

CURRENT AVAILABLE PROPERTIES



THE VOLLMAN COMPANY, INC.
COMMERCIAL REAL ESTATE BROKERAGE
1900 POINT WEST WAY, SUITE 161
SACRAMENTO, CA 95815
916/929-2000 FAX 916/929-7857
www.thevollmancompany.com

AGENTS

Dennis E. Vollman, ext. 226
dvollman@thevollmancompany.com

Bill George, ext. 225
bgeorge@thevollmancompany.com

Dan Mincher, ext. 224
dmincher@thevollmancompany.com

Josh Carpenter, ext. 223
jcarpenter@thevollmancompany.com

(916) 929-2000

PROPERTY SUMMARY

March 2010

INDUSTRIAL

RETAIL

OFFICE

LAND

INVESTMENTS

THE VOLLMAN COMPANY, INC.
Summary of Exclusive Industrial Properties For Lease
March 2010
(916) 929-2000

T = Tenant Incentive
B = Broker Incentive

ADDRESS/LOCATION	SIZE	ZONING	PRICE	AGENT(S)	COMMENTS									
2150 Bell Ave. Sacramento, CA T & B	<u>Available Space:</u> 10,800 sq. ft. total 3 - 1,800sf suites 1 - 3,600sf suite Office - \$1.00psf Warehouse - \$.50psf	M-1, Light Industrial	Suite 105/115 - \$2,700/month (\$.75psf blended) Suite 140 - \$1,246/month (\$.69psf blended) Suite 180 - \$900/month (\$.50psf blended) Suite 120 - \$900/month (\$.50psf blended) CAM - \$.08psf/month	Dennis Vollman Dan Mincher Josh Carpenter	Suite 105/115 - 1,800sf of office & 1,800sf of shop area. Suite 140 - 1,800sf including 2 offices & a restroom. Suite 180 - 1,800sf including restroom. Suite 120 - 1,800sf of open space. Fenced yard space available: <table style="margin-left: auto; margin-right: auto;"> <tr> <td></td> <td style="text-align: center;">Rocked:</td> <td style="text-align: center;">Not-Rocked</td> </tr> <tr> <td>22,500sf +</td> <td style="text-align: center;">\$.08psf</td> <td style="text-align: center;">\$.05psf</td> </tr> <tr> <td>22,500sf or less</td> <td style="text-align: center;">\$.10psf</td> <td style="text-align: center;">\$.08psf</td> </tr> </table>		Rocked:	Not-Rocked	22,500sf +	\$.08psf	\$.05psf	22,500sf or less	\$.10psf	\$.08psf
	Rocked:	Not-Rocked												
22,500sf +	\$.08psf	\$.05psf												
22,500sf or less	\$.10psf	\$.08psf												
598 Display Way Sacramento, CA APN 250-0040-057	<u>Available Space:</u> 2,461± sq. ft of office/restroom area 2,242± sq. ft. of classroom area 3,822± sq. ft. of warehouse area	M-1, Light Industrial - Warehouse Distribution	office/restroom/classroom improvements - \$1.15psf shop/warehouse area - \$.50psf CAM/OE costs estimated at \$.06psf	Dennis Vollman Dan Mincher Josh Carpenter	18' clear height 12' x 14' ground level loading doors 400 amps 110/208 volt 3 phase power All utilities to site 28 striped parking spaces 10,880 sq. ft. of fenced yard area									
4110 North Freeway Blvd. Sacramento, CA 95834 APN 237-0420-018	12,033± sq. ft. available	MP	\$11,430/month (\$.95/psf blended rate)	Dennis Vollman Dan Mincher Josh Carpenter	Office Area (\$1.20psf) - 1,695 sq. ft. Laboratory Area (\$1.47psf) - 4,345 sq. ft. Warehouse Area (\$.50psf) - 5,993 sq. ft.									

