CUSHMAN & WAKEFIELD

FOR SALE

9807 FAIR OAKS BLVD.

FAIR OAKS CA 95628

FOR MORE INFORMATION, CONTACT:

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The Offering

Property Facts	
ADDRESS	9807 Fair Oaks Blvd., Fair Oaks CA 95628
BUILDING SIZE	±5,037 RSF
APN#	242-0332-019
PARCEL SIZE	0.49 AC (21,344 SF)
INVESTMENT TYPE	Single-Tenant Lease
LEASE TERM	10/1/2025- 12/31/2032 (7 years and 3 months)
SALES PRICE	$1,380,000
NOI	$111,831
CAP RATE	8.1%

CUSHMAN & WAKEFIELD, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in 9087 Fair Oaks Blvd. (the “Property”). Located in the heart of Fair Oaks, CA, 9807 Fair Oaks Boulevard comprises approximately 5,037rentable square feet of office space situated in a multi-building office park. The freestanding building is currently leased, providing investors with immediate in place income secured by a NNN lease structure. The property benefits from access to Fair Oaks Boulevard, ample onsite parking, and access to surrounding residential neighborhoods and local amenities.

9807 Fair Oaks Boulevard offers investors the opportunity to acquire a fully leased, single-tenant investment backed by a growing senior-services operator in one of Sacramento County’s most desirable suburban submarkets. The property combines a long-term NNN lease, contractual rental growth, strong tenant commitment, and favorable demographic trends, creating a compelling opportunity for investors seeking predictable cash flow and long-term value preservation. The investment’s modest pricing profile also makes it particularly attractive to private investors and 1031 exchange buyers seeking stable yield and manageable deal.

Investment Highlights

Stable, Long-Term Income Stream

100% leased to Daycation for Seniors under a long-term lease extending through December 2032, providing approximately 6+ years of remaining term.

Strong Tenant Performance

The Fair Oaks Daycation for Seniors location has exceeded initial operating expectations since opening and serves a growing need within the community. The tenant has made a significant investment into the facility and operations, demonstrating long-term commitment to the location.

Contractual Rent Growth

The lease features annual rental increases throughout the term, providing built-in NOI growth and an attractive hedge against inflation.

NNN Lease Structure

The lease is structured so the tenant is responsible for operating expenses, creating a passive ownership experience and predictable cash flow. The lease requires the tenant to pay NNN expenses in addition to base rent.

Attractive Investment Size

The anticipated acquisition price positions the asset well for private investors, family offices, and 1031 exchange buyers seeking stable cash flow with minimal management responsibilities.

Desirable Sacramento Submarket

Located within Fair Oaks, one of Sacramento County's most established communities, the property benefits from strong demographics, excellent surrounding neighborhoods, and limited competing inventory.

Executive Summary

Cushman & Wakefield ("C&W") is pleased to have the opportunity to present our Broker Opinion of Value for 9807 Fair Oaks Blvd. in Fair Oaks, CA (the "Project").

