

ALLIED WASTE SERVICES (REPUBLIC SERVICES)



ABSOLUTE NNN LEASE

AVAILABLE TO BE PURCHASED INDIVIDUALLY OR AS A PORTFOLIO

6650 MATTOS LANE, SACRAMENTO, CA 95829



ALLIED WASTE SERVICES (REPUBLIC SERVICES)



ABSOLUTE NNN LEASE

AVAILABLE TO BE PURCHASED INDIVIDUALLY OR AS A PORTFOLIO

6650 MATTOS LANE, SACRAMENTO, CA 95829

Offering Memorandum Disclaimer

This Confidential Offering Memorandum ("Memorandum") is being delivered subject to the terms of the Confidentiality Agreement (the "Confidentiality Agreement") signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment in the subject property mentioned herein ("the "Project"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Seller of Record ("Managing Member"), or its exclusive broker, Marcus & Millichap ("Exclusive Broker"). This Memorandum was prepared by Exclusive Broker based primarily on information supplied by Managing Member. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and 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 a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Exclusive Broker nor Managing Member guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an "As Is, Where Is" basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser's investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Exclusive Broker nor Managing Member guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Exclusive Broker and Managing Member. Managing Member expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Managing Member shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Managing Member and any conditions to Managing Member's obligations thereunder have been satisfied or waived. Managing Member has retained Exclusive Broker as its exclusive broker and will be responsible for any commission due to Exclusive Broker in connection with a transaction relating to the Project pursuant to a separate agreement. Exclusive Broker is not authorized to make any representation or agreement on behalf of Managing Member. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Managing Member and all parties approved by Managing Member and may be used only by parties approved by Managing Member. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

EXCLUSIVELY LISTED BY:

CRAIG ELSTER

Vice Presidents Investments
Net Leased Properties Group
(949) 419-3223
craig.elster@marcusmillichap.com
Lic. CA 01958307

RON DUONG

Senior Managing Director Investments
Senior Director, National Retail Group
(949) 419-3233
ron.duong@marcusmillichap.com
Lic. CA 01438643

BROKER OF RECORD:

Adam Christofferson
Lic. CA 00530854

EXECUTIVE SUMMARY



Absolute NNN Lease



High Barrier of Entry to this Area Due to Zoning Restrictions



Available to be Purchased Individually or as a Portfolio (Please Contact Agent for More Details)

Strong Corporate Guarantee

- ▶ **Allied Waste Services of North America is a Subsidiary of Republic Services Inc.**
- ▶ **Republic Services Inc has Over 900 Locations Nationwide**
- ▶ **Republic Services Inc is a Publicly Traded Company (NYSE: RSG) with Revenue in Excess of \$11 Billion**
- ▶ **Rare Absolute NNN Industrial Property - Zero Landlord Responsibilities**, Which is Ideal for Investors not Local to the Market

Strong Real Estate Fundamentals

- ▶ Located in an Infill Area with **Population Counts Exceeding 205,000 Residents Within a 5-Mile Radius**
- ▶ Only 7 Miles from Highway 99 with **Traffic Counts Exceeding 218,000 Cars Per Day**
- ▶ Located Within 6 Miles from the Mather Airport
- ▶ The Subject Property Offers Direct Access to Over 2.4 Million People
- ▶ Located in an Industrial Area with other National Brands such as Carson Landscape Industries, United Rentals, MP NexLevel, Rocket Restrooms, Rayner Equipment Systems and Many More



TENANT OVERVIEW

Republic Services

Republic Services is a leader in environmental services, they partner with their customers to provide sustainable solutions across their operations.



Through their variety of products, services and materials - for almost every industry - they help make a positive impact on people and the planet.

The company is located in 47 states with over 14 million customers. They also provide 71 recycling processing centers.

Website	www.republicservices.com
---------	--

Lease Expires	07/31/2024
---------------	------------

Lot Size	3.92 Acres (±170,755 SF)
----------	--------------------------

Republic Services' approach to sustainability:

SAFETY, TALENT, CLIMATE LEADERSHIP, AND COMMUNITIES

"We're proud to be part of the local communities where we live and work. See how we put sustainability in action across the neighborhoods we call home." (republicservices.com)



FINANCIAL ANALYSIS

Offering Summary

Property Name	Republic Services
Property Address	6650 Mattos Lane Sacramento, CA 95829
Assessor's Parcel Number	066-0010-031-0000
Lot Size	±3.92 Acres (±170,755 Square Feet)

Pricing

Price	\$5,735,000
Cap Rate	5.50%



Annualized Operating Data

Gross Potential Rent	\$315,432
Total Expenses	Absolute NNN
Net Operating Income	\$315,432

Lease Information

Initial Lease Term	2 Years
Lease Commencement Date	August 1, 2022
Lease Expiration Date	July 31, 2024
Lease Remaining	1.8 Years
Lease Type	Absolute NNN
Increases	4% Annual
Options	None
Guarantee	Corporate



EXECUTIVE SUMMARY

Aerial Photo

Mather Airport (MHR)