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3940 Industrial Blvd. West Sacramento, CA 95691 APN 67-020-72-1 T & B	17,396 sq. ft. building on 1.60 acres	B-P, Business Park (Yolo County)	3 floor plan options available: 1) 4,930sf including 3,446sf of office & 1,484sf of warehouse - \$.95psf/month 2) 1,990sf of office space - \$1.10psf/month 3) 2,940sf including 1,456sf of office & 1,484sf of warehouse - \$.85psf/month NNN Charges - \$.19psf	Dennis Vollman Dan Mincher Josh Carpenter	16' - 18' Clear Height 12' x 14' Ground level loading doors 400 amps 110/208 volt 3 phase per building All utilities including natural gas Fiber optic service is available Up to 8,000 sq. ft. of office space available!
3655 Omeck Park Dr. Rancho Cordova, CA APN 072-0570-050 T & B	3,750 sq. ft. building on 21,388 sq. ft. parcel	M-2, SPA	\$2,350.20/month./NNN \$.75psf - office/restroom \$.45psf - shop/warehouse \$.05psf - yard \$.12psf - NNN (Lower Rates!)	Dennis Vollman Dan Mincher Josh Carpenter	3,750 sq. ft. concrete tilt-up building, including 1,364 sq. ft. of office & restroom area, 500 sq. ft. of mezzanine area over the office, 2,386 sq. ft. of warehouse area and 5,070 sq. ft. of yard area.
11240 Pyrites Way Gold River, CA Freestanding Building NEW LISTING! T & B	9,000 sq. ft. available 4,500 sq. ft. of office 4,500 sq. ft. of whse. 2,000 sq. ft. mezzanine	M-P, Industrial Office Park	\$7,450/month - gross (\$1.82psf blended) NNN - \$.12psf	Dennis Vollman Dan Mincher Josh Carpenter	All utilities including natural gas, fiber optic service available to building,. 12' x 14' ground level loading doors. 400 amps 110/108 volt 3 phase electrical service.
11242 Pyrites Way Gold River, CA Freestanding Building T & B	7,000 sq. ft. available 4,300 sq. ft of office and 2,700 sq. ft. of warehouse	M-P, Industrial Office Park	\$7,310/month - gross (\$1.04psf blended) NNN - \$.12psf (Lower Rates!)	Dennis Vollman Dan Mincher Josh Carpenter	All utilities including natural gas, fiber optic service available to building, 30+ telephone lines. 12' x 14' ground level loading doors.

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11242 Pyrites Way Gold River, CA APN 069-0031-049 T & B	Suite B - 3,965 sq. ft. available plus 8,200 sq. ft. yard 1,265 sq. ft. of office & 2,700 sq. ft. of warehouse	M-P, Industrial Office Park	\$3,910/month - gross (\$.99 psf blended) \$1.00 psf office \$.50 psf warehouse NNN - \$0.12 psf (Lower Rates!)	Dennis Vollman Dan Mincher Josh Carpenter	All utilities including natural gas, fiber optic service available to building, 30+ telephone s. 12' x 14' ground level loading doors.
11281 Pyrites Way APN 069-0031-032 3 Bldgs : 30,600 sf on 3.28 acres T & B	Available: Suite A - 5,676 sf Suite B - 4,553 sf	M-P, Office Industrial Business Park	Suite A - \$5,896.12/month - gross (\$1.03psf blended) Suite B - \$5,099.36/month - gross (\$1.12psf blended) \$1.00 psf office \$0.50 psf warehouse NNN \$0.12 psf (Lower Rates!)	Dennis Vollman Dan Mincher Josh Carpenter	Fully insulated assembly - manufacturing space and a limited amount of warehouse area available. Fiber optic service, on site parking. Ready for tenant improvements.
11285 Pyrites Way APN 069-0031-032 3 Bldgs : 30,600 sf on 3.28 acres T & B	Available: Suite B - 3,756 sq. ft.	M-P, Office Industrial Business Park	Suite B - \$3,494.72/month - gross (\$0.93psf blended) \$1.00 psf office \$0.50 psf warehouse NNN \$0.12 psf (Lower Rates!)	Dennis Vollman Dan Mincher Josh Carpenter	Fully insulated assembly - manufacturing space and a limited amount of warehouse area available. Fiber optic service, on site parking.

