



12130 New Airport Rd | Auburn, CA 95603

OFFERING MEMORANDUM

LISTED BY

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ANYTIME FITNESS

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- **Absolute NNN** – ZERO Landlord Responsibilities – Ideal for 1031 Exchange
- **Long Term, Passive Cash Flow** – Tenant will execute a new 15-Year Master Lease at Close of Escrow
- **Across the street from Major Regional Shopping Center** – Auburn Village Shopping center is a dominant grocery and drug anchored center. Built in 1990, the center totals 133,944 square feet and is anchored by a high-performing Bel Air Market (a Raley's concept) and CVS Pharmacy. Other major tenants include Goodwill, Dollar Tree, and Sunrise Foods
- **Affluent Sacramento Suburb** – The average household income in a 1-mile radius of the subject property is \$97,281
- **24-Hour Service** – Anytime Fitness locations are open 24/7, 365 days per year
- **Industry Leading Tenant** – Anytime Fitness is a franchised health and fitness club with over 4,500 franchised locations in 50 countries and generates over \$1.45 Billion in revenue annually
- Experienced operator with multiple locations, who will be executing a personal guaranty along with the corporate entity **(see broker for further details)**
- **Sublease** – Approximately 1,550 SF of the entire GLA is leased to Site for Sore Eyes, increasing the subject tenant's profits at this location
- **Solar Panel Improvements** – Landlord recently installed new solar panels to the roof, the total cost of which was approximately \$130,000



ANYTIME FITNESS

Site for Sore Eyes

FINANCIAL OVERVIEW



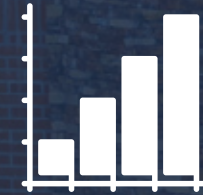
\$2,213,114

LIST PRICE



\$135,000

NOI



6.10%

CAP RATE

BUILDING INFO

Address	12130 New Airport Rd Auburn, CA 95603
Lot Size	±1.0 Acres (±43,560 SF)
GLA	±6,204 SF
Price/SF	\$356.72

DEBT QUOTE

Loan quote provided by Barrington Capital based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing. Please contact:

Jesse Lillard
(956) 564-2922
jesse.lillard@matthews.com

LTV: 65.00%
RATE: 3.950%
AMORTIZATION: 25

TENANT SUMMARY

Tenant Name	Anytime Fitness
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Guarantor	Corporate & Personal
Roof & Structure	Tenant Responsible
Lease Commencement	COE
Lease Expiration Date	15 Years from COE
Term Remaining	15 Years from COE
Rent Increases	10% Every 5 Years & Start of Each Option
Options	Two (2) Five (5) Year

ANNUALIZED OPERATING DATA

Period	Monthly Rent	Annual Rent	Rent PSF
Year 1 - 5	\$11,250.00	\$135,000.00	\$21.76
Year 5 - 10	\$12,375.00	\$148,500.00	\$23.94
Year 10 - 15	\$13,612.50	\$163,350.00	\$26.33
Option 1	\$14,973.75	\$179,685.00	\$28.96
Option 2	\$16,471.13	\$197,653.56	\$31.86

TENANT OVERVIEW



The Offering

SITE DESCRIPTION

Property Address	12130 New Airport Rd Auburn, CA 95603
Tenant Trade Name	Anytime Fitness
Lot Size	±1.0 Acres (±43,560 SF)
GLA	± 6,204 SF
Type of Ownership	Fee Simple

Tenant Overview

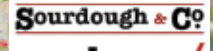


- » **Company Name**
Anytime Fitness
- » **Locations**
4,500
- » **Revenue**
\$1.45 B
- » **Headquarters**
Woodbury, Minnesota
- » **Industry**
Fitness
- » **Website**
www.anytimefitness.com

Anytime Fitness is a franchise of 24-hour health and fitness clubs that is headquartered in Woodbury, Minnesota. The company operates over 4,500 franchised locations in 50 countries. The gym facilities are open 24 hours a day, 365 days of the year. Anytime Fitness was founded in 2002. Entrepreneur Magazine ranked Anytime Fitness first on its global franchise list. In 2020 Anytime Fitness was ranked twenty-second on the publication's franchise 500 list.



