5 months
T.I. ALLOWANCES	New: \$40 Renewal: \$15	N/A	\$10	None	\$25
PROPERTY SIZE	127,235 SF	55,150 SF	34,000 SF	59,522 SF	50,000 SF
YEAR BUILT/ RENOVATED	1976 / 1999 / 2024	1980	2009	1974 / 2008	1977

DEMOGRAPHICS

			1 MILE		3 MILES		5 MILES	
Population		2025 Population - Current Year Estimate	24,431		163,876		372,487	
		2030 Population - Five Year Projection	29,050		173,919		387,807	
		2020 Population - Census	20,707		153,896		357,181	
		2010 Population - Census	15,948		134,141		313,912	
		2020-2025 Annual Population Growth Rate	3.20%		1.20%		0.80%	
		2025-2030 Annual Population Growth Rate	3.52%		1.20%		0.81%	
Households		2025 Households - Current Year Estimate	11,456		69,862		147,027	
		2030 Households - Five Year Projection	14,054		75,122		153,939	
		2020 Households - Census	9,812		65,460		140,621	
		2010 Households - Census	8,486		59,140		127,178	
		2020-2025 Compound Annual Household Growth Rate	2.99%		1.25%		0.85%	
		2025-2030 Annual Household Growth Rate	4.17%		1.46%		0.92%	
		2025 Average Household Size	1.60		2.18		2.43	
Household Income		2025 Average Household Income	\$93,051		\$119,924		\$110,785	
		2030 Average Household Income	\$101,598		\$129,144		\$121,029	
		2025 Median Household Income	\$65,888		\$86,259		\$81,504	
		2030 Median Household Income	\$75,265		\$94,291		\$89,929	
		2025 Per Capita Income	\$45,662		\$51,758		\$43,963	
		2030 Per Capita Income	\$51,164		\$56,382		\$48,267	
Housing Units		2025 Housing Units	13,291		75,566		156,940	
		2025 Vacant Housing Units	1,835	13.8%	5,704	7.5%	9,913	6.3%
		2025 Occupied Housing Units	11,456	86.2%	69,862	92.5%	147,027	93.7%
		2025 Owner Occupied Housing Units	1,221	9.2%	26,570	35.2%	62,352	39.7%
		2025 Renter Occupied Housing Units	10,235	77.0%	43,292	57.3%	84,675	54.0%
Education		2025 Population 25 and Over	20,148		121,604		260,477	
		HS and Associates Degrees	9,773	48.5%	55,172	45.4%	126,929	48.7%
		Bachelor's Degree or Higher	8,239	40.9%	55,413	45.6%	103,954	39.9%
Place of Work		2025 Businesses	4,351		10,974		20,082	
		2025 Employees	90,419		162,996		266,828	



Click here to
download full
demographic
analytic (PDF)

3636-3640

American River Drive

3636-3640 American River Drive | Sacramento, CA 95864

Investment Contact

RANDY GETZ
Executive Vice President
+1 916 446 8287
Lic. 00828903
randy.getz@cbre.com

CBRE, Inc.
500 Capitol Mall
Suite 2400
Sacramento, CA 95814

Local Market Contact

ALI NADIMI
Senior Managing Director
+1 916 569 2355
Lic. 01723313
ali.nadimi@nmrk.com

Newmark
980 9th Street
Suite 2500
Sacramento, CA 95814

CBRE

CAPITAL MARKETS | INVESTMENT PROPERTIES

NEWMARK

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CMPM OM_3636-3640_American_River_Dr 08/20/26