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11395 Pyrites Way Rancho Cordova, CA T & B	3,000 sq. ft. available	M-2, Heavy Industrial	Suite D - 3,000sf including 364 sf of office/restroom area. Suite E/F - 3,000sf including 480sf of office/restroom area may be available. \$1,500/month (\$.50psf) + CAM CAM - \$.06psf/month (Lower Rates!)	Dennis Vollman Dan Mincher Josh Carpenter	The 16,500 sq. ft. building is situated on a 1.09 acre parcel which faces East towards the new residential subdivision next to Highway 50.
11290 Sunrise Gold Circle Rancho Cordova, CA T & B \$.40psf/month for 1st year	3 -2,100 sq. ft. units available	M-1, Light Industrial	\$1,050/month (\$.50psf blended) CAM - \$.07 psf/month	Dennis Vollman Dan Mincher Josh Carpenter	Suite H - 2,100 sq. ft. including 204 sq. ft. of office/restroom and 1,896 sq. ft. of warehouse. Suite J - 2,100 sq. ft. including 208 sq. ft. of office/restroom improvements. Suite K - 2,100 sq. ft. including 64 sq. ft. of restroom improvements.
11460 Sunrise Gold Circle Rancho Cordova, CA T & B \$.45psf/month for 1st year	25,108 sq. ft. building Available: Suite D - 2,440 sq. ft. Suite F - 2,644 sq. ft. Suite G - 1,920 sq. ft. Suite H - 6,108 sq. ft. Available in Now!	M-1, Light Industrial	Suite D - \$1,396.00/month Suite F - \$1,983.00/month Suite G - \$1,562.50/month Suite H - \$3,292.50/month Office - \$1.00psf Manufacturing/shop - \$.50psf CAM - \$0.08psf	Dennis Vollman Dan Mincher Josh Carpenter	Suite D - 352 sq. ft. of office & 2,088 sq. ft. of mfg/shop area. Suite F - 1,322 sq. ft. of office & 1,322 sq. ft. of mfg/shop area. Suite G - 1,205 sq. ft. of office & 715 sq. ft. of mfg/shop area. Suite H - 477 sq. ft. of office & 5,631 sq. ft. of mfg/shop area.

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Summary of Exclusive Investments
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ADDRESS/ LOCATION	SIZE	ZONING	PRICE	AGENT(S)	COMMENTS
801-805 East Street Woodland, CA APN 066-111-27-1	24,380 sq. ft. of building area on 5.02 acres of land	East Street District (ESD) Use Industrial Buildings	\$1,420,000.00 9.0% CAP PRICE REDUCTION!	Dennis Vollman	The subject property is currently leased to three tenants, with all of the tenant leases on an absolute NNN expense basis, with the tenants paying their pro rata share of common area maintenance expenses and operating costs.
970 Oak Lane Rio Linda, CA APN 207-0141-015 BANK REO!	94,317sf on 11.20 acres 8.7 acres in the Center and 2.5 acres undeveloped.	SC, Shopping Center	\$3,095,000.00 \$32.81psf	Dan Mincher Bill George	77,317 sq. ft. of retail space and 17,000 sq. ft. of office space Owner Motivated to Make Deals!! Value the land @\$6.34psf and the buildings are free!
14180 River Road Walnut Grove, CA Marina with Land & Commercial Rentals! An Investment with Income to Carry Through Development!	40.12 acre property	Z00	\$3,250,000.00 MOTIVATED SELLER!	Bill George	40.12 acre property which includes 38.8 acres of land for development. Approximately 42,706 sq. ft. of leaseable building area (some of which is leased) and a 30 slip marina. Can Sell All or Part! The Property Has Four Parcels! Buy the Marina and Commercial for Investment!
4400-4410 San Juan Ave. Fair Oaks, CA Winding Oaks Plaza LENDER OWNED! (In Contract)	30,000 sq. ft. Shopping Center 4 separate parcels	LC, Shopping Center	\$4,400,000.00 \$146psf SEND ALL OFFERS!	Josh Carpenter Bill George	Well located Shopping Center at San Juan & Winding Way in Fair Oaks. 4404 Bldg. - 6,000 sq. ft. building with playground could be a Day Care, Church, etc.

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7904 Auburn Blvd. APN 204-0420-031 and APN 204-0440-026	1.15 gross acres .97 net usable acres	GC, General Commercial	To be determined.	Dennis Vollman	The improvements in the vicinity of the property consist of a park, a bowling alley and various commercial building and land uses along Auburn Blvd. and residential land uses along side streets to the east.
Augusta Way @ Bacchini Ave. Sacramento, CA APN 043-0081-003 APN 043-0082-001	2 parcels totaling 3/4 of an acre	LC, Limited Commercial	\$675,000.00 MAKE AN OFFER!	Bill George	Approved plans for 18 apartment units to-be-built included in the sales price. 12 units for 0.51 acre parcel and 6 units for 0.24 acre parcel.
Drollet Way & Baumgart Way Sacramento, CA APN 237-0380-009	2.33 Acres	Residential Land	\$420,565.00	Bill George	Residential Development Land.
6420 S. Elder Court Sacramento, CA APN 118-0290-001	37,287 sq. ft.	C-1, Commercial	Call Broker	Josh Carpenter Bill George	Curbs, Gutter and sidewalks in. All utilities to site.
Florin Rd. Between Kara & McCurdy Sacramento, CA APN 043-0230-001 thru 016 APN 043-0022-010	20± acres	RD-20 - MUR Mixed Use Residential	New Price: \$2,750,000.00 \$3.15 per sq. ft.	Bill George Dennis Vollman	This is the largest land parcel in the "Old Florin Town" Special Planning Area for Housing. 15-20 dwelling units per acre. Great infill location. Motivated Seller!
950 Franklin Ave. Yuba City, CA	37,935 sq. ft. of land	C-1, Neighborhood Convenience Commercial and Residential	\$1,500.00 Initial monthly rent Up to 50 year lease term available.	Dennis Vollman	Suggested uses: Professional Office Building, Retail Strip Center or Neighborhood Restaurant. Owner will buy back improvements at end of lease term.

