



MP NEXLEVEL

ABSOLUTE NNN LEASE

AVAILABLE TO BE PURCHASED INDIVIDUALLY OR AS A PORTFOLIO

6516 MATTOS LANE, SACRAMENTO, CA 95829





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EXECUTIVE SUMMARY



Absolute NNN Lease



Low Rent Per Acre of \$4,096 (More Than 37% Below Market)



High Barrier of Entry to this Area Due to Zoning Restrictions

Strong Corporate Guarantee

- ▶ Tenant has Many Locations in Minnesota, Iowa, Nebraska, Missouri, Texas, California, and Arizona
- ▶ **Tenant is a Industry-Leading North American Contractor of Utility Construction Products**
- ▶ 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, Allied Waste Services, Rocket Restrooms, Rayner Equipment Systems and Many More

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



TENANT OVERVIEW

MP NexLevel

MP is a nationally recognized full service utility contracting company that was founded in 1973. It started by offering excavation services locally in Minnesota. Today, MP offers turnkey services to a wide range of markets throughout the United States, with permanent offices in Minnesota, Iowa, Nebraska, Missouri, Texas, California, and Arizona.

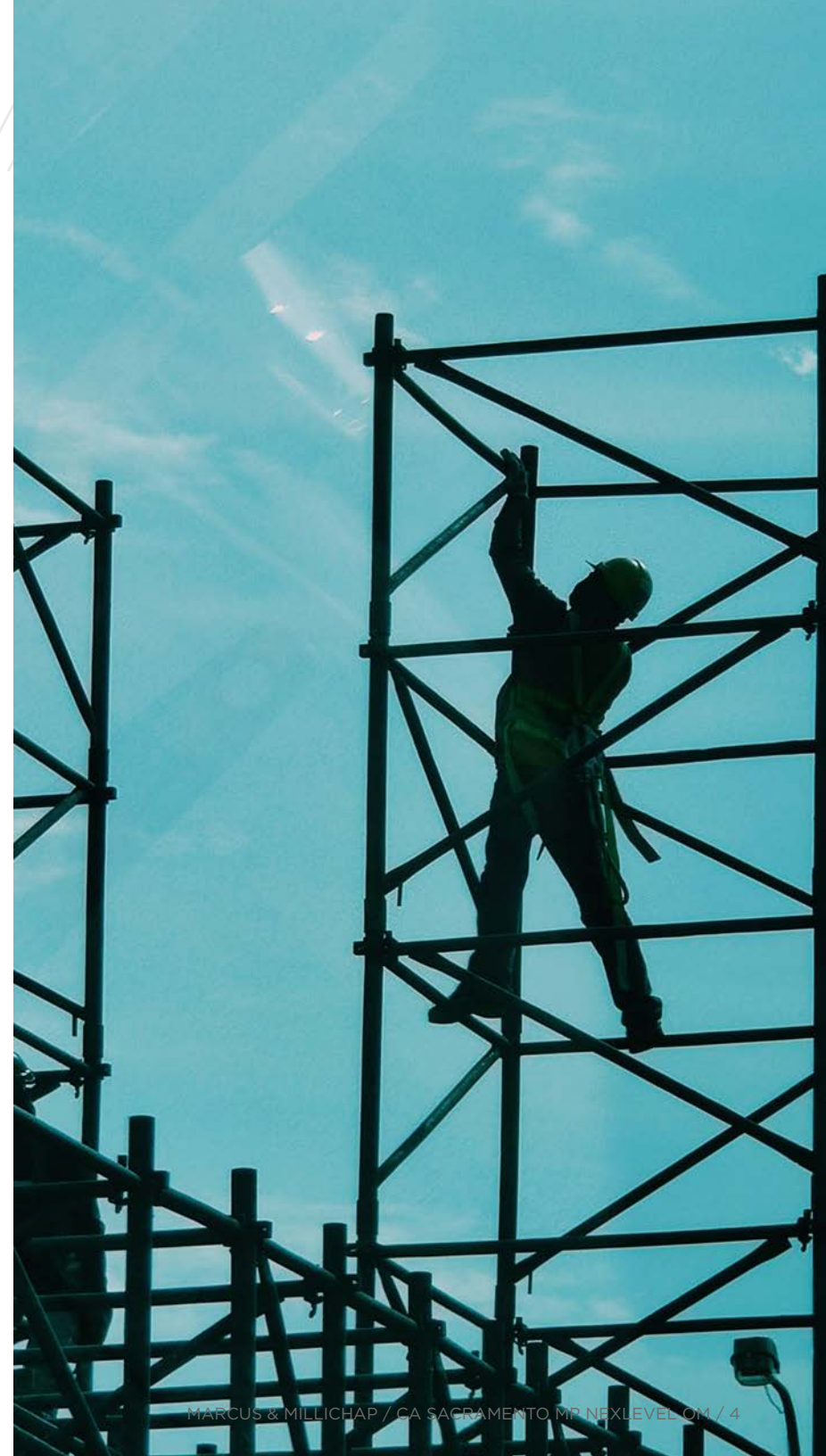


MP Nexlevel takes pride in delivering quality work on time and within budget. We strive to exceed our customer's expectations with every project. No matter the continued growth of the company, MP values each and every one of its employees, giving the company more of a family feel, making us strong, viable, and successful.

