

FIVE BUILDING COMPLEX

706 - 716 ATLANTIC STREET

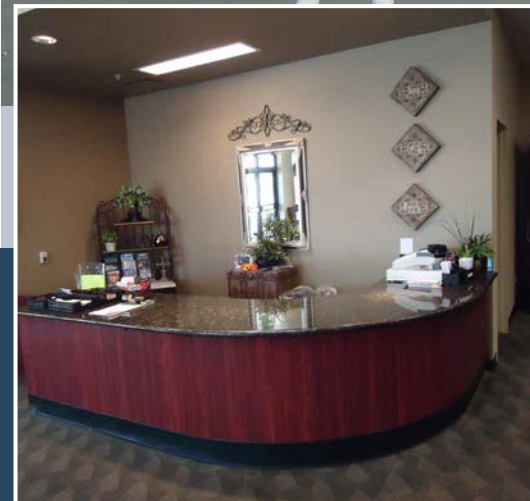
Roseville, CA

Voit

REAL ESTATE SERVICES

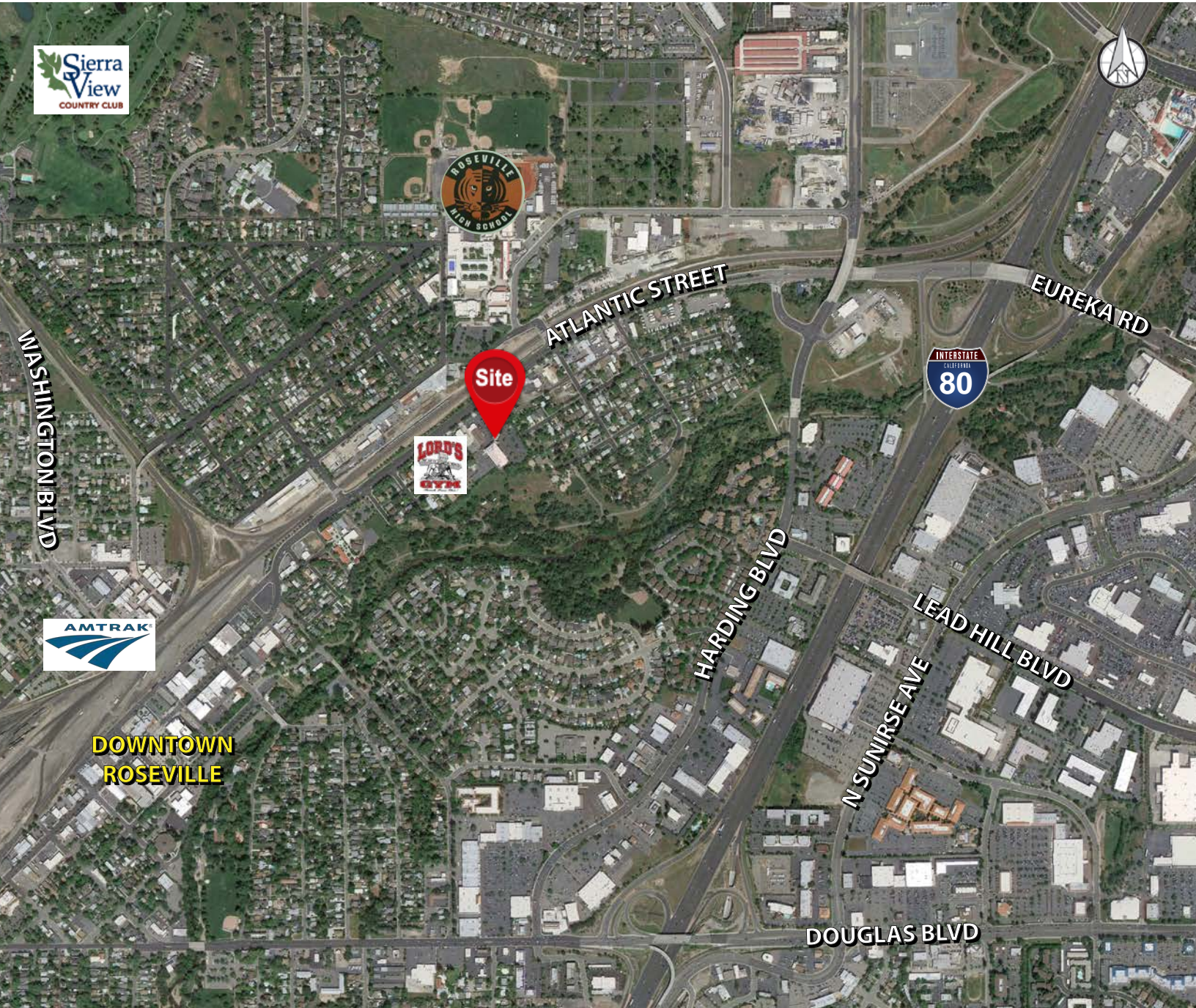
OFFERING MEMORANDUM

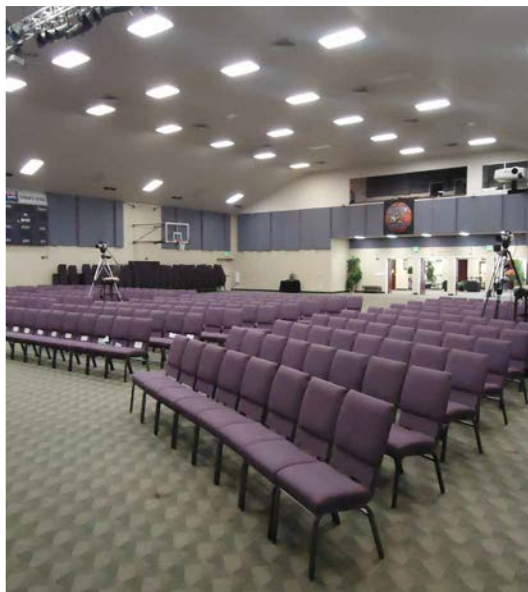
PRICE: \$8,250,000



706 - 716 ATLANTIC STREET

Roseville, CA





OPPORTUNITY

Voit Real Estate Services (“Broker”) has been retained as exclusive advisor to sell 706 - 716 Atlantic Street in Roseville. The (“Project”) comprises of five buildings totaling 48,372 square feet, which currently serve as an established community church. The (“Project”) includes a main building of 35,538 square feet, a large youth building of 9,590 square feet, two additional buildings totaling 2,240 square feet, and a single family residence of 1,004 square feet. The (“Project”) presents an investor with a great opportunity to purchase five buildings competitively priced at \$8.25 million, which is significantly below replacement costs.

PROPERTY HIGHLIGHTS

- Ease of access to both Highway 80 and the Roseville Amtrak station allow a potential investor to easily transform the project into a variety of uses.
- Ample parking throughout with a ratio of 6.56/1,000, which includes 285 surface spaces and 32 covered spaces.
- Security cameras located throughout the (“Project”) including offices, classrooms, the main building and surrounding areas.
- The (“Project”) encompasses 3.68 acres on 6 separate parcels.
- Eight custom and beautifully-designed classrooms.
- Unique custom-built youth room with an industrial/futuristic theme design.

UPGRADED AMENITIES

The main building identified as 712 Atlantic Street was built in 2001 to accommodate the needs of a rapidly-growing community church. Thus, the (“Project”) was built in anticipation of possible future growth. A lot of attention to detail in its design will allow an investor to have various options for further modifications.

- Metal roof to the main building includes a lifetime warranty.
- Main building includes an elevator, which travels from the basement to the top floor and has a capacity of 2,500 pounds.
- Additional electrical power can easily be added to the main building as it was designed by pre-wiring to accommodate such a need.