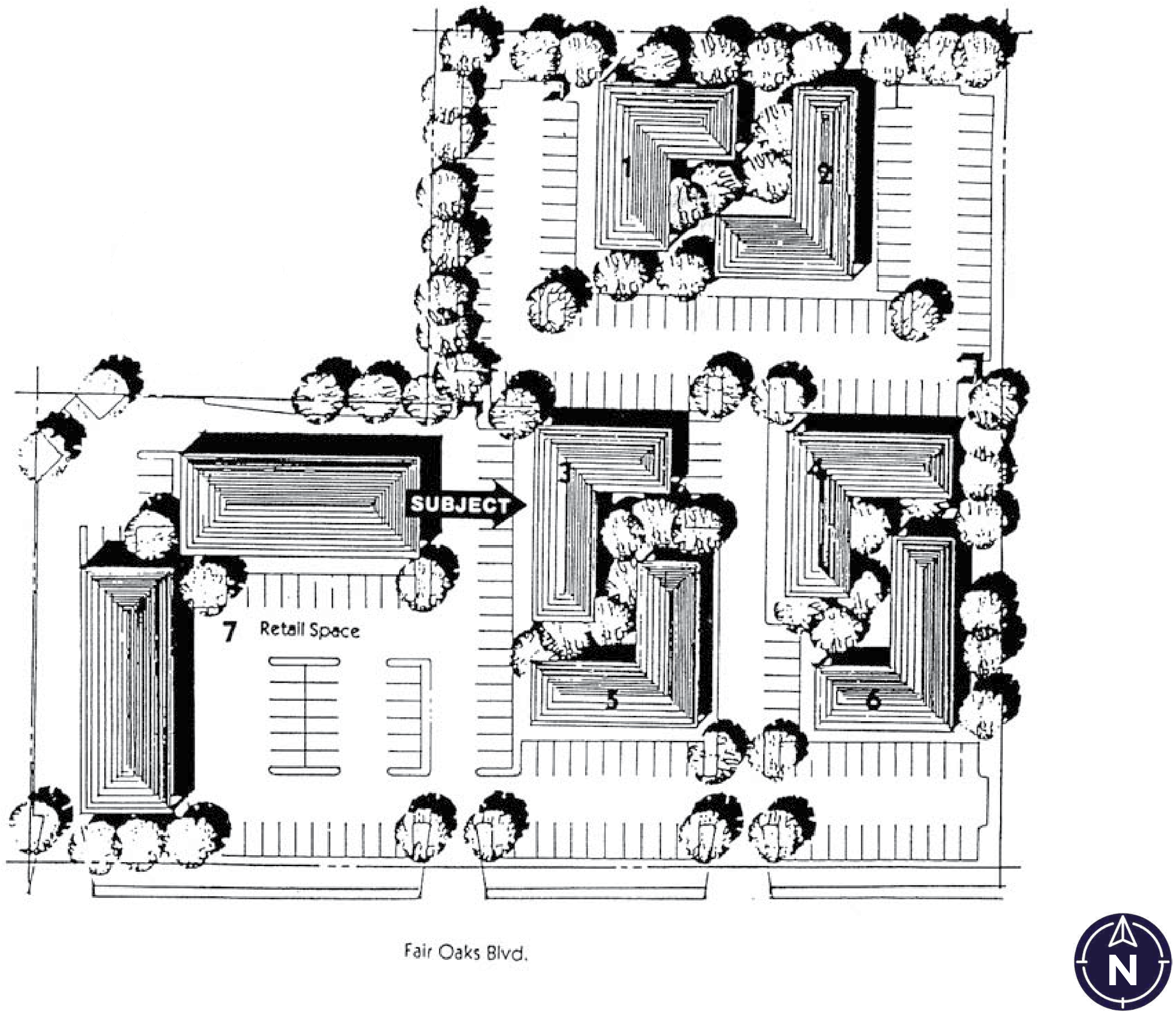
This proposal presents the combined efforts of C&W's Northern California Capital Markets Team, integrated with our local market experts.

Our valuation relies heavily on our successes with a number of dispositions in the Western US, including several office sales in Sacramento at benchmark pricing, and our active marketing.

