

United Rentals

ABSOLUTE NNN LEASE

AVAILABLE TO BE PURCHASED INDIVIDUALLY OR AS A PORTFOLIO

6640 MATTOS LANE, SACRAMENTO, CA 95829





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EXECUTIVE SUMMARY



Absolute NNN Lease



Low Rent Per Acre of \$5,662 (More Than 16% Below Market)



High Barrier of Entry to this Area Due to Zoning Restrictions

Strong Corporate Guarantee

- ▶ **United Rentals has Over 1,150 Locations in North America**
- ▶ **United Rentals is a Publicly Traded Company (NYSE: URI) with Revenue in Excess of \$8.5 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, MP NexLevel, 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

United Rentals

United Rentals, Inc. is the largest equipment rental company in the world. The company has an integrated network of 1,331 rental locations in North America, 11 in Europe, 28 in Australia and 18 in New Zealand. In North America, the company operates in 49 states and every Canadian province.



The company's approximately 20,100 employees serve construction and industrial customers, utilities, municipalities, homeowners and others. The company offers approximately 4,300 classes of equipment for rent with a total original cost of \$15.72 billion. United Rentals is a member of the Standard & Poor's 500 Index, the Barron's 400 Index and the Russell 3000 Index® and is headquartered in Stamford, Conn.

It is recognized as one of the industry's largest rental partners.

Website	www.unitedrentals.com
Lease Expires	07/31/2027
Lot Size	4.01 Acres (174,675 SF)

United Rentals Motto:

"We work together with our customers, communities and employees to find solutions with a shared commitment to service and safety. To us, this is a simple, but powerful notion we call Work United™. It's a shared mindset. One of partnership that helps us face any challenge, together."



FINANCIAL ANALYSIS

Offering Summary

Property Name	United Rentals
Property Address	6640 Mattos Lane Sacramento, CA 95829
Assessor's Parcel Number	066-0010-030-0000
Lot Size	±4.01 Acres (±174,675 Square Feet)

Pricing

Price	\$5,190,000
Cap Rate	5.25%

Annualized Operating Data

Gross Potential Rent	\$272,496
Total Expenses	Absolute NNN
Net Operating Income	\$272,496

Lease Information

Initial Lease Term	±5 Years
Lease Commencement Date	June 1, 2022
Lease Expiration Date	July 31, 2027
Lease Remaining	±5
Lease Type	Absolute NNN
Increases	CPI Min 3% Annual
Options	Three, Five-Year
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