Cordova
Gold Course



Sacramento
Mineral Society



Florin Fruitridge
Industrial Park
±100 Businesses

Morrison
Creek

**SUBJECT
PROPERTY**

Bob's Trucking

Weyland
Industrial Area

Bradshaw & Florin Road
±30,430 Cars Per Day

Demographics - 5-Mile Radius

Population: ±201,146

Households: ±66,611

Avg. HH Income: \$93,675



PITT-STOP
Coatings



FERGUSON



enterprise



Close Up Aerial Photo

 **DRYCO**


MVP
NEXLEVEL, LLC


ELITE
READY MIX

 **United
Rentals**


CARSON
Landscape Industries


SiteOne
LANDSCAPE SUPPLY

 **REPUBLIC
SERVICES**

**SUBJECT
PROPERTY**



NOTE: Property boundary lines are estimated and must be independently verified by potential Buyers.

PORTFOLIO SUMMARY

Combined Portfolio Price

Price	\$14,405,000
Total Net Operating Income	\$761,928
Cap Rate	5.29%
Total Land Area	±11.47 Acres (499,633 SF)
Land Price/SF	\$28.83



NOTE: Property boundary lines are estimated and must be independently verified by potential Buyers.

Property Summary - MP NextLevel



Price	\$3,480,000
Cap Rate	5.00%
Lease Expiration Date	March 31, 2024
Increases	3% Annual
Options	One, Three-Year
Lease Type	Absolute NNN
Land Area	±3.54 Acres

[Click here to view the offering memorandum.](#)

Property Summary - United Rentals



Price	\$5,190,000
Cap Rate	5.25%
Lease Expiration Date	July 31, 2027
Increases	CPI Min 3% Annual
Options	Three, Five-Year
Lease Type	Absolute NNN
Land Area	±4.01 Acres

[Click here to view the offering memorandum.](#)

