



OFFERING MEMORANDUM

SINGLE TENANT LEASED INVESTMENT

470 Boulder Court | Pleasanton, CA

km Kidder
Mathews

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Rmc
Ray Morgan Company

EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

THE OFFERING

470 Boulder Court is a pride of ownership, office warehouse building consisting of approximately $\pm 30,350$ square feet in Pleasanton, CA. Ray Morgan has been the tenant since 2017. Prior to that Sharp Business Services (a division of Sharp Electronics) rented the building for 11 years (2007-2017) and Pinnacle Document Systems rented it from 2001-2007. The interior build out is high end and the warehouse is well maintained with insulated ceilings and is fully sprinklered. **Tenant has indicated a willingness to extend the firm flat lease term an **additional 2-3 years** subject to upper management approval.** This location is the **main hub** for the entire greater Bay Area.



PRICE REDUCED

~~\$13,129,000 ($\pm \$432.00/\text{SF}$)~~

\$11,936,000 ($\pm \$393.00/\text{SF}$)

NET OPERATING INCOME

\$656,494

CAP RATE

5.50%

SQUARE FEET

$\pm 30,350$

YEAR BUILT

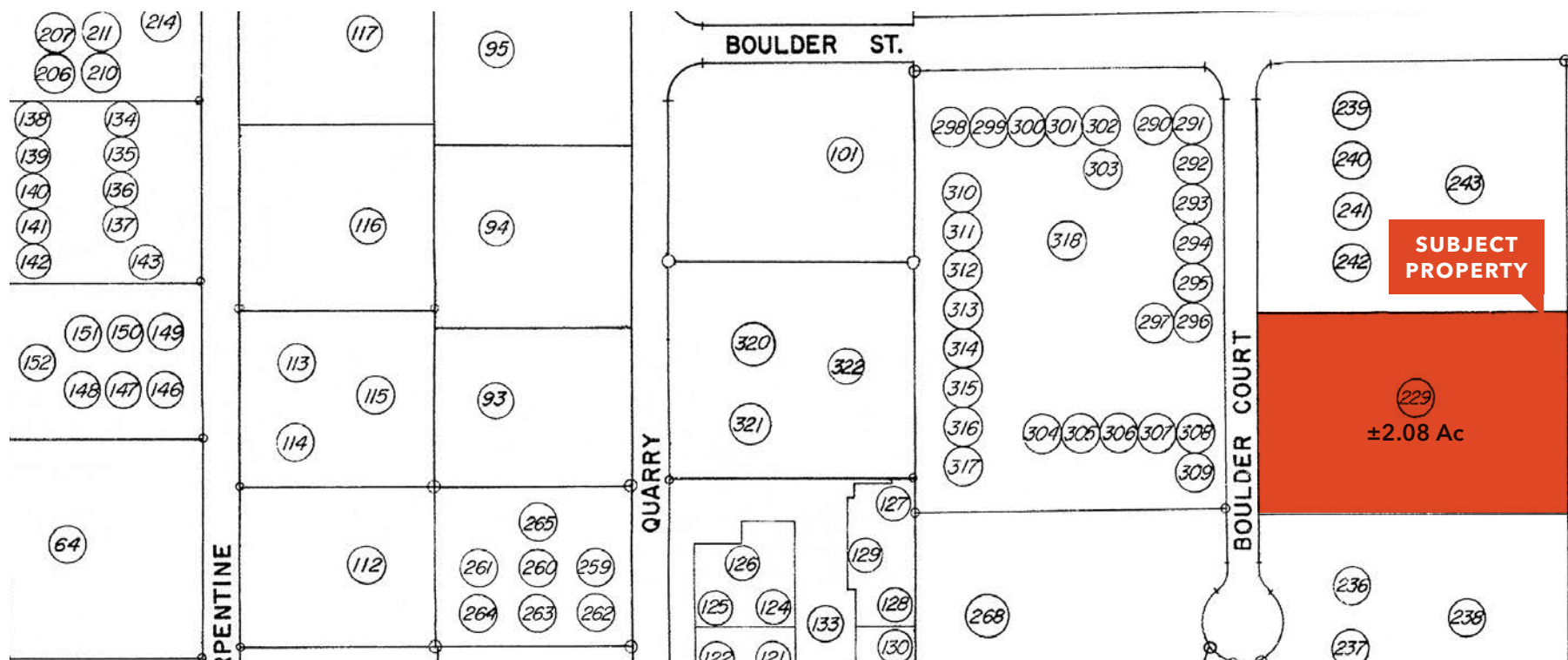
2001

PARCEL NUMBERS

946-4547-229

ZONING

IG-40



PROPERTY HIGHLIGHTS

This pride of ownership building is located in the desirable Pleasanton office/warehouse market, southeast of the Highways 580/680. Various local companies including Rapid Price Protection, O2 Medical Supply, Marina Plumbing, McDonald's, Starbucks and Enterprise Rental.

Approximate 24 foot clear height

Fully insulated and sprinklered

6 Roll-up doors and 5 man doors

Beautiful glass lined frontage



FINANCIALS

RENT ROLL

Tenant	Term	Size	Monthly Rent	CAM	Total Monthly Rent	Annual Gross Rent
Ray Morgan Company	Through 10.31.28	±30,350	\$57,338	-	\$57,338	\$688,056
TOTAL		±30,350				\$688,056

Tenant has one (1) Five (5) year option with 2.5% annual increases

EXPENSES

Tax - Paid by Tenant*

Insurance	\$8,846
Water	\$1,626
Repair	\$1,855
AC Repair	\$934
Alarm	\$6,276
Landscaping	\$12,025
Total Expenses	\$31,562
Net Operating Income	\$656,494

*Tenant responsible for property tax including the increase



TENANT PROFILE



Ray Morgan Company, a UBEQ company since 2018, opened its doors in Chico California in 1956.

With over 500 employees and \$125M+ in annual revenues, RMC is now the West Region hub for UBEQ. RMC has over 20 locations strategically located in California and Nevada, is the largest Canon document imaging dealer in the Western US, as well as one of the fastest growing Ricoh dealers in the US. RMC's Pleasanton location is one of 4 major distribution centers for RMC in California.

RMC's parent company, UBEQ Business Services, is a nationwide company with over 1,200 employees and \$350M in annual revenue.









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