For additional information about these or our other properties please visit our website at: www.thevollmancompany.com

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4131-4221 Fruitridge Rd. Sacramento, CA 95820 APN 022-0242-014 thru 019	1.29 acres - 6 parcels Will sell one to six lots!	LC, Limited Commercial	\$900,000.00	Josh Carpenter Bill George	Well located off of Fruitridge Road & Del Norte Buy one lot or more!
Jeff Brian Lane Wilton, CA APN 134-0160-027	1.03 acres	GC, Commercial	\$295,000.00 New Price! 25% Price Reduction!	Bill George	This is a small commercial lot for a user to build a multi-use building. ALL OFFERS WILL BE CONSIDERED!!
Kilgore Rd. and Sun Center Dr. APN 072-0470-020 APN 072-0480-005 BUILD TO SUIT - ONLY	86,379 sf 1.983 acres	MP - Industrial Office / Business Park	Call For Pricing! Lease Terms: 7+ years NNN	Dennis Vollman	This corner location is on the eastern entrance to the Prospect Business Park at the Southeast corner of Kilgore Road and Sun Center Drive. This high visibility site is ready for a construction project to commence.
3295 Monier Circle Rancho Cordova, CA APN 072-0410-047	43,260 sq. ft.	Light Industrial Business Park	\$375,000.00 New Price! Owner will lease or lease with option to buy! Lease Rate: \$2,000/month	Bill George	Underground improvements are in. Old plans for 2 buildings totaling 16,000 sq. ft. included. Near ready to build. Very Motivated Owner! Bring an Offer! Seller will consider all deals presented!
2725 & 2755 Moore Rd. Lincoln, CA APN 021-283-007 & 009 Lender Owned! Make Offer!	9.7 ac. - 2755 Moore 10.58 ac. - 2725 Moore	Medium Density Residential (MDR)	2755 - \$2,900,000 2725 - \$2,995,000	Bill George	20± acres of Residential <u>Development Land</u> in the developing area of Lincoln. The property is next to the Nader Ranch recently purchased by the Lewis Group. Village 7 of The Lincoln Specific Plan. Planned for 170+ medium density homes.

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3440 Moore Rd. Lincoln, CA APN 021-490-002 Lender Owned!	89 acres	AG Residential <u>Future Zoning:</u> Residential Housing Development	\$3,900,000.00 * The Seller is a lender who will consider creative ideas for acquisition.	Bill George	Great future development property use as agricultural while planning for future development. Used now as a horse property This property is just down the road from Village 7 being developed by The Lewis Group (Nader Ranch).
Rio Linda Blvd. & Marysville Blvd., Sacramento, CA	20 acres	Agricultural (A) in City Plan For Median Density Housing	Call Broker! All offers will be considered!	Bill George	20 acres of residential infill. Work product, environmental, tentative map and other work included for approx. 11 dwelling units per acre. 178 lots. T-map drawn, but not submitted.
Rio Robles Ave., Vinci Ave. & Rose Street Sacramento, CA	22 finished lots ready to build!	RE 1/.5	20 lots @\$50,000.00 each 2 corner lots @\$55,000.00 each	Bill George Dan Mincher	Great small infill development. Buy and build now or hold for future development. MAKE AN OFFER!
Rose Street & Vinci Ave. Sacramento, CA LENDER OWNED!	22+ acres 11 separate parcels	Residential	\$749,000.00 NEW PRICE! JUST REDUCED!	Bill George	Infill property, some buildable lots and an expired tentative map.
4440 South River Road West Sacramento, CA APN 046-250-17-1	42.24 acres	AG Future Residential	\$55,000.00/acre \$2,323,200.00 NEW PRICE! JUST REDUCED!	Dan Mincher Bill George	Surrounded by River Park Development. Should be easily included.

