



FOR SALE

Owner/User Opportunity
4935 Hillside Circle, El Dorado Hills, CA

OFFICE BUILDING



OPPORTUNITY

This office building within Hillside Office Park offers great exposure for local businesses looking to serve the convenience of the neighboring new single family homes.

HIGHLIGHTS

- Total Building Size: +/- 4,800
- Purchase Price; \$1,630,000 (\$340/SF)
- Fully furnished is an option to be included
- Owner User Opportunity (Tenant will relocate)
- Visit the link for more information: [HERE](#)

For more information, please contact:

BOB KUHL

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The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

Hillsdale Office Park

4935 Hillsdale Circle, El Dorado Hills, CA



OFFERING SUMMARY

ADDRESS	4935 Hillsdale Circle El Dorado Hills, CA 95762
COUNTY	El Dorado
PROPERTY TYPE	Single Story Office
BLDG SF	4,800
OCCUPANCY RATE	100%
YEAR BUILT	2010
APN	117-085-101
LAND SIZE	.40 acre lot
ZONING	R&D



NARRATIVE

The property is a building that currently contains one Tenant. This property is what many describe as one of the better properties in El Dorado Hills, if not the best.

The building is located south of the El Dorado Hills Business Park. Traffic has access at four locations in the El Dorado Hills Business Park that affords quick access in all directions on surface and freeway connectors.

The Park is a PUD development featuring individual parcels for each building. The building includes a reciprocal parking/access agreement and the owners association manages the parking lot and landscaping areas.

El Dorado Hills one of the most affluent high-growth communities in the eastern part of the Greater Sacramento area. The median household income in El Dorado Hills is \$118,300, and more impressively, the average home value is over \$600,500 which is higher than the Sacramento Metro average of \$363,700.

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ARIEL



ESTIMATED OPERATING EXPENSES

Owners Association	\$ 6,372.00
Insurance	\$ 1,116.00
Janitorial (estimate)	\$ 3,000.00
Miscellaneous/Pest Control	\$ 8,040.00
Property taxes	\$ 10,836.00

Electric/Gas	\$ 7,020.00
Water/Sewer	\$ 2,784.00
Alarms/Locks	\$ 996.00
Fire	\$ 648.00
NET OPERATING EXPENSE:	\$ 40,812.00

*Net Operating Expenses = \$8.50/SF

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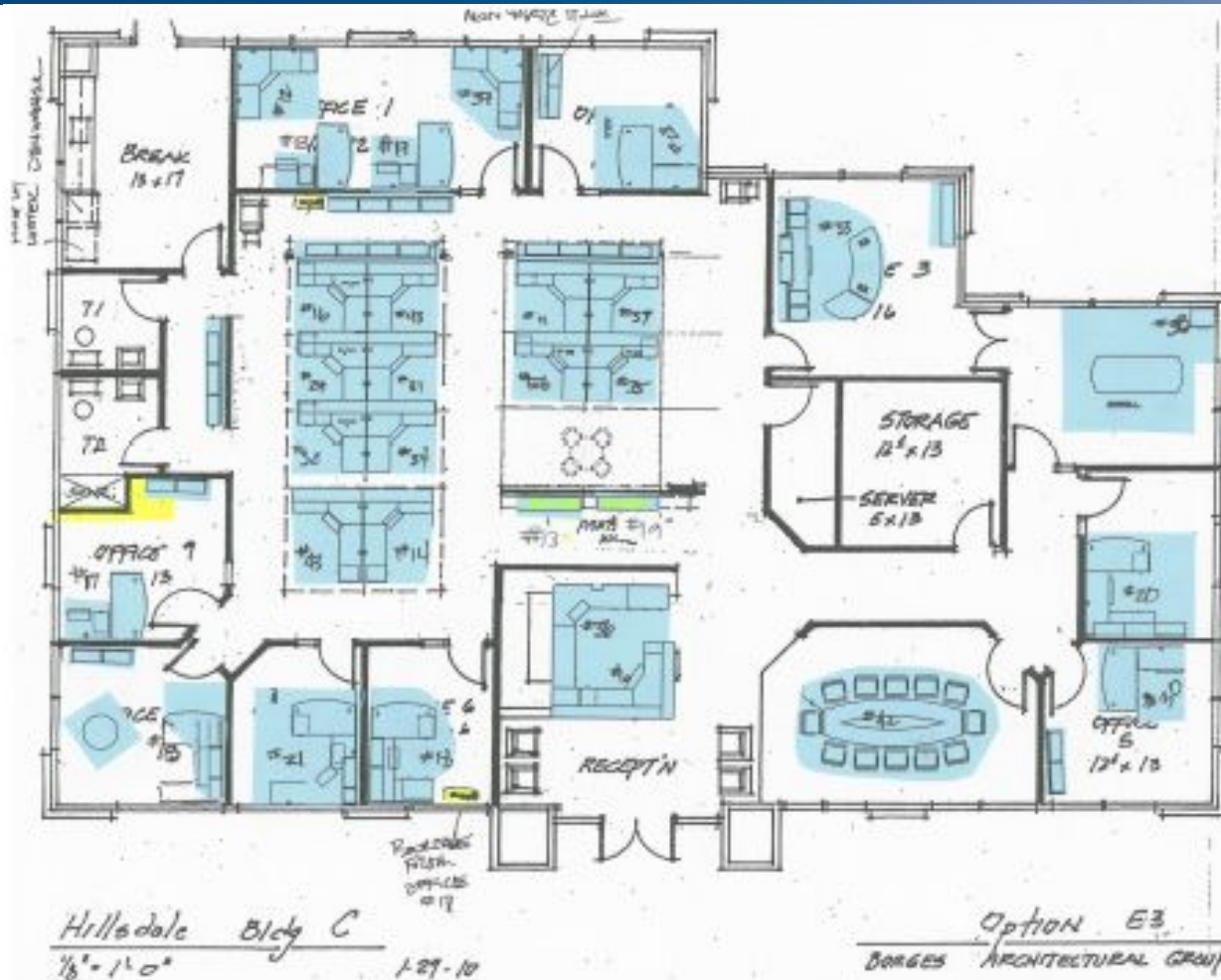


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FLOORPLAN



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INTERIOR PICTURES



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DISCLAIMER

This Offering memorandum (this "Memorandum") is being given to you for the sole purpose of evaluating the possible acquisition of 4935 Hillsdale Circle for an owner user and is not to be used for any other purpose or made available to any other party without the prior written consent of the "Owner" or Cemo Commercial.

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Evaluation Material) are for general reference only. They are based on assumptions relating to the general economy, local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker or Owner guarantees its accuracy or completeness.

Because of the foregoing and since the Property will be sold on an "AS-IS", "WHERE-IS" basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Evaluation Material (which may include engineering, environmental or other reports) May be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorney's, accountants, and engineering/environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations hereunder have been satisfied or waived. Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with the sale of the Property pursuant to a separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims for commissions by any other Broker in connection with the sale of the Property if such claims arise from acts of such prospective purchaser or its Broker.

This Memorandum is the property of Owner and Broker and may be used only by parties approved by Owner and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

Exclusively offered by:

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