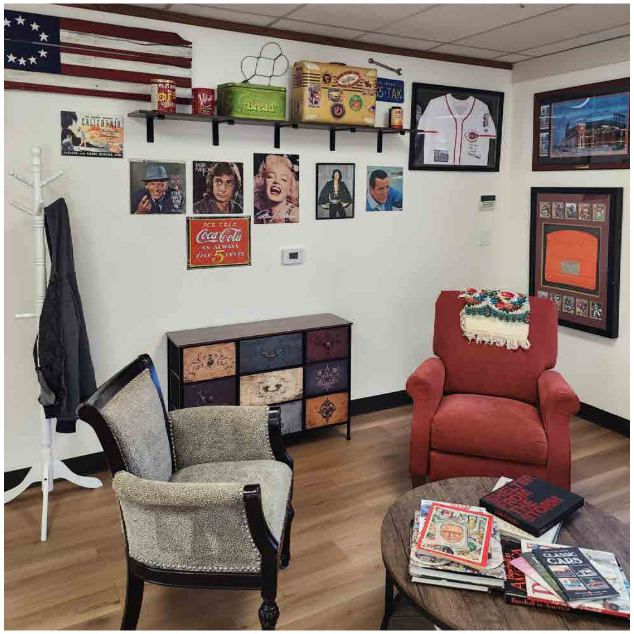
C&W has been Sacramento's top office sales team for the past five years, with $1B in closed transactions. As a market leader in office sales in the Sacramento region, C&W has a unique understanding of the Project's competitive position within the local market.

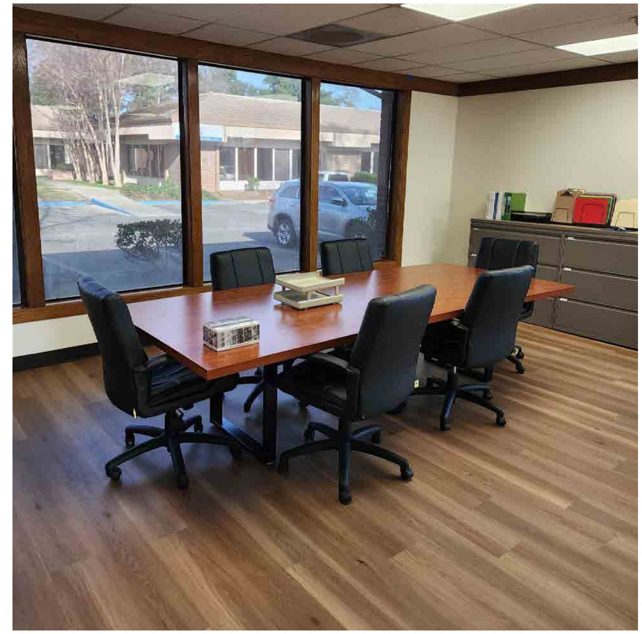
Thank you for allowing us to share with you our thoughts on 9807 Fair Oaks Blvd. We look forward to discussing our analysis with you in more detail.

