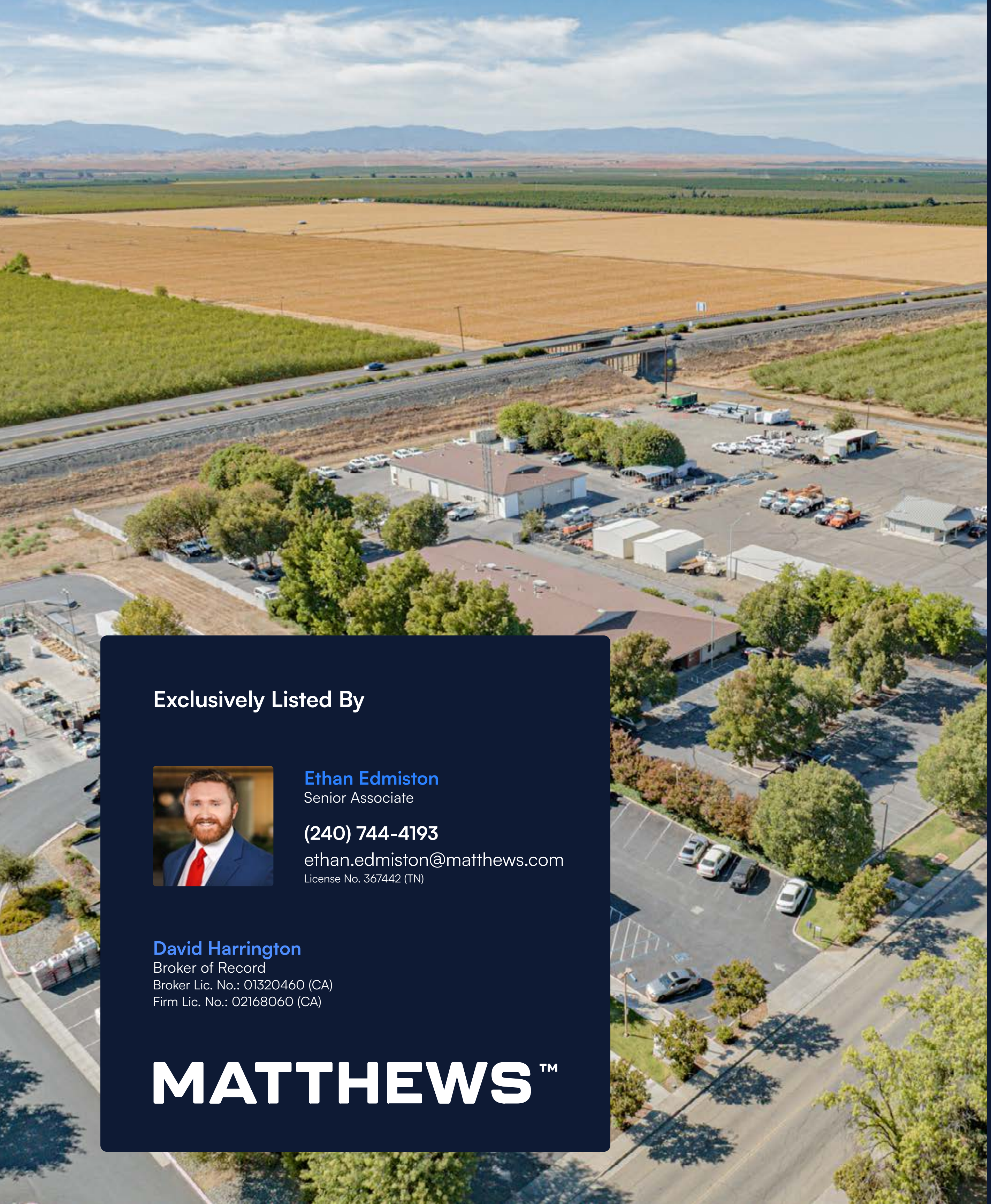
U.S. FOREST SERVICE

825 Humboldt Ave, Willows, CA 95988

Offering Memorandum

MATTHEWS™



Exclusively Listed By

Ethan Edmiston
Senior Associate
(240) 744-4193
ethan.edmiston@matthews.com
License No. 367442 (TN)