GRASS VALLEY HWY
± 41,000 VPD



NEW AIRPORT RD



**AUBURN
TIRE SERVICE**

**AUBURN
TOYOTA**

BREW HOUSE SUPPLY
BREW IT YOURSELF...5 GALLONS AT A TIME

**PHO KING GOOD
VIETNAMESE RESTAURANT**

**AUBURN
Ford**

**TACO
BELL**

IncrediblePets
Everything For a Healthy, Happy Pet

**AUBURN
Honda**

**THE PLAZA
SHOPPING CENTER**

Sola
SALON STUDIOS

Quiznos
HEAT...TOASTY!

**MATTRESS
FIRM**

**BEST
BUY**

SalonCentric

**Little
Caesars**

**AUBURN COMMUNITY TAP HOUSE
AND BOTTLE SHOP**

**AUBURN
CHRYSLER DODGE
JEEP RAM**

**Copper Knoll
Mini-Storage**

CHP
California Hardwood Producers, Inc.

**GRASS VALLEY HWY
± 41,000 VPD**

**ANYTIME
FITNESS**
Get to a healthier place.

Walgreens

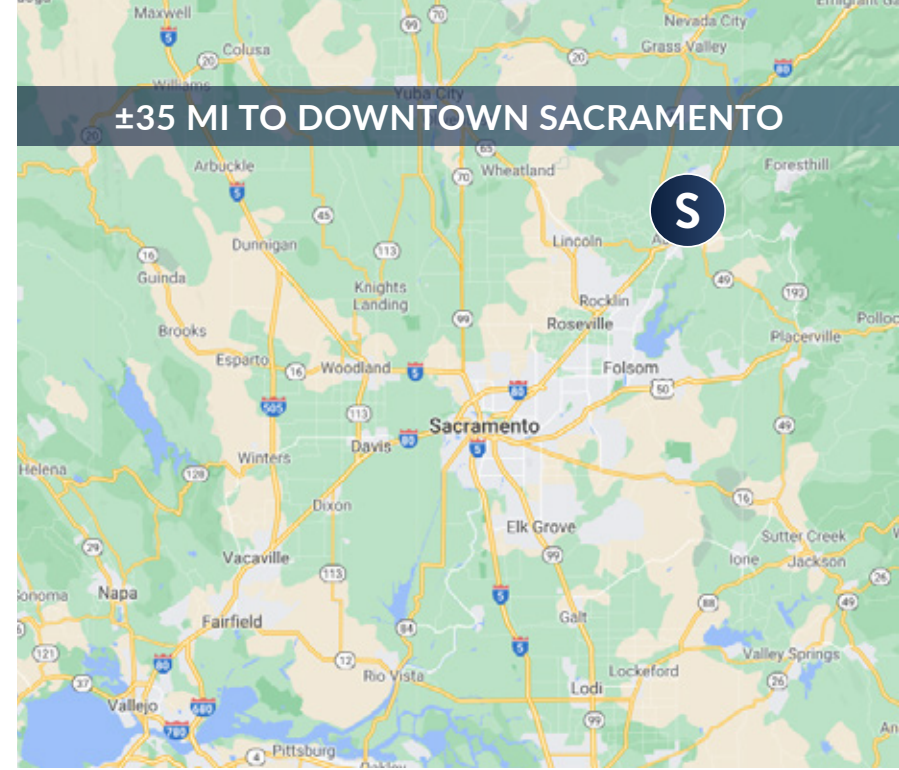
NEW AIRPORT RD

El Tapatio

AREA OVERVIEW

AUBURN, CA

Auburn is a city in and the county seat of Placer County, California. Auburn has long been an easy pit stop for travelers heading to and from Lake Tahoe's north shore, the town is rapidly grown into its own tourist area. Auburn is home to the most challenging and historic endurance sports events in the world, like the prestigious 100-mile/161-km Western States trail running race. The area is also a mecca for mountain bikers, hikers, and horseback riders, who all take advantage of trails lacing the Auburn State Recreation Area, which protects the confluence of the North and Middle Forks of the American River.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	7,713	32,680	47,436
2020 Estimate	7,223	30,635	44,505
2010 Census	6,541	27,945	40,828
Growth 2020-2025	1.4%	1.3%	1.3%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	2,953	13,302	19,057
2020 Estimate	2,763	12,473	17,886
2010 Census	2,486	11,395	16,448
Growth 2020-2025	1.4%	1.3%	1.3%
INCOME	1-MILE	3-MILE	5-MILE
2020 Avg Household Income	\$97,281	\$84,401	\$96,460