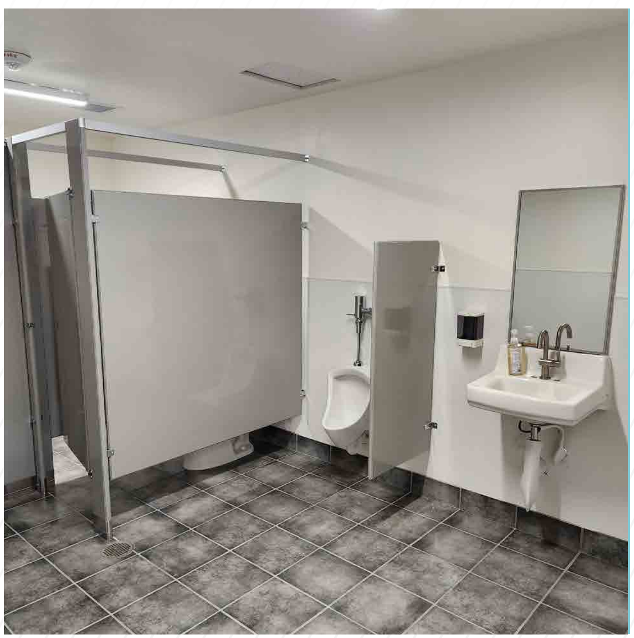
Site Plan

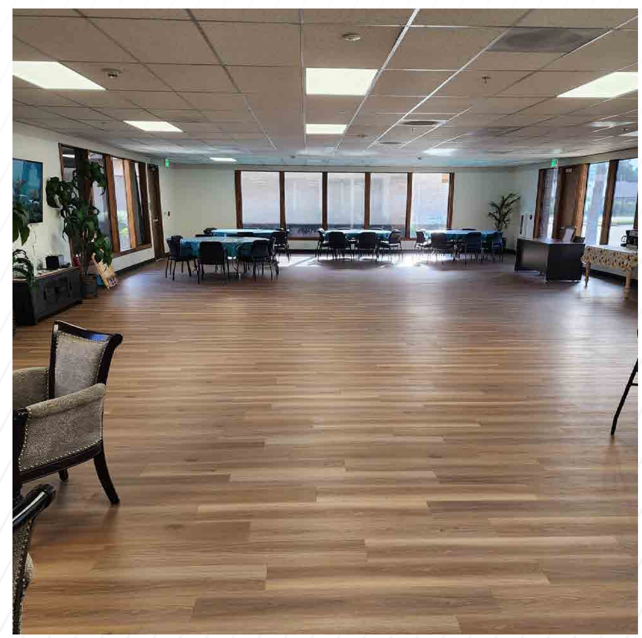


Property Photos









Tenant Overview

Daycation for Seniors

Daycation for Seniors provides adult day care and senior enrichment services in a welcoming environment designed to improve quality of life for aging adults while providing support for caregivers.

The business benefits from powerful demographic tailwinds as Sacramento County's senior population continues to grow.

The Fair Oaks location represents an important expansion for the brand and has performed exceptionally well during its initial months of operation. Management has invested substantial capital into tenant improvements, furnishings, operational infrastructure, and staffing, demonstrating a long-term commitment to the location.

For investors, the combination of a specialized use, a significant tenant investment, strong early operating performance, and favorable demographic trends helps support long-term occupancy and operational stability.

Lease Summary

Lease Term Item	Description
Tenant	Tender-Heart Senior Care, LLC dba Daycation for Seniors
Premises	5,037 SF
Lease Commencement	February 3, 2025
Lease Expiration	December 31, 2032
Original Lease Term	7 Years, 3 Months
Lease Structure	NNN
Guaranty	Personal Guaranty from Amanda Thomas
Occupancy	100% Leased