David Harrington
Broker of Record
Broker Lic. No.: 01320460 (CA)
Firm Lic. No.: 02168060 (CA)

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PROPERTY OVERVIEW

U.S. Forest Service
825 N Humboldt Ave, Willows, CA 95988

Property Overview

$7,083,280	±26,635	±4.05	1995
List Price	Total GLA (SF)	Lot Size (AC)	Year Built

Investment Highlights

- **Low Landlord Responsibilities —** The tenant, GSA, pays for janitorial, all utilities — including water, trash & sewer, electricity, waste, and security.
- **New 5-Year Lease —** The federal government recently renewed for 5-years, with a 10% base rent increase in year 3 of the lease, starting April 1st, 2029.
- **Directly Positioned Near the Mendocino National Forest —** This forest spans roughly 1,427 square miles, or roughly 913,000 acres.
- **Large Lot —** Situated on 4.05 acres, there is plenty of redevelopment opportunity if needed.
- **Directly Near Other Government Agencies —** Both the Willows DMV and the CalTrans department of transportation field office are directly next to the USFS building, showing a good tenant mix for the area. Additionally, the Glenn county regional airport is right across the street.

FINANCIAL OVERVIEW

Financial Overview

$7,083,280	7.50%	±4.05 AC
List Price	Cap Rate	Lot Size

Street Address	825 N Humboldt Ave, Willows, CA 95988
List Price	$7,083,280
GLA	±26,635 SF
Cap Rate	7.50%
Year Built / Renovated	1995
Lot Size	±4.05 AC
Tenant Trade Name	US Forestry Service
Type of Ownership	Fee Simple
Lease Guarantor	Federal Government
Lease Type	Full Service
Roof, Structure, Parking Lot	Landlord Responsible
Original Lease Term	10 Years
Lease Commencement Date	4/1/26
Rent Commencement Date	4/1/26
Rent Expiration Date	3/31/31
Firm Lease Term Remaining	±3 Years
Soft Lease Term Remaining	±2 Years
Base Rent Increases	10% Base Rent Increase At Start of Soft Term
Operating Rent Increases	CPI Annually
Options	N/A

Annualized Operating Data

Date	Total Monthly Rent	Yearly Shell Rent	Yearly Operating Rent	Total Yearly Rent	Cap Rate
Year 1	$60,821.92	$568,088.00	$161,775.00	$729,863.00	7.50%
Year 2	$60,821.92	$568,088.00	$161,775.00	$729,863.00	7.50%
Year 3	$60,821.92	$568,088.00	$161,775.00	$729,863.00	7.50%
Year 4	$65,682.25	$626,412.00	$161,775.00	$788,187.00	8.32%
Year 5	$65,682.25	$626,412.00	$161,775.00	$788,187.00	8.32%

Income & Expenses

	Total	$/SF
INCOME		
(Shell) Base Rent	$568,088	$21.33
Opex Rent	$161,775	$6.07
Effective Gross Income	**$729,863**	**$27.40**
EXPENSES		
Property Management	$34,781	$1.31
Property Taxes*	$70,000	$2.63
Insurance**	$12,177	$0.46
Repairs & Landscaping	$81,659	$3.07
Total Operating Expense	**$198,617**	**$7.46**
NET OPERATING INCOME	**$531,246**	**$19.95**

**Assuming a tax increase to 1% of total purchase according to Glenn County*
***Assuming 10% increase in costs over 2025 Actuals*

Tenant Overview

The **U.S. Forest Service (USFS)** is a federal agency within the U.S. Department of Agriculture responsible for managing the nation's national forests and grasslands. Established in 1905, the agency oversees approximately 193 million acres of public land across the United States. Its mission focuses on sustaining the health, productivity, and diversity of forests and grasslands while balancing conservation, recreation, natural-resource management, and public access.