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26312 State Hwy. 16 Esparto, CA APN 049-240-01-1 APN 049-240-02-1 LENDER OWNED!	7.7 acres	Commercial Acreage	\$1,900,000.00 \$5.66 per sq. ft.	Bill George	7.7 acres of undeveloped commercial land on the way to Cache Creek Casino. LENDER OWNED! MAKE AN OFFER!
Woodland Ave. Esparto, CA APN 049-240-18-1 LENDER OWNED!	3.83 acres	Commercial Acreage	\$980,000.00 \$5.87 per sq. ft.	Bill George	3.83 acres of undeveloped commercial land on the way to Cache Creek Casino. LENDER OWNED! MAKE AN OFFER!
Watt Ave. near Elkhorn Blvd. North Highlands, CA APN 208-0142-020, 022, 030 & 036 LENDER OWNED!	9.24 acres Total 2.31 acres 4.62 acres 2.31 acres	GC, General Commercial / Multi-Family RD-20	APN 208-0142-020 & 022 \$1,020,000.00 - 2.31 ac. APN 208-0142-030 \$2,050,000.00 - 4.62 ac. APN 208-0142-036 \$1,030,000.00 - 2.31 ac.	Dennis Vollman Bill George Dan Mincher Josh Carpenter	High Traffic Area! All utilities in Watt Ave. Very Flexible zoning allowing a wide range of uses from multi-family to strip commercial and light industrial. Just across Watt Ave. from 300+ apartment complex by Stanton Partners. High Traffic / High Visibility! Redevelopment Area!
6233 Watt Ave. North Highlands, CA APN 215-0062-057 LENDER OWNED!	2.13 acres	LC, Limited Commercial	\$850,000.00 / \$9.16psf	Dennis Vollman Bill George Dan Mincher Josh Carpenter	All utilities in Watt Ave. Property is fully fenced. MOTIVATED OWNER! BRING ALL OFFERS! Seller Financing Available!

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West St. & I-5 in Woodland, CA APN 027-430-03-1	9.2± acres <u>4 parcels</u> .93 acre 1.0 acre 1.84 acres-(In Escrow) 4.5 acres	Highway Commercial	\$5,500,000.00 includes all work product done to date and contract for 1.84 acre parcel. Price Reduced: \$4,200,000.00 less parcel sale, less participation credits. NEED OFFER! CALL ME!	Bill George	A highly visible Highway Commercial site at the on/off ramp of West St. & I-5. Plans to improve the entry parcels are in process. Motel site, restaurant, retail site, etc. Great Freeway exposure. Call for quotes on smaller parcels. 0.93 to 4 acres. 2 - Fast Food sites available! On the freeway!
Whitney Ranch Pkwy. & Wildcat Blvd., Rocklin, CA 95765 APN 017-171-006	13.7 acres Can add 5 acres to make 18.7 acres! Will sell 2+ acre parcels for a premium!	Commercial	\$10.50 per sq. ft. + bonds (est. \$1.50 per sq. ft.) 13.7 acres split into: 3 - 2+ acre parcels 1 - 4± acre parcel	Bill George	FIRST TIME ON THE MARKET! This is an improved commercial site at a lighted intersection in Rocklin, CA just south of the City of Lincoln. This is a prime site for retail /commercial development in the Highway 65 corridor. ALL OFFERS WILL BE CONSIDERED!!
Wise Road between McCourtney Rd. & Crosby Herold Rd. APN 020-167-031 LENDER OWNED!	60.40 acres Tentative Map For: 3 - 10 acre parcels 1 - 30 acre parcel	F-B-X Flood Zone X	\$2,490,000.00 LENDER OWNED!	Bill George	60.40 acres of land off Wise Road on a private road between McCourtney Road and Crosby Herold Road. 4 tentatively mapped parcels with a new paved road. One 10 acre parcel with a house.