- Stairs are built with reinforced concrete from the basement floor to the top floor.

2013 Demographics:

Radius	1-Mile	3-Miles	5-Miles
Total Population	8,370	103,816	264,614
Average Household Income	\$64,914	\$84,036	\$91,357
Population Growth 2013-2018	0.35%	1.99%	2.40%

SOURCE: ESRI

Voit

REAL ESTATE SERVICES



Investment Highlights

Address - Building	Sq. Ft.	Year Built	Zoning	Description
712 Atlantic Street - Main Building	±35,538	2001	Religious	Currently used as the main sanctuary, which seats 1,200 approx. Several executive offices upstairs that can be accessed by an elevator.
706 Atlantic Street - Youth Building	±9,590	1949	Religious	Currently used as the youth church, which seats 350 approx. Building includes chapel, which seats 75 approx. Also includes an industrial kitchen with commercial appliances.
716 Atlantic Street - Building 1	±1,600	1996	Misc. Commercial	Spacious multi-purpose meeting room seats 100 approx.
716 Atlantic Street - Building 2	±640	1996	Misc. Commercial	Three private offices that can be accessed individually.
716 Atlantic Street - Private House	±1,004	1921	Misc. Commercial	Single family residence includes two bedrooms, two bathrooms, a living room and kitchen.

Below Replacement Cost

The anticipated sale price will be significantly below the replacement cost. This is a well-maintained church campus consisting of five buildings, which includes two large buildings, several executive offices and a single family residence, among other great features.

Outstanding Location

Located just a few minutes from Highway 80 and only one mile from the Roseville Amtrak station, offers the (“Project”) great potential for various uses. Nestled around a quiet neighborhood and adjacent from Roseville High School, the (“Project”) is ideally located for anyone wanting to establish a new school, community center or a church.

Exclusive Investment Advisor

Steve Tyrrell, CCIM
Senior Vice President

916.751.3605
styrrell@voitco.com

CA BRE Lic #00461000

Bianca Cruz
Market Research Analyst

916.751.3636
bcruz@voitco.com

Voit CA BRE Lic #01333376



REAL ESTATE SERVICES

2237 Douglas Blvd, Suite 100
Roseville, CA 95661
916.772.8648 Main | 916.848.0205 Fax
CA BRE License #01333376