Financial Summary

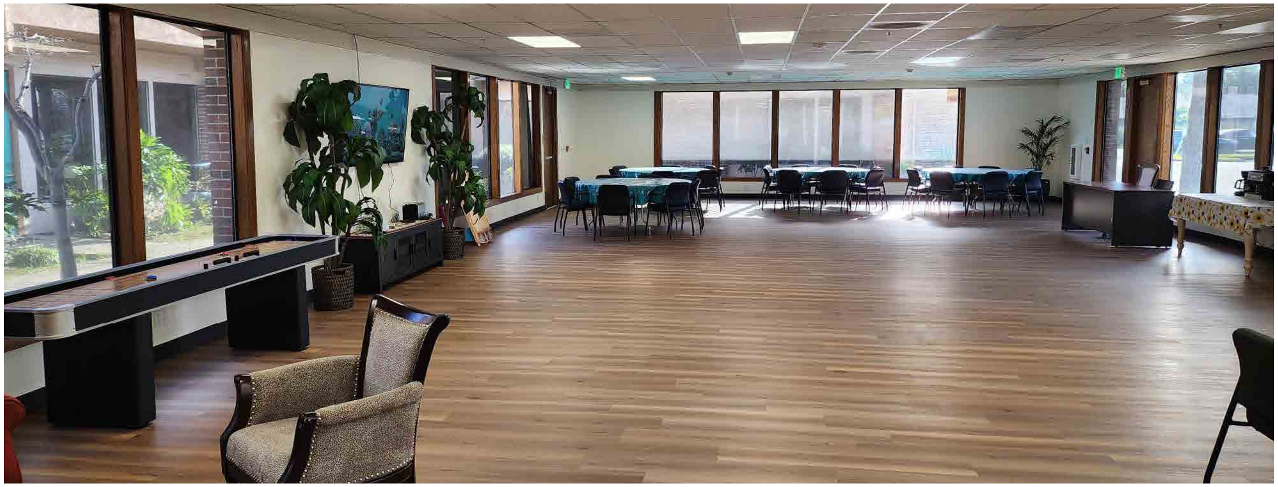
Current Investment Metrics

Item	Amount
Building Size	5,037 SF
Current Annual Base Rent	$111,822
Occupancy	100%
Lease Structure	NNN
Remaining Lease Term	Approximately 6+ Years
Price:	$1,490,000.00
Price/SF:	$295.81
Cap Rate:	7.62%
NOI:	$113,498.00
Current Base Rent	$18.85 PSF NNN
Property Address	9807 Fair Oaks Boulevard, Fair Oaks, CA 95628
Tenant	Tender-Heart Senior Care, LLC dba Daycation for Seniors
Landlord	JC Fair Oaks, LLC
Premises	Approximately 5,037 rentable square feet
Permitted Use	Adult day care
Original Lease Date	27-Jan-25
Original Commencement Date	3-Feb-25
Original Lease Term	7 years and 3 months, or 87 months
Original Expiration Date	May 2, 2032, calculated from the original commencement date
Addendum Commencement Date	1-Nov-25
Lease Structure	Triple Net, or NNN
Operating Expense Responsibility	Tenant is responsible for 100% of operating expenses
Security Deposit	$9,318.45
Parking	Unreserved and reserved parking rights referenced; number of spaces and charges not specified
Assignment/Subletting	Subject to landlord's prior written consent
Holdover Rent	150% of the base rent payable during the final full month of the lease

Financial Summary

Rent Schedule

Tranches	Effective Dates	Monthly Base Rent	Annualized Base Rent	Monthly Rent PSF
Months 1–12	Nov. 1, 2025 – Oct. 31, 2026	$9,318.45	$111,821.40	$1.85
Months 13–24	Nov. 1, 2026 – Oct. 31, 2027	$9,598.00	$115,176.00	$1.91
Months 25–36	Nov. 1, 2027 – Oct. 31, 2028	$9,885.94	$118,631.28	$1.96
Months 37–48	Nov. 1, 2028 – Oct. 31, 2029	$10,182.52	$122,190.24	$2.02
Months 49–60	Nov. 1, 2029 – Oct. 31, 2030	$10,488.00	$125,856.00	$2.08
Months 61–72	Nov. 1, 2030 – Oct. 31, 2031	$10,802.64	$129,631.68	$2.14
Months 73–84	Nov. 1, 2031 – Oct. 31, 2032	$11,126.72	$133,520.64	$2.21
Months 85–87	Nov. 1, 2032 – Jan. 31, 2033	$11,460.52	$137,526.24*	$2.28



Market Overview

Fair Oaks, California Highlights

A Premier Sacramento Area Location with Small-Town Charm
Nestled along the scenic American River Parkway, Fair Oaks is one of Sacramento County's most desirable communities, known for its beautiful tree-lined streets, established neighborhoods, and exceptional quality of life. Conveniently located between Sacramento and Folsom with easy access to Highway 50, Fair Oaks offers the perfect balance of suburban convenience and natural beauty.

Why Businesses and Residents Choose Fair Oaks

- Affluent and Established Community with approximately 32,500 residents and strong household incomes
- Strategic Location providing convenient access to Sacramento, Folsom, Roseville, and the greater region
- Highly Desirable Lifestyle featuring mature trees and a distinctly upscale suburban character
- Historic Fair Oaks Village offers unique restaurants, boutique shopping, community events, and the area's iconic free-roaming chickens
- Outdoor Recreation includes direct access to the American River Parkway, extensive biking and walking trails, kayaking, rafting, fishing, and nearby Lake Natoma
- Strong Community Identity supported by active civic organizations, local events, and a vibrant business community
- Highly Educated Workforce and Quality Housing with larger residential lots