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Summary of Exclusive Office Properties For Lease
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3814 Auburn Blvd. Sacramento, CA APN 255-0021-026	Available: Suite 62 - 856 sq. ft. Suite 63 - 733 sq. ft.	SC, Sacramento	\$1.50psf/month Full Service Gross	Dennis Vollman Dan Mincher Josh Carpenter	Park Like Office Setting! Ample Parking! Professionally Managed! Direct Access to I-80 via Watt Ave!
5900 Coyle Ave. Carmichael, CA	<u>Suite C-1</u> - 1,047 sq. ft. available	BP, Business Professional	\$1.50psf/month, tenant pays janitorial and metered utilities.	Dennis Vollman Dan Mincher Josh Carpenter	8,554 sq. ft. building in a park like office setting. Ample parking. Professionally managed. Access to I-80 via Auburn Blvd. and Madison Ave.
11140 Fair Oaks Blvd. Fair Oaks, CA APN 244-0380-034	13,000 sq. ft. building <u>2 suites available:</u> 1,020 sq. ft. 2,806 sq. ft.	Office	\$1.45psf/month/Full Service ½ PRICE RENT FOR UP TO 1 YEAR ON 5 YEAR LEASE TERM!	Josh Carpenter	Professional office suites in Fair Oaks. On site property management. Excellent location on Fair Oaks Blvd. Great mix of tenants.
3940 Industrial Blvd. West Sacramento, CA 95691 APN 67-020-72-1 T & B	17,396 sq. ft. building on 1.60 acres	B-P, Business Park (Yolo County)	\$1.10psf/month NNN charges - \$.19psf/month	Dennis Vollman Dan Mincher Josh Carpenter	From 1,990 sq. ft. to 8,000sq. ft. of office area available!

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970 Oak Lane Rio Linda, CA APN 207-0141-015 LENDER OWNED!	93,620 sf on 11.20 acres Retail spaces available from 320 sq. ft. to 6,500 sq. ft. Office space from 100sf to 17,000sf	SC, Shopping Center	under \$1.00/psf/month/NNN Retail under \$1.00/psf/month/FS Office	Dan Mincher Josh Carpenter	Owner Motivated to Make Deals!!
2260 Park Towne Circle Sacramento, CA APN 279-0261-005	18,702 sq. ft. building <u>Available:</u> 1,714sf - 11,642sf	B-P, Business Park	Start Rate @ \$.90psf/month Full Service! On a 3+ yr. lease	Dan Mincher Josh Carpenter	Key Card Access! Lots of Parking! Close to Everything! 5% to Procuring Broker on a 3+ year lease!
1900 Point West Way Sacramento, CA	Suite 142 - 623sf Sublease ends 2/28/2011	Office	\$1.45psf/month	Dennis Vollman Dan Mincher Josh Carpenter	Suite 142 consists of two private offices, reception area and a storage area. Conveniently located across from the Double Tree Hotel and behind The Elephant Bar Restaurant. Walking distance to Arden Fair Mall.
11242 Pyrites Way Gold River, CA T & B	Suite A - 3,035sf available	M-P, Industrial Office Pk.	\$3,399.20/month - gross (\$1.12psf blended) NNN - \$0.12 psf Lower Rates!	Dennis Vollman Dan Mincher Josh Carpenter	All utilities including natural gas, fiber optic service available to building, 30+ telephone lines. 12' x 14' ground level loading doors.

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11285 Pyrites Way Gold River, CA APN 069-0031-032 3 Bldgs : 30,600 sf on 3.28 acres T & B	Available: Suite B - 3,756 sf	M-P, Industrial Office Pk.	Suite B - \$3,492.72/month - gross (\$.93psf blended) \$1.00 psf office \$.50 psf warehouse NNN \$0.12 psf Lower Rates!	Dennis Vollman Dan Mincher Josh Carpenter	<u>Suite B</u> - 3,756sf including 2,332sf of office & 1,424sf of warehouse.

THE VOLLMAN COMPANY, INC.
Summary of Exclusive Office Buildings For Sale
March 2010
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4911 47 th Ave. Sacramento, CA 95824 APN 037-0291-018	30,986± sq. ft. on 3.18 acres	LC	\$3,200,000.00 Price Reduced! Please submit all offers! Owner is ready to sell!!	Bill George	4911 47th Ave. - 30,986± sq. ft. on 3.18 acres. Church or retail buildings. Large assembly area (seats 800±), offices, small sub-chapel, 3 retail spaces and small assembly areas.
5051 47 th Ave. Sacramento, CA 95824 APN 037-0291-005	40,000± sq. ft. on 4.37 acres	RD-20	\$2,399,000.00 Price Reduced Again! Please submit all offers! Owner is ready to sell!!	Bill George	5051 47th Ave. - five bldgs. - 40,000± sf on 4.37 acres. The multi-building/multi-use property is an attractive purchase for a church, charter or private school or similar use. However, a retail owner/user, developer or investor would be a potential purchaser as well.