The Forest Service manages a system of 154 national forests and 20 national grasslands, supporting outdoor recreation, wildlife habitat, watershed protection, timber production, grazing, and other land uses. These lands attract hundreds of millions of recreational visits each year for activities such as hiking, camping, fishing, hunting, skiing, and boating. The agency also maintains an extensive network of trails, roads, recreation sites, and other infrastructure that supports tourism and economic activity in communities near federal lands.'

In addition to land management, the U.S. Forest Service plays a major role in wildland fire prevention, preparedness, and suppression, working alongside state, local, tribal, and federal partners. The agency conducts forest restoration, wildfire risk reduction, scientific research, and conservation programs designed to improve long-term forest health and protect communities. With operations spanning much of the country, the Forest Service represents a long-established federal presence with facilities, offices, research stations, ranger districts, and operational sites supporting its nationwide responsibilities.

The U.S. Forest Service also works closely with communities, private landowners, and conservation partners to support sustainable land management beyond federal boundaries. Its broad geographic footprint and long-term federal mission make the agency an important contributor to environmental stewardship, recreation, public safety, and rural economies nationwide.

MARKET OVERVIEW

Willows, CA

U.S. Forest Service

825 N Humboldt Ave, Willows, CA 95988

N
Thunderhill Raceway Park
±8.1 Miles Away
Caltrans Willows Maintenance Field Office
Interstate 5
Subject Property
Sierra Nevada Cheese Company
±4.3 Miles Away
Willows DMV
Walmart Supercenter
± 28,000 VPD
Taco Bell
Dollar General
Motel 6
Holiday Inn
Dollar Tree
Burger King
Best Western
Murdock Elementary
±500 Students
Glenn County Public Works
Black Bear Diner
Willows Rd ± 8,700 VPD
Downtown Willows
California Highway Patrol
Willows City Hall
Ace Hardware
162
Willow Glenn Airport
Quality Inn & Suites
Willows High School
±450 Students
Glenn County Government Center
Glenn Medical Center
±47 Beds | ±250 Employees
Glenn County Courts
Mendocino National Forest
±29 Miles Away
Sacramento National Wildlife Refuge
±7 Miles Away
Google Earth