Regional Advantages

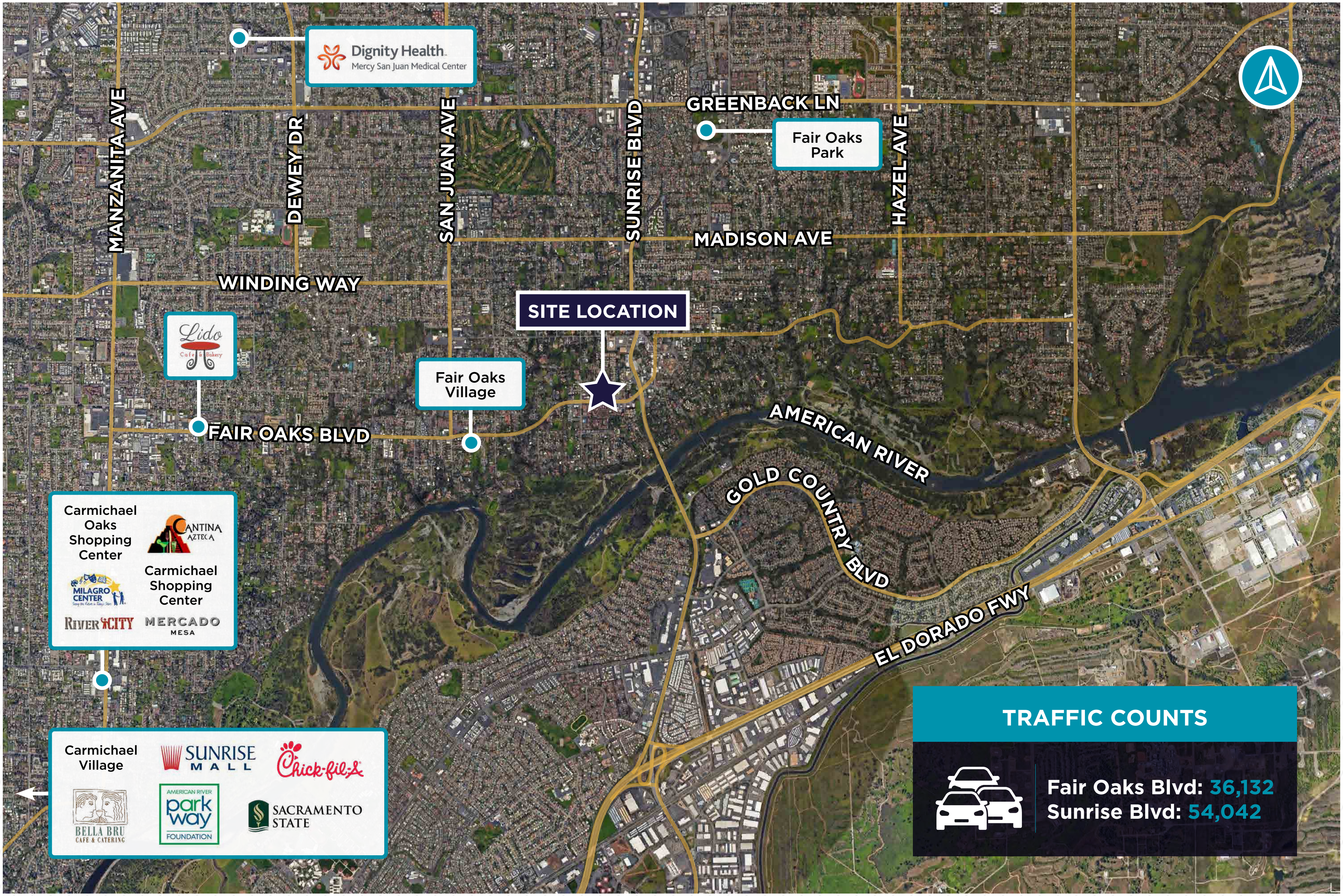
- Approximately 15 miles east of Downtown Sacramento
- Minutes from Highway 50 and major transportation corridors
- Near major employers, healthcare facilities, government offices, and technology hubs throughout the Sacramento region

Fair Oaks combines a prestigious residential setting, strong demographics, and exceptional accessibility, making it one of the Sacramento region's most sought-after locations for businesses and residents.

