OFFERING MEMORANDUM

CHP JAMESTOWN

18437 5TH AVE | JAMESTOWN, CA 95327

KIDDER.COM

Kidder Mathews

Exclusively Listed by

BOB PECHAL
Vice President
916.751.3634
bob.pechal@kidder.com
LIC N°00396723

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This is a confidential Offering Memorandum and is provided solely for your limited use and benefit in evaluating this investment opportunity.

Neither the Owner or Kidder Mathews, nor any of their respective directors, officers, affiliates or representatives make any representation, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating this investment opportunity and any offer you make to purchase the Property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivery and approved by the Owner and any conditions to the Owner's obligations have been satisfied or waived.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are confidential, that you will hold and treat them in the strictest confidence, that you will not disclose this Offering Memorandum to any of its contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) with the prior written authorization of Kidder Mathews and that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property and you will not use the Offering Memorandum or any of the content in any fashion or manner detrimental to the interest of Owner or Kidder Mathews.

By receipt of this Offering Memorandum, you have been advised that Kidder Mathews is acting as a broker exclusively on behalf of Seller in connection with the marketing and sale of the Property.

By receipt of this Offering Memorandum, you acknowledge receipt of the pamphlet entitled "The Law of Real Estate Agency" and/or any such required materials required by the State of Washington.

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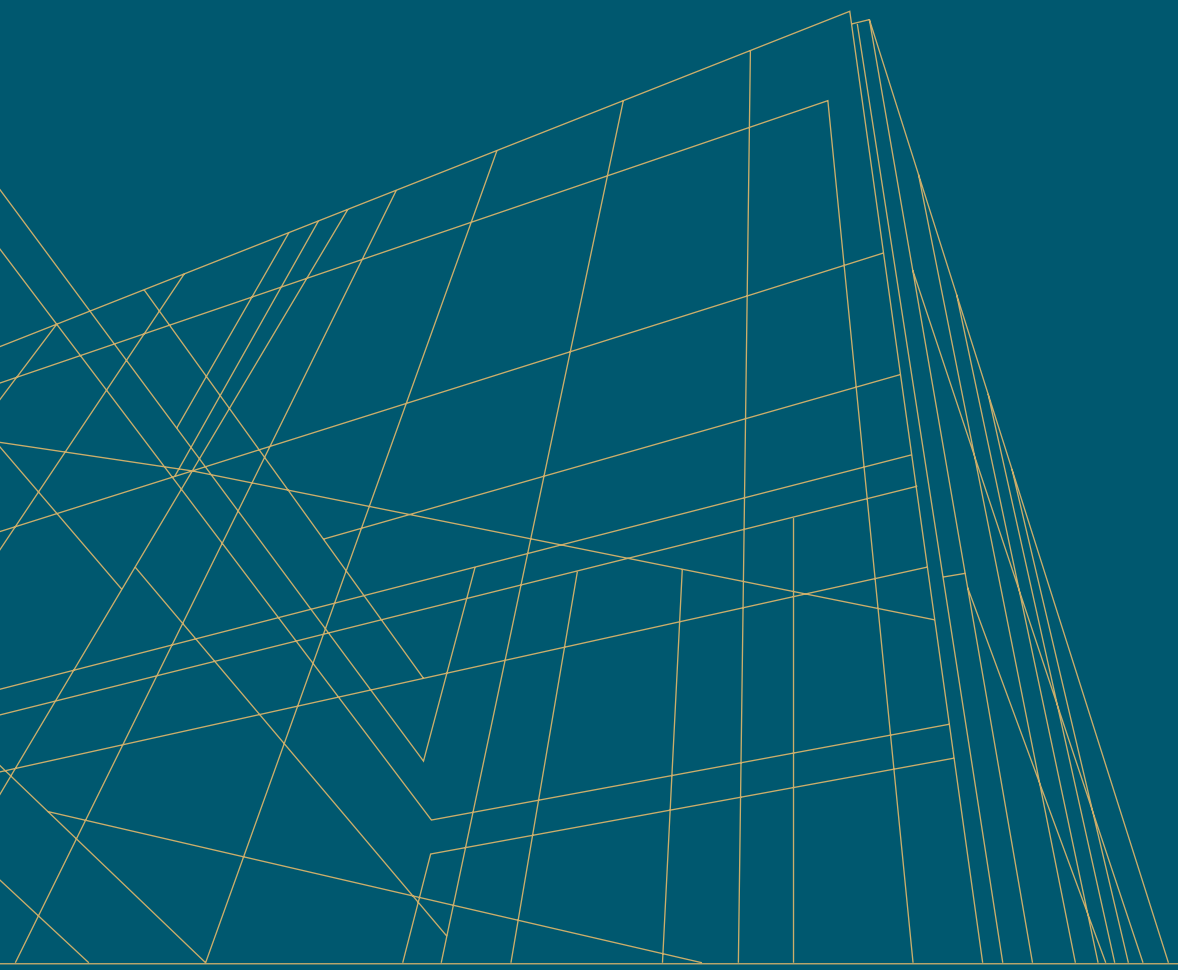
Kidder Mathews