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2203 Del Paso Blvd. Sacramento, CA APN 275-0044-024	2,400 sq. ft. available	C-2	\$0.80psf/month/NNN start rate for qualified tenants Motivated Owner!	Dan Mincher Josh Carpenter	Street front retail with ample on street parking. Roll-up door in rear. ADA compliant restroom. Renovated building. Property is part of Del Paso PBID.
4717 El Camino Ave. Carmichael, CA APN 271-0291-018	1,500 sq. ft. building on a 8,400 sq. ft. parcel	Z00, Land Use: Restaurant	\$1.50psf/month	Josh Carpenter	Great Restaurant at El Camino & Mission. PLEASE DO NOT DISTURB TENANT!
1381 & 1399 Florin Rd. Sacramento, CA APN 035-0352-018, 017	24,600± sq. ft. Center <u>Available:</u> 1381 - 12,400 sq. ft. (divisible) 1389 - 1,400 sq. ft. 1399A/B - 1,005 sq. ft.	SC, Shopping Center	12,400sf - \$0.60psf/mo. 1,400sf - \$1.15 psf/mo. 1,005sf - \$1.15psf/mo. Reduced Rates! NNN - \$0.31	Dennis Vollman Dan Mincher Josh Carpenter	Monument signage possible. NWC of Florin Rd. and Amherst St.
1000 Melody Lane Roseville, CA APN 472-260-014 and 015	1000 Melody Ln: 28,396sq. ft. bldg. on 2.5 acres	Shopping Center	1000 Melody Ln. #115 - 1,575 sf #108 - 1,435sf \$1.35psf/month Reduced Rate!	Dennis Vollman Dan Mincher Josh Carpenter	Excellent location on the corner of Riverside Ave. and Cirby Way. Easy access to I-80 from Riverside.

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ADDRESS/LOCATION	SIZE	ZONING	PRICE	AGENT(S)	COMMENTS
970 Oak Lane Rio Linda, CA APN 207-0141-015 LENDER OWNED!	94,317sf on 11.20 acres Retail spaces available from 320 sq. ft. to 6,500 sq. ft. Office space from 100 sq. ft. up!	SC, Shopping Center	Under \$1.00/psf/NNN Retail Under \$1.00/psf//FS Office <u>Also For Sale!</u>	Dan Mincher Josh Carpenter	Owner Motivated to Make Deals!!
Winding Oaks Plaza 4400-4410 San Juan Ave. Fair Oaks, CA APN 242-0102-048 thru 052 LENDER OWNED! (In Contract)	30,000± sq. ft. Center 7 Suites Available: 1,000 sq. ft. - 6,000 sq. ft. Mini Mart w/walk in cooler Deli/Coffee Space Mobile Phone Store Space Office Use O.K.	LC, Shopping Center	Call Broker For Lease Rate <u>Also For Sale!</u>	Josh Carpenter Bill George	6,000 sq. ft. space has additional yard space setup as a Day Care or Preschool. See Flyer. Offering Free Rent & Commission Bonus. Well located Shopping Center at San Juan & Winding Way in Fair Oaks.
The Shops At Stanford Ranch 3261 Stanford Ranch Rd. Rocklin, CA See Rent Incentive!	17,274 sq. ft. building 1,100sq. ft. - 17,274 sq. ft.	Shopping Center	\$.65 psf for 2,200sf suites through March 31, 2011. \$.50 psf for 9,000sf or less of the Anchor Tenant space for through March 31, 2011. NNN=\$.35psf	Dennis Vollman Josh Carpenter Dan Mincher	Rocklin retail space, 2 small inline suites available, approved drive-thru c.u.p. & patio available. For Sale Also!
6458 Tupelo Dr. Citrus Heights, CA 5% Commission to Procuring Broker!	4,000 sq. ft. bldg.	SPA Use Retail Building	\$1.85 psf/month NNN= \$0.33psf 1st Year Base Rent - \$1.00psf/month	Dennis Vollman Dan Mincher Josh Carpenter	Free Standing Pad Building in Shopping Center. I-80 & Antelope Road MOTIVATED OWNER!