SACRAMENTO, CA

As the capital of the world’s 6th largest economy, Sacramento is undergoing a transition, with technological and cultural developments breathing new life into the city. With a city population of over 500,000 residents, Sacramento is seeing a growth in population, especially young professionals who are drawn to the reasonable cost of living, abundant sunshine, and ethnic diversity. Sacramento beckons many visitors as well, due to its strategic location at the heart of the Central Valley, the metro area is at the forefront of the farm-to-fork movement. Residents have access to an abundance of fresh, locally sourced foods from nearby farms, wineries, and breweries.

TOURISM

OLD SACRAMENTO WATERFRONT

The Old Sacramento Waterfront is a National Historic Landmark District and a State Historic Park that pays homage to the Gold Rush of 1849 in California. The 28-acre site not only features historical landmarks, but also unique shopping and dining experiences and world-renowned museums. Wooden sidewalks and horse-drawn carriages add to the overall 19th century atmosphere of the area.

CROCKER ART MUSEUM

The Crocker Art Museum is a major cultural hub in the city of Sacramento. The museum has two wings: the Victorian house built in 1873, and the new Teal Pavilion, which opened in 2010. Popular artworks in the museum include a collection of California Impressionist art, German drawings, and many other contemporary and antique pieces.

ARDEN FAIR MALL

Located close to the Cal Expo fairgrounds and several hotels, Arden Fair Mall offers over 165 retail and dining amenities. The bright and spacious mall includes stores such as Macy’s JCPenney, and Sears and restaurants such as BJ’s Restaurant and Brewhouse, Gen Korean BBQ, and Seasons 52.

DOCO

Located at the heart of downtown Sacramento, Sacramento’s Downtown Commons (DOCO) is the newest shopping experience in the area. DOCO features the Golden 1 Center, home of the Sacramento Kings, and several shopping and dining experiences, including Macy’s, Urban Outfitters, Echo & Rig, Yard House, and many more. It also features movie theatres, a 24-Hour Fitness, and several hotels for visitor lodging.



ECONOMY

The growth of Sacramento's economy has resulted in job growth that is evident in industries like technology, construction, and healthcare. Healthcare is a major industry in the city. Kaiser Permanente, Sutter Health, Dignity Health, and UC Davis Medical center employ a large number of Sacramento residents.

Sacramento's economy has been fueled by recent job growth in leisure and hospitality. This tourism growth is largely due to Sacramento's ability to host large events and conventions. Recently these large events have been professional sporting events, like the yearly cycling competition, the Amgen Tour of California, and the California International Marathon.

MAJOR EMPLOYERS



CALIFORNIA STATE UNIVERSITY, SACRAMENTO

Established in 1947, California State University – Sacramento, commonly referred to as Sac State, is part of the California State University system. Currently, over **30,000 students** attend the university. The university is made up of 7 colleges including Arts & Letters, Business Administration, Education, Engineering & Computer Science, Health & Human Services, Natural Sciences & Mathematics, and Social Sciences & Interdisciplinary Studies. Across the 7 colleges, nearly **60 undergraduate majors** are offered, the most popular majors are business, education, and social sciences.

Sac State's 300-acre campus is surrounded by over 3,500 trees, making it a picturesque campus. Due to this, it was designated as Tree Campus USA by the Arbor Day Foundation. Sac State is a major economic driver in Sacramento's economy as it generates a total economic impact of \$816 million on the regional economy and more than \$1 billion on the statewide economy. Around 9,000 jobs are supported by Sac State in the region and statewide economy.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Anytime Fitness** located at **12130 New Airport Rd | Auburn, CA 95603** (“Property”). It has been prepared by Matthews Real Estate Investment Services. The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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