INVESTMENT SUMMARY

Section 01

INCOME VALUATION ANALYSIS

Price	$1,016,200
Down Payment (40%)	$406,480
Cap Rate	6%
Year Built	1974
Approx Lot Size (SF)	±34,848
Building SF	±4,137 (buyer to verify)
Cost Per SF	$245,64
Cost Per SF Land	$29.16

PROPOSED FINANCING

New Loan	$609,770
Fixed Rate	6.00%
Years Amortized	30
Monthly Payments	$3,655.58

SCHEDULED RENT

1/1/26 - 12/31/26	$80,025.12
1/1/27 - 12/31/27	$81,625.68
1/1/28 - 12/31/28	$83,258.16
1/1/29 - 12/31/29	$84,923.28
1/1/30 - 12/31/30	$86,621.76
1/1/31 - 12/31/31	$88,354.20
1/1/32 - 12/31/32	$90,121.32

INCOME AND EXPENSE

	Year 1
Taxes (new)	$12,000
Insurance Liability (estimate)	$4,000
Water / Trash	$2,820
Reserves (0.25 SF)	$1,034
Total Expenses	**$19,854**
Total Expenses (per SF)	**$4.80**

ANNUALIZED OPERATING DATA

	Year 1
Annual Base Rent (7/1/26 - 6/31/27)	$80,826
Total Income	$80,826
Est Gross Operating Income (EGI)	$80,826
Total Expenses	$19,854
Net Operating Income (NOI)	$60,972
Less Loan Payments	$43,867
Pre-Tax Cash Flow	$17,105