Bradshaw & Florin Road
±30,430 Cars Per Day



Demographics - 5-Mile Radius

Population: ±201,146

Households: ±66,611

Avg. HH Income: \$93,675

Close Up Aerial Photo



**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.](#)



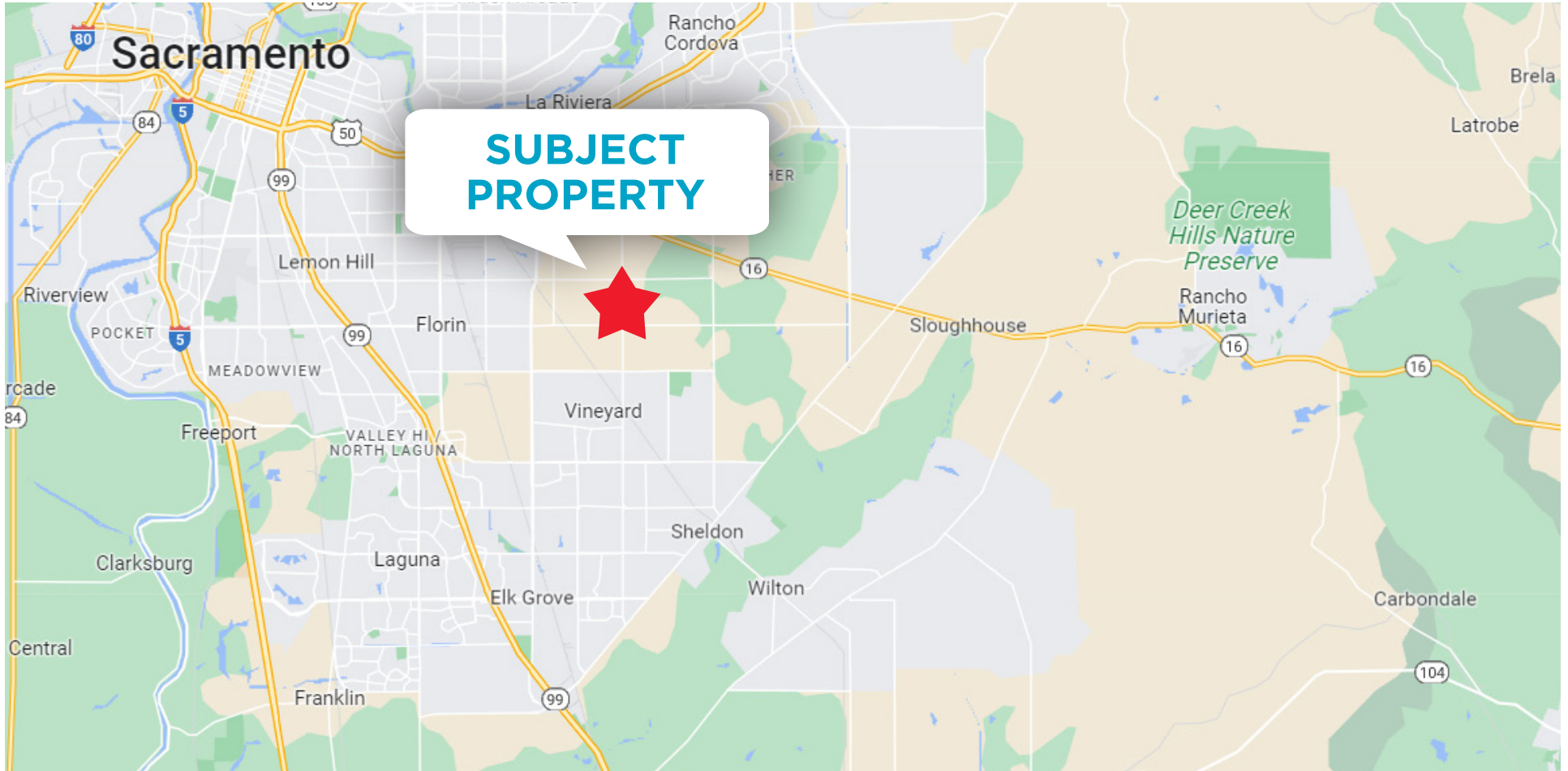
Property Summary - Republic Services

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

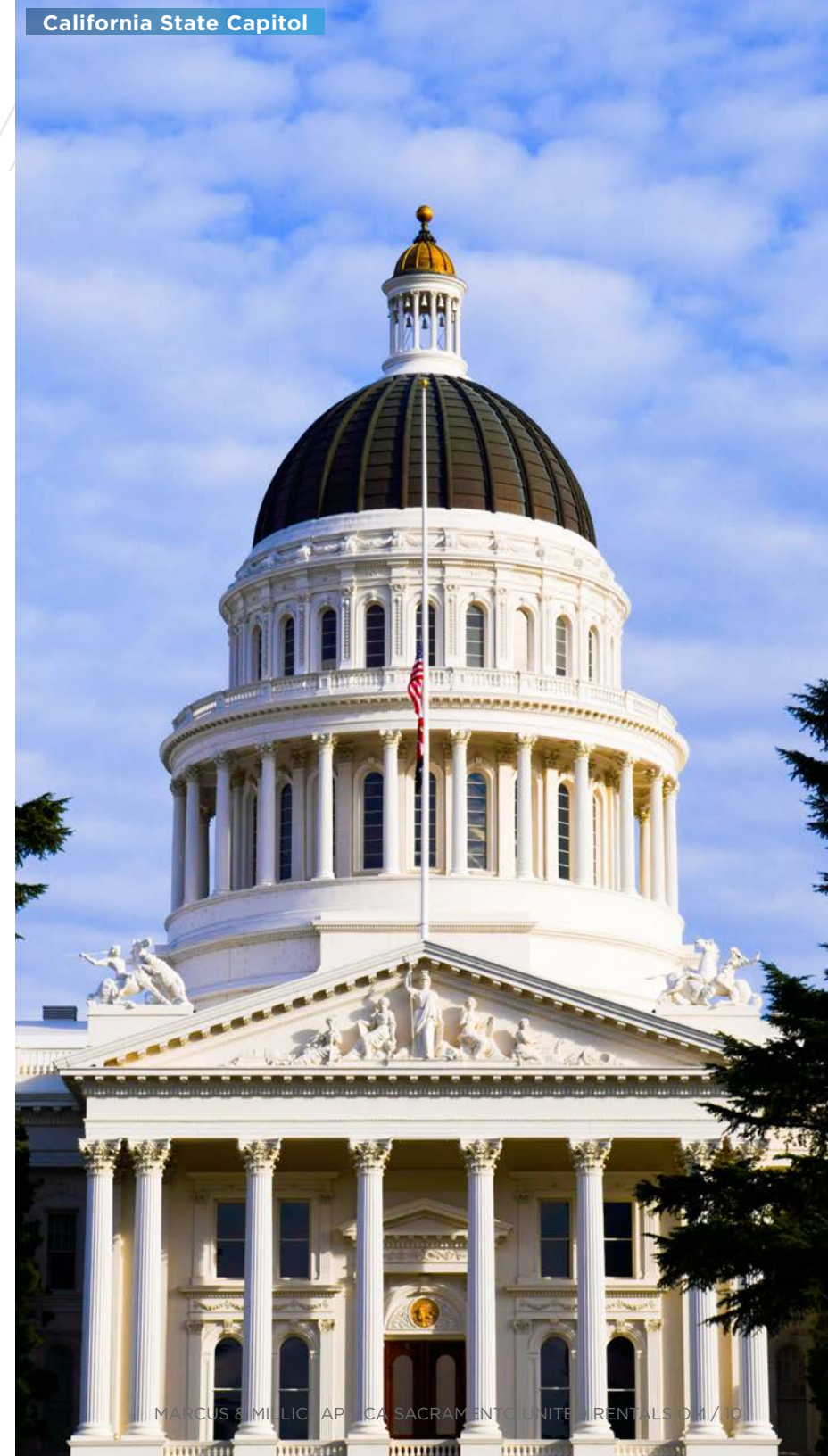
The City Of Sacramento, CA

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 an 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)



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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