Website	www.mpnexlevel.com
Lease Expires	03/24/2024
Lot Size	3.54 Acres (±154,202 SF)

MP Mission Statement:

“Providing quality work based on experience, conducted safely and completed to our customer’s satisfaction.. job after job”
(mpnexlevel.com)



FINANCIAL ANALYSIS

Offering Summary

Property Name	MP NexLevel
Property Address	6515 Mattos Lane Sacramento, CA 95829
Assessor's Parcel Number	066-0010-028-0000
Year Built	1982
Gross Leasable Area (GLA)	±13,860 Square Feet
Lot Size	±3.54 Acres (±154,202 Square Feet)

Pricing

Price	\$3,480,000
Cap Rate	5.00%
Price Per Square Foot	\$251.08

Annualized Operating Data

Gross Potential Rent	\$174,000
Total Expenses	Absolute NNN
Net Operating Income	\$174,000

Lease Information

Initial Lease Term	3 Years
Lease Commencement Date	April 1, 2021
Lease Expiration Date	March 31, 2024
Lease Remaining	±1.5 Years
Lease Type	Absolute NNN
Increases	3% Annual
Options	One, Three-Year @ Fair Market Value
Guarantee	Corporate



EXECUTIVE SUMMARY

Aerial Photo

Mather Airport (MHR)



Cordova
Gold Course



Sacramento
Mineral Society



Florin Fruitridge
Industrial Park
±100 Businesses



Morrison
Creek



Bob's Trucking

**SUBJECT
PROPERTY**



Weyland
Industrial Area



Demographics - 5-Mile Radius

Population: ±201,146

Households: ±66,611

Avg. HH Income: \$93,675



Bradshaw & Florin Road
±30,430 Cars Per Day

Close Up Aerial Photo

 **DRYCO**


MVP
NEXLEVEL, LLC


ELITE
READY MIX

**SUBJECT
PROPERTY**

 **United
Rentals**


CARSON
Landscape Industries


SiteOne
LANDSCAPE SUPPLY

 **REPUBLIC
SERVICES**

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

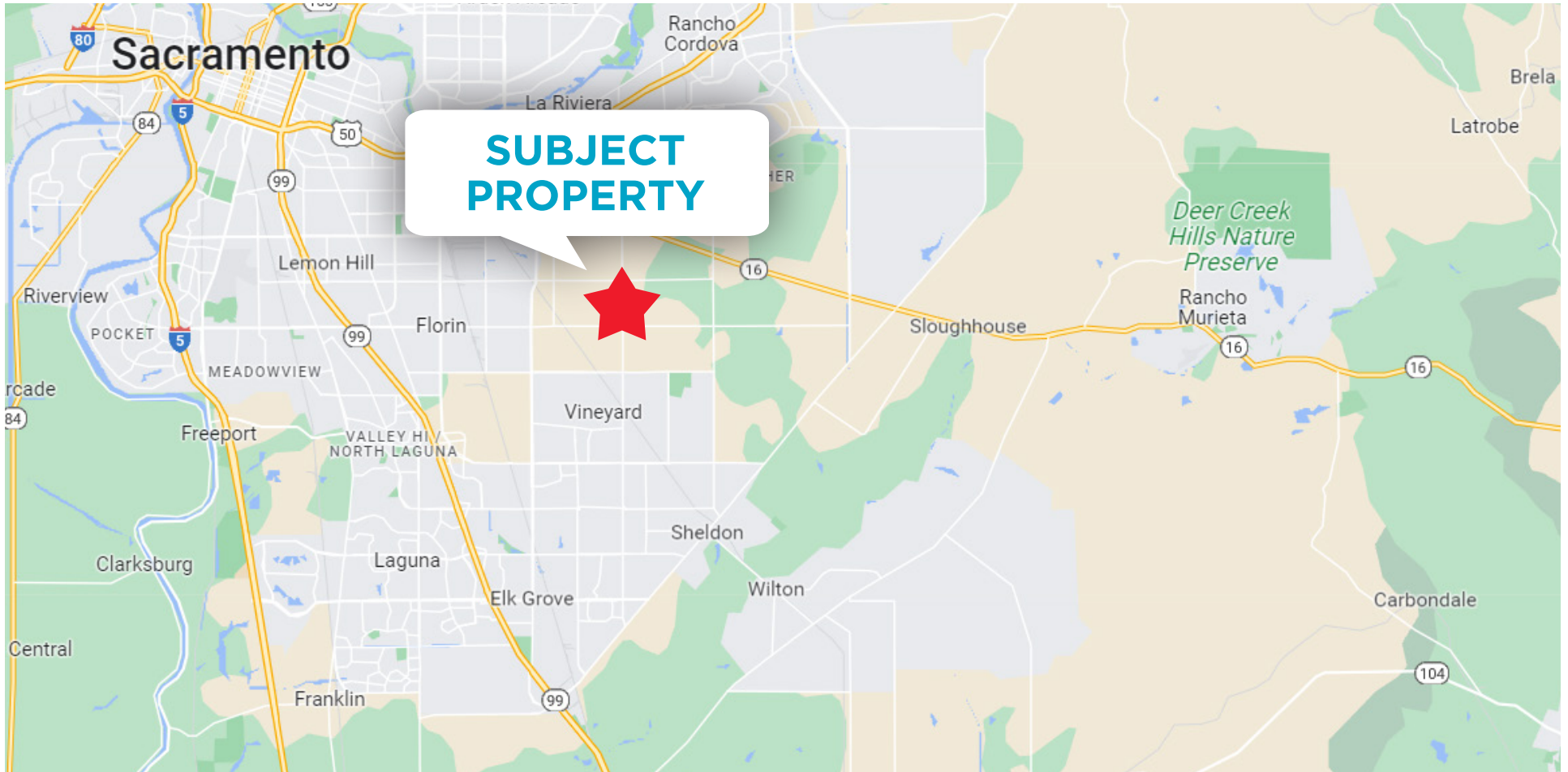


Price	\$5,735,000
Cap Rate	5.50%
Lease Expiration Date	July 31, 2024
Increases	4% Annual
Options	None
Lease Type	Absolute NNN
Land Area	±3.92 Acres

[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





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