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7115 Watt Ave. North Highlands, CA APN 208-0133-035 See Rent Incentive!	44,800 sq. ft. on 3.1 acres Divisible from 5,000sf to 20,000sf available	GC, General Commercial	\$.25 psf /month for the 20,000sf of space in the main building through March 31, 2011 NNN est. at \$.10psf	Dennis Vollman Josh Carpenter Dan Mincher	Terrific Location! Excellent Parking! Anchored by ACE Hardware! 8,000sq. ft. of Secured Yard for Loading & Truck Parking at \$.10psf/month 6,700 sq. ft. storage shed at \$.35psf/month
West St. & I-5 in Woodland, CA APN 027-430-03-1	9.2± acres <u>4 parcels</u> .93 acre 1.0 acre 1.84 acres - (In Escrow) 4.5 acres	Highway Commercial	Call for pricing. Lease or build-to-suit.	Bill George	A highly visible Highway Commercial site at the on/off ramp of West St. & I-5

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ADDRESS/LOCATION	SIZE	ZONING	PRICE	AGENT(S)	COMMENTS
4911 47 th Ave. Sacramento, CA 95824 APN 037-0291-018	30,986± sq. ft. on 3.18 acres	LC	\$3,200,000.00 Price Reduced! Please submit all offers! Owner is ready to sell!!	Bill George	4911 47th Ave. - 30,986± sq. ft. on 3.18 acres. Church or retail buildings. Large assembly area (seats 800±), offices, small sub-chapel, 3 retail spaces and small assembly areas.
5051 47 th Ave. Sacramento, CA 95824 APN 037-0291-005	40,000± sq. ft. on 4.37 acres	RD-20	\$2,399,000.00 Price Reduced Again! Please submit all offers! Owner is ready to sell!!	Bill George	5051 47th Ave. - five bldgs. - 40,000± sf on 4.37 acres. The multi-building/multi-use property is an attractive purchase for a church, charter or private school or similar use. However, a retail owner/user, developer or investor would be a potential purchaser as well.
4717 El Camino Ave. Carmichael, CA APN 271-0291-018	1,500 sq. ft. building on a 8,400 sq. ft. parcel	Z00, Land Use: Restaurant	\$400,000.00	Josh Carpenter	Great Restaurant at El Camino & Mission. PLEASE DO NOT DISTURB TENANT!
970 Oak Lane Rio Linda, CA APN 207-0141-015 BANK REO!	94,317sf on 11.20 acres 8.7 acres in the Center and 2.5 acres undeveloped.	SC, Shopping Center	\$3,095,000.00 / \$32.81psf <u>Also For Lease!</u>	Dan Mincher Bill George	77,317 sq. ft. of retail space and 17,000 sq. ft. of office space Owner Motivated to Make Deals!! Value the land @\$6.34psf and the buildings are free!

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ADDRESS/LOCATION	SIZE	ZONING	PRICE	AGENT(S)	COMMENTS
6458 Tupelo Drive Citrus Heights, CA	4,000 sq. ft.	SPA Use Retail Building	\$1,200,000.00 \$300/psf	Dennis Vollman Dan Mincher Josh Carpenter	Free Standing Pad Building in Shopping Center. I-80 & Antelope Road MOTIVATED OWNER!
Winding Oaks Plaza 4400-4410 San Juan Ave. Fair Oaks, CA LENDER OWNED! (In Contract)	30,000 sq. ft. Shopping Center 4 separate parcels	LC, Shopping Center	\$4,400,000.00 \$146psf	Josh Carpenter Bill George	Well located Shopping Center at San Juan & Winding Way in Fair Oaks. 4404 Bldg. - 6,000 sq. ft. building with playground could be day care, church, etc.
The Shops At Stanford Ranch 3261 Stanford Ranch Rd. Rocklin, CA See Rent Incentive!	17,274 sq. ft. building 1,100sq. ft. - 17,274 sq. ft. available	Shopping Center	\$2,950,000.00 For Lease Also! \$.65 psf for 2,200sf suites through March 31, 2011. \$.50 psf for 9,000sf or less of the Anchor Tenant space through March 31, 2011. NNN=\$.35psf	Josh Carpenter Dan Mincher	Rocklin retail space, 2 small inline suites available, approved drive-thru c.u.p. & patio available.

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7115 Watt Ave. North Highlands, CA 95660 APN 208-0133-035	2 - 24,000 sf "pad sites" available on a portion of a 4.61 parcel.	GC, General Commercial	\$444,000.00 each pad \$18.50 per sq. ft.	Dennis Vollman Dan Mincher Josh Carpenter	Terrific Location! High Traffic Counts! Excellent Parking!