Property Summary - Republic Services

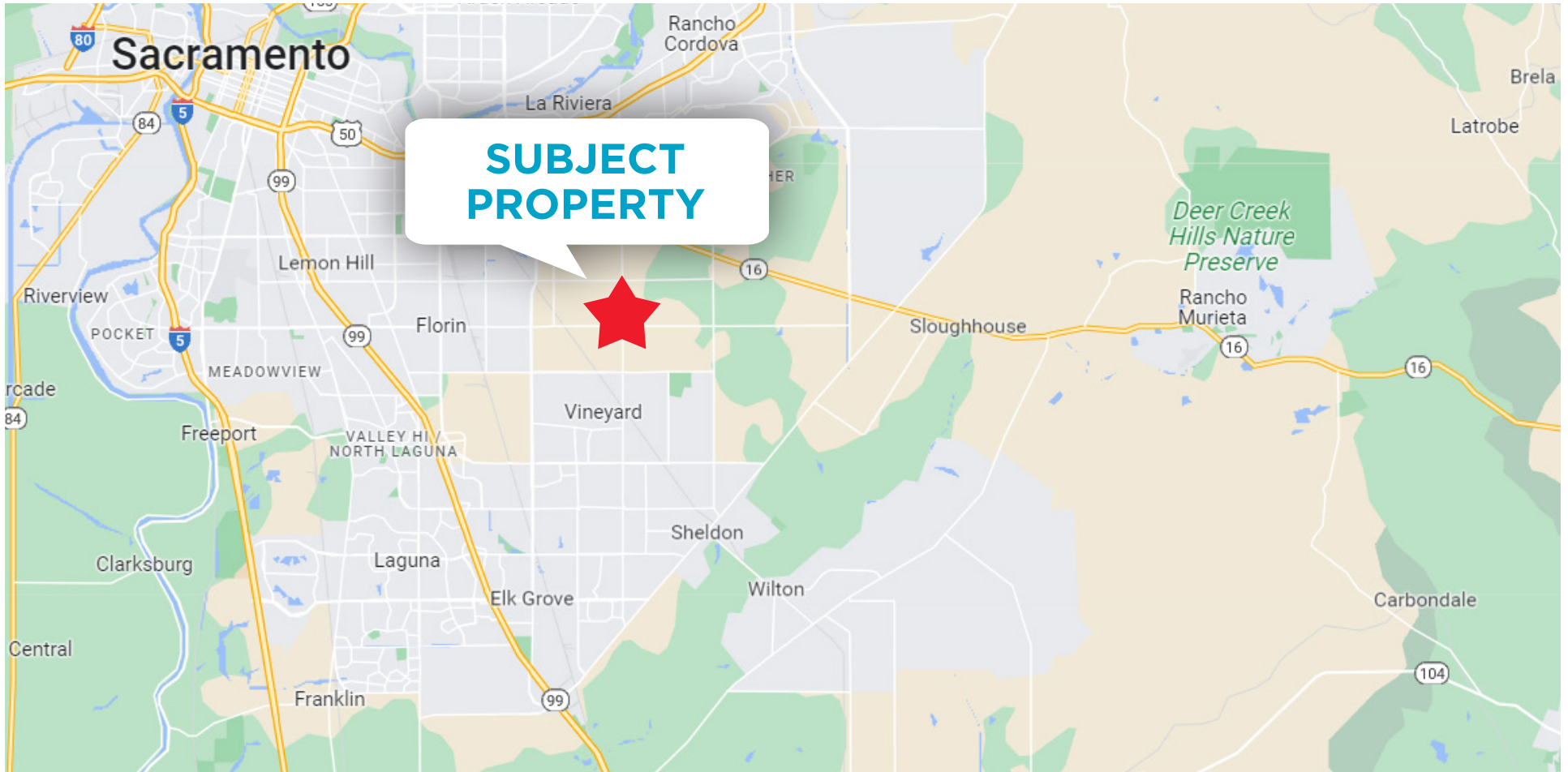


Price	\$5,735,000
Cap Rate	5.50%
Lease Expiration Date	July 31, 2024
Increases	4% Annual
Options	None
Lease Type	Absolute NNN
Land Area	±3.92 Acres

[Click here to view the offering memorandum.](#)

MARKET OVERVIEW

Regional Map



±30,430

CARS PER DAY ON BRADSHAW &
FLORIN ROAD



±6 MILES

TO MATHER AIRPORT
(MHR)



±205,000

RESIDENTS
WITHIN A 5-MILE RADIUS



±7 MILES

FROM HIGHWAY 99
(±218,000 CARS PER DAY)

MARKET OVERVIEW

The City Of Sacramento, CA

Sacramento, capital of the U.S. state of California, lies at the confluence of the Sacramento River and American River. The district of Old Sacramento harkens back to the city's Gold Rush era, with wooden sidewalks and wagon rides. One of several museums in Old Sacramento, the California State Railroad Museum depicts the construction of the Transcontinental Railroad, one of the country's earliest technological feats.



Some of its other landmarks include the California State Capitol (pictured to the right) and Guy A. West Memorial Bridge, a 1,000 foot pedestrian and bicycle bridge that stretches across the American River, and connects to California State University, Sacramento.

"Hailed as one of the most ethnically diverse and livable cities in America, Sacramento got its start as a supply center for prospectors from around the globe during the 1849 Gold Rush. Since 1854, the city has served as the political nucleus of the nation's most influential state, with the sixth-largest economy in the world." (visitsacramento.com)

Downtown Sacramento



MARKET OVERVIEW

Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2027 Population	368	35,918	206,601
2022 Population	285	34,218	201,146
2010 Population	113	29,682	183,511
2000 Population	95	23,064	156,974

Households	1-Mile	3-Miles	5-Miles
2027 Households	121	12,266	68,565
2022 Households	93	11,585	66,611
2010 Households	36	9,835	60,100
2000 Households	28	8,082	53,278
2027 Owner Occupied Housing	52.3%	62.9%	60.3%
2027 Rent Occupied Housing	47.7%	37.2%	39.7%
2022 Owner Occupied Housing	51.8%	63.1%	60.3%
2022 Renter Occupied Housing	48.2%	36.9%	39.7%
2010 Owner Occupied Housing	44.9%	64.8%	61.3%
2010 Renter Occupied Housing	55.1%	35.2%	38.7%

Income	1-Mile	3-Miles	5-Miles
\$ 0 - \$ 14,999	6.8%	6.5%	8.4%
\$ 15,000 - \$24,999	6.5%	6.5%	7.5%
\$ 25,000 - \$34,999	3.8%	6.4%	7.1%
\$ 35,000 - \$49,999	11.3%	11.5%	11.2%
\$ 50,000 - \$74,999	12.8%	19.1%	17.9%
\$ 75,000 - \$99,999	11.3%	15.5%	15.5%
\$100,000 - \$124,999	11.9%	12.7%	11.6%
\$125,000 - \$149,999	10.7%	8.4%	7.0%
\$150,000 - \$200,000	12.2%	7.6%	8.0%
\$200,000 to \$249,999	6.5%	2.6%	2.4%
\$250,000 +	6.2%	3.1%	3.5%
2022 Median Household Income	\$94,614	\$74,878	\$72,030
2022 Average Household Income	\$125,806	\$94,559	\$93,675



\$93,675

2022 AVERAGE HOUSEHOLD INCOME



ALLIED WASTE SERVICES (REPUBLIC SERVICES)



ABSOLUTE NNN LEASE

AVAILABLE TO BE PURCHASED INDIVIDUALLY OR AS A PORTFOLIO

6650 MATTOS LANE, SACRAMENTO, CA 95829

EXCLUSIVELY LISTED BY:

CRAIG ELSTER

Vice President Investments
Net Leased Properties Group
(949) 419-3223
craig.elster@marcusmillichap.com
Lic. CA 01958307

RON DUONG

Senior Managing Director Investments
Senior Director, National Retail Group
(949) 419-3233
ron.duong@marcusmillichap.com
Lic. CA 01438643

BROKER OF RECORD:

Adam Christofferson
Lic. CA 00530854

©2022 Marcus & Millichap. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Marcus & Millichap's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Marcus & Millichap. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND MARCUS & MILLICHAP IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.