EXECUTIVE SUMMARY

Section 02

EXECUTIVE SUMMARY

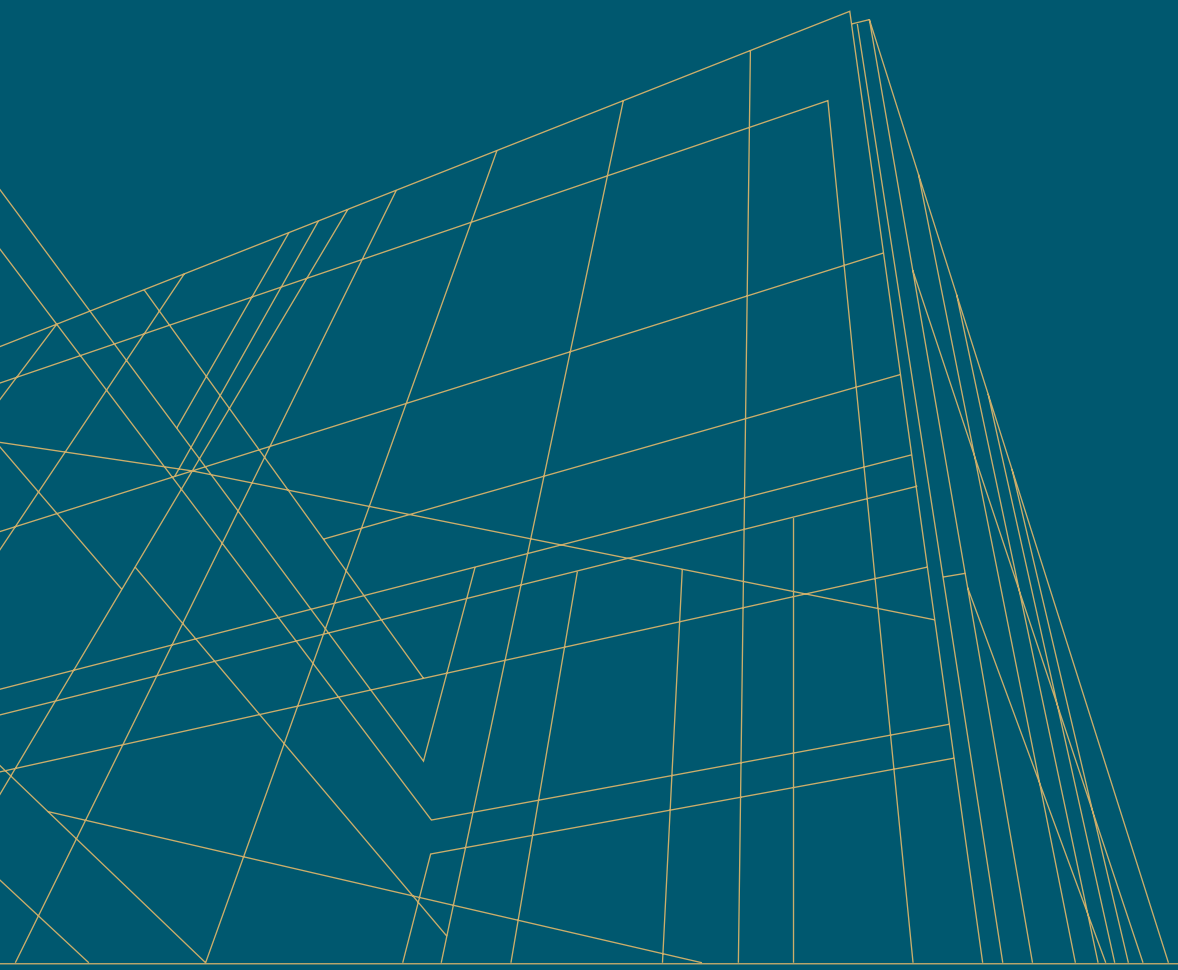
18437 5th Ave in Jamestown is an excellent opportunity to invest in a State of California guaranteed lease at very attractive pricing.

This office building was built in 1974 specifically for the California Highway Patrol, and the agency has occupied it ever since. The facility is located directly adjacent to Highway 108, one of the major highways that runs through the Northern California Foothills and it's territory covers most of Tuolumne County.

This is not your traditional office building. It sits on a ±34,848 SF parcel, which is twice the size of what typically would be required and could provide areas for outside storage or vehicle parking. Additionally, there are roll-up doors at the rear of the building that access the two service areas.

Demonstrating their commitment to the location, the State executed a new eight-year lease commencing January 1, 2025, with rental increases each year. The firm term of the lease runs through December 31, 2028.

The building is in good condition, and as a condition of the lease renewal, the owner performed several repairs and updates. A partial list includes new paint, new window coverings, and resealing/restriping the parking lot.



PROPERTY OVERVIEW

Section 03

PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	18437 5th Ave Jamestown, CA 95327
TOTAL BUILDING SF	±4,137
YEAR BUILT	1974
TENANT	State of California Highway Patrol
LAND AREA	±34,848
PARCEL NUMBERS	003-040-007
PARKING RATIO	3.88/1,000
ZONING	C-1