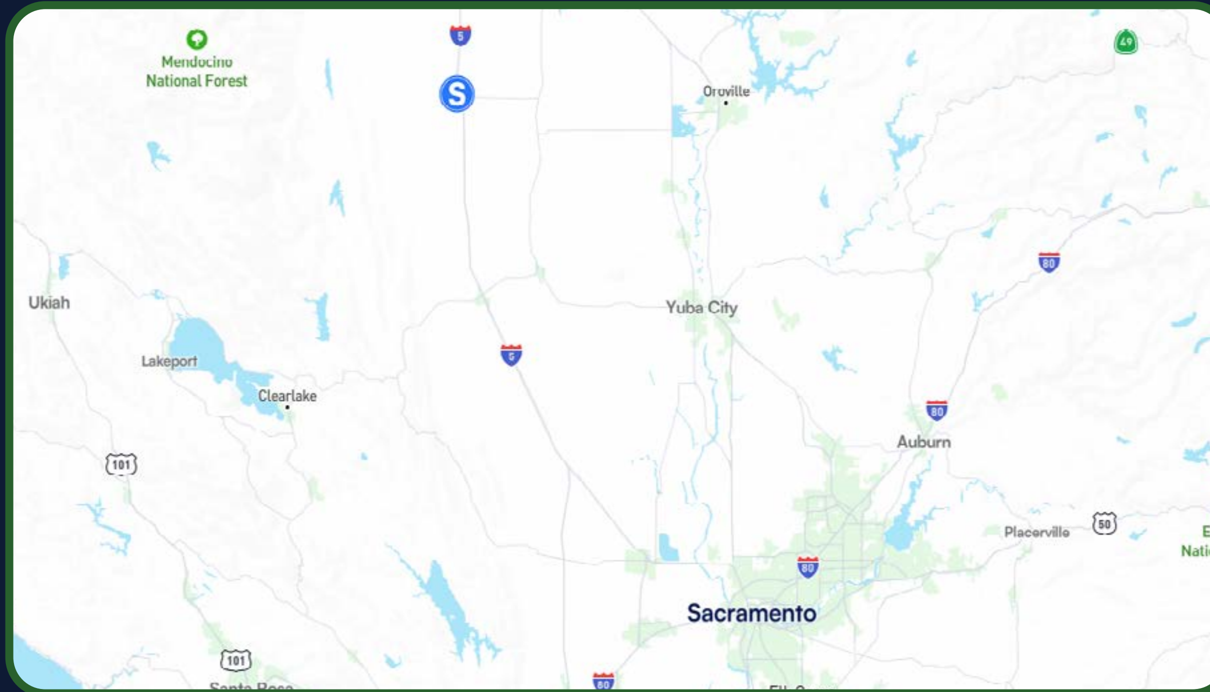
Willows, CA

City Demographics

6,116
Total Population

$64,068
Median HH Income

2,214
# of Households



Local Market Overview

Willows, California is the county seat of Glenn County and serves as an important commercial and service center for communities throughout the northern Sacramento Valley. Located along Interstate 5 approximately 85 miles north of Sacramento, the city benefits from direct access to one of California's primary north-south transportation corridors. Willows maintains strong connections to the surrounding agricultural region, where farming, food production, transportation, government services, and related industries contribute to the local economy.

Agriculture remains a major economic driver throughout Glenn County, with rice, almonds, walnuts, livestock, and other crops supporting employment and regional business activity. Willows also benefits from its proximity to the Sacramento National Wildlife Refuge, which draws visitors for wildlife viewing, hunting, photography, and outdoor recreation. The combination of I-5 accessibility, an established agricultural base, county government operations, and its role as a regional service center provides Willows with a diversified foundation for continued commercial activity.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	8,619	8,934	9,694
2030 Population Projection	8,652	8,945	9,649
HOUSEHOLDS	**3-MILE**	**5-MILE**	**10-MILE**
2025 Households	3,181	3,296	3,586
2030 Household Projections	3,194	3,300	3,569
INCOME	**3-MILE**	**5-MILE**	**10-MILE**
Avg Household Income	$92,473	$93,105	$93,655

Chico, CA MSA

City Demographics

208,334
Total Population

$65,221
Median HH Income

85,034
# of Households

36.4
Median Age

Local Market Overview

The Chico Metropolitan Statistical Area (MSA) encompasses Butte and Glenn counties in Northern California, with Chico serving as the region's primary center for employment, education, healthcare, and commerce. The region is strategically positioned between Sacramento and Redding, with State Route 99 and Interstate 5 providing access throughout the Sacramento Valley and to major West Coast markets. Communities including Chico, Paradise, Oroville, and Willows contribute to a regional population of more than 208,000 residents.

The regional economy is supported by a mix of healthcare, higher education, agriculture, government, manufacturing, retail, and professional services. California State University, Chico, one of the oldest campuses in the California State University system, serves as a major employment and economic engine, generating student spending and supporting demand for housing, retail, and services. Healthcare is another significant sector, led by regional medical providers serving residents throughout Northern California.

Agriculture remains an important component of the broader MSA, particularly throughout Glenn County and the Sacramento Valley. The region also benefits from outdoor recreation and tourism associated with Bidwell Park, Lake Oroville, the Sacramento National Wildlife Refuge, and nearby national forests. Together, transportation connectivity, major institutions, agriculture, healthcare, and recreation provide the Chico MSA with a diverse foundation for continued economic activity.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **825 N Humboldt Ave, Willows, CA 95988** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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