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2025 Estimate	9,437	108,350	304,115
Growth 2025-2030	1.25%	1.07%	0.99%
2025 Households by HH Income	4,078	44,059	119,715
2025 Avg Household Income	$135,725	$118,507	$109,931
2025 Med Home Value	$725,014	$525,779	$573,696

Amenities Map



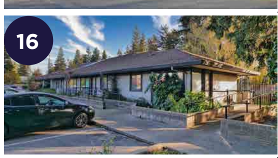
Sale Comps

SALES COMPARABLES

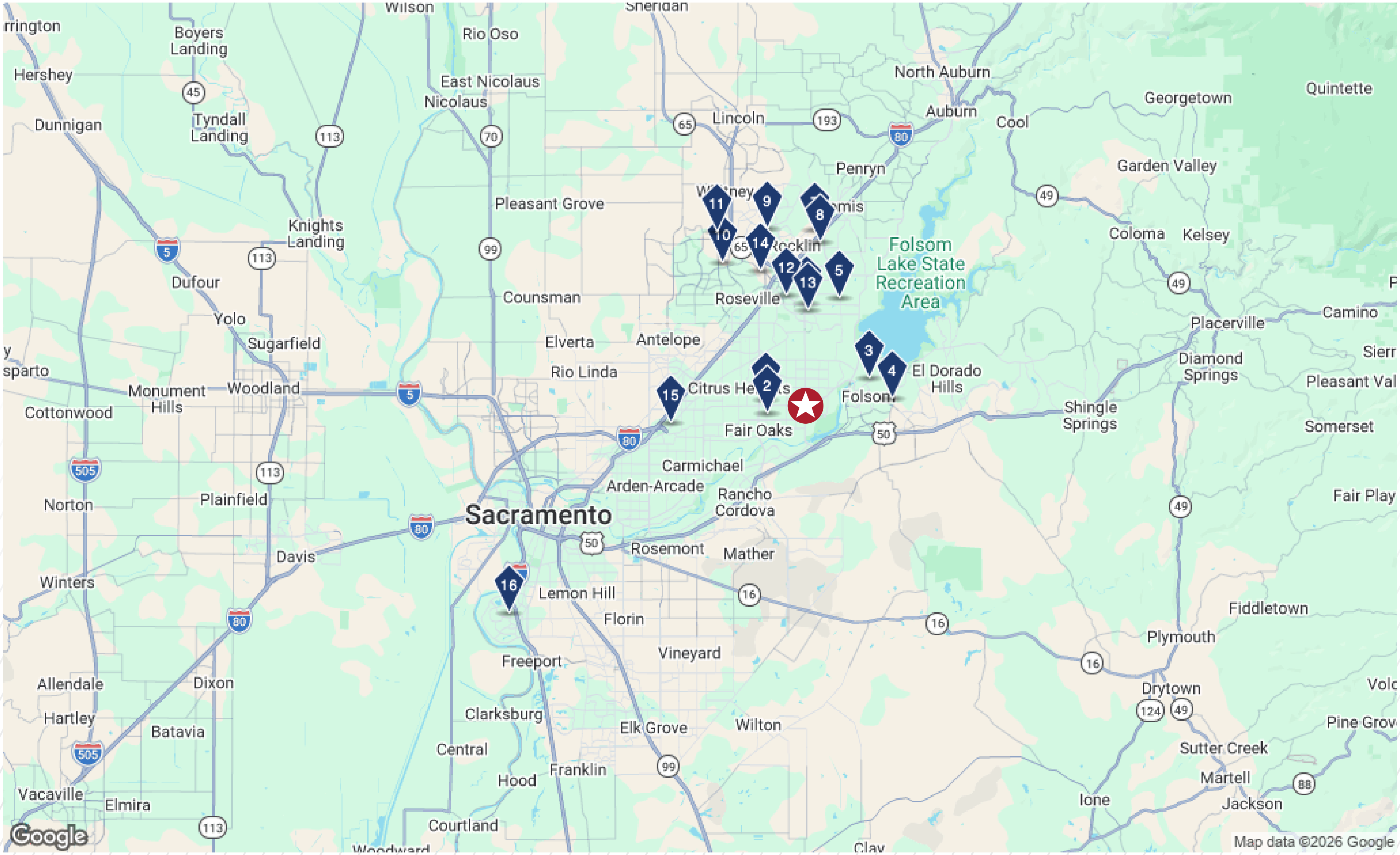
	Address	Building Size	Sold Date	$/SF (Bldg)	Price	Comments
1 	8001 Madison Ave. Citrus Heights, CA	4,641	Mar-26	$274.73	$1,275,000	Owner User
2 	11121 Fair Oaks Blvd. Fair Oaks, CA	5,782	Jul-25	$311.31	$1,800,000	Investment
3 	21 Natoma St. Folsom, CA	8,418	May-25	$274.71	$2,312,500	Investment
4 	2390 E. Bidwell St. Folsom, CA	8,000	Apr-26	$412.50	$3,300,000	Investment
5 	8483 Douglas Plz. Granite Bay, CA	4,162	Aug-25	$350.07	$1,457,000	Owner User
6 	8775 Sierra College Blvd. Granite Bay, CA	8,886	Jan-26	$272.90	$2,425,000	Investment
7 	2550 Warren Dr. Rocklin, CA	10,080	Jun-26	$252.98	$2,550,000	Investment
8 	4980 Rocklin Rd. Rocklin, CA	4,400	Jun-26	$348.64	$1,534,000	Investment