±4,137
TOTAL RSF

C-1
ZONING

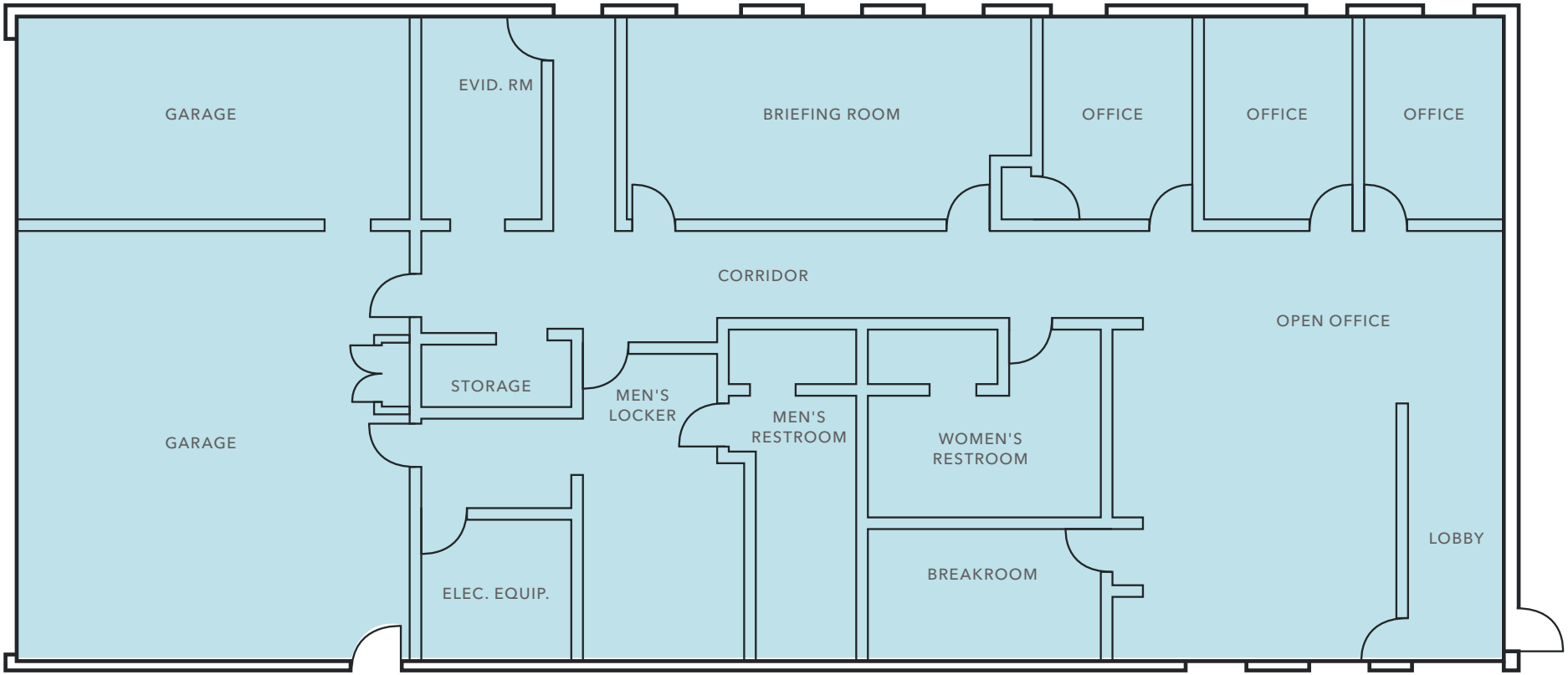
1974
YEAR BUILT

1
TENANT

FLOOR PLAN

±4,137 SF
BUILDING SF

±34,848 SF
LOT SIZE



FLOOR PLAN NOT TO SCALE

LOCATION OVERVIEW

Section 04

Jamestown is a small Gold Rush-era unincorporated commuwnity in Tuolumne County, located in the Sierra Nevada foothills east of California's Central Valley.

Jamestown is a small Gold Rush-era unincorporated community in Tuolumne County, located in the Sierra Nevada foothills east of California's Central Valley. It is best known for its historic downtown, mining heritage, and Railtown 1897 State Historic Park.

Jamestown is part of California's Gold Country and sits near Sonora and Columbia, making it a convenient base for exploring the county's historic towns. The town was designated a California Historical Landmark on March 16, 1949.

LOCATION OVERVIEW

LAKE TAHOE
180 Min | 120 Miles
SACRAMENTO
120 Min | 100 Miles
SAN FRANCISCO
165 Min | 140 Miles
CHP JAMESTOWN
YOSEMITE
90 Min | 65 Miles
Oroville
Mendocino
Carson City
Santa Rosa
Sonora
Stockton
Modesto
San Jose
Fresno
Monterey
Pacific Ocean
Map data

Exclusively listed by

BOB PECHAL
Vice President
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