

# PLUMAS BANK - PORTFOLIO OF 2

QUINCY, CA



**Mission-Critical HQ & Loan Office**

**Absolute NNN Leases w/ 3.00% Annual Increases**

\$ | Price: **\$7,343,504** | % | Cap Rate: **6.50%**

## THE OFFERING

**Northmarq** is pleased to offer for sale to qualified investors the opportunity to purchase a two-property Plumas Bank portfolio located in Quincy, California (the "Portfolio"). This sale-leaseback offering features newly executed 15-year absolute triple net leases to Plumas Bank (NASDAQ: PLBC), a publicly traded community bank with over \$1.6 billion in assets. The Portfolio includes the bank's corporate headquarters and their loan office providing investors with long-term cash flow backed by a trusted regional financial institution.

The two properties total 15,816 square feet and are offered fee simple, free and clear of existing debt. Both leases commenced in November 2025 and run through November 2040, with three five-year renewal options and 3.00% annual rental increases throughout the primary and option terms. The absolute NNN structure eliminates all landlord responsibilities, making this a passive investment with predictable income growth. The leases were executed as part of a recent sale-leaseback transaction, demonstrating the tenant's long-term commitment to these locations, which serve critical roles in their operating footprint.



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OFFERED EXCLUSIVELY BY



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