Sale Comps

SALES COMPARABLES

#		Address	Building Size	Sold Date	$/SF (Bldg)	Price	Comments
9		5800 Stanford Ranch Rd. Rocklin, CA	4,125	Sep-25	$324.85	$1,340,000	Owner User
10		1229 Pleasant Grove Blvd. Roseville, CA	8,401	Jul-25	$261.87	$2,200,000	Owner User
11		1406 Blue Oaks Blvd. Roseville, CA	6,500	May-26	$273.08	$1,775,000	Owner User
12		2260 Lava Ridge Ct. Roseville, CA	6,654	Mar-26	$315.60	$2,100,000	Owner User
13		9265 Sierra College Blvd. Roseville, CA	5,638	Aug-25	$346.75	$1,955,000	Owner User
14		975 Reserve Dr. Roseville, CA	5,066	May-25	$404.66	$2,050,000	Investment
15		4362 Auburn Blvd. Sacramento, CA	6,300	Nov-25	$346.03	$2,180,000	Investment
16		905 Secret River Dr. Sacramento, CA	10,749	Jul-26	$372.13	$4,000,000	Investment

Sale Comps


Wilson
Sheridan
Boyers Landing
Rio Oso
Hershey
East Nicolaus
Nicolaus
North Auburn
Auburn
Cool
Georgetown
Quintette
Dunnigan
Tyndall Landing
Lincoln
Penryn
Garden Valley
Pleasant Grove
Knights Landing
Folsom Lake State Recreation Area
Coloma
Kelsey
Dufour
Counsman
Roseville
Rocklin
Placerville
Camino
Yolo
Sugarfield
Elverta
Antelope
Diamond Springs
Rio Linda
El Dorado Hills
Monument Hills
Woodland
Citrus Heights
Folsom
Pleasant Valley
Cottonwood
Fair Oaks
Shingle Springs
Somerset
Carmichael
Arden-Arcade
Rancho Cordova
Norton
Plainfield
Sacramento
Fair Play
Davis
Rosemont
Mather
Winters
Lemon Hill
Florin
Fiddletown
Plymouth
Freeport
Vineyard
Allendale
Dixon
Drytown
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