



# FOR SALE

## THE OAKES OFFICE CONDOMINIUM

### 1400 N. DUTTON #22— SANTA ROSA

*Northern California's Premier Commercial Real Estate Firm*



**Nick Abbott - Broker**

CA BRE # 01357548

Phone: 707-523-2700

Cell: 707-529-1722

Email: [nabbott@northbayprop.com](mailto:nabbott@northbayprop.com)



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## PROPERTY SUMMARY



SUITE	APPROXIMATE SQ. FT.	PRICE	PRICE PER SQ. FT.	O.A. FEE
22	2,663	\$749,000	\$281/sq.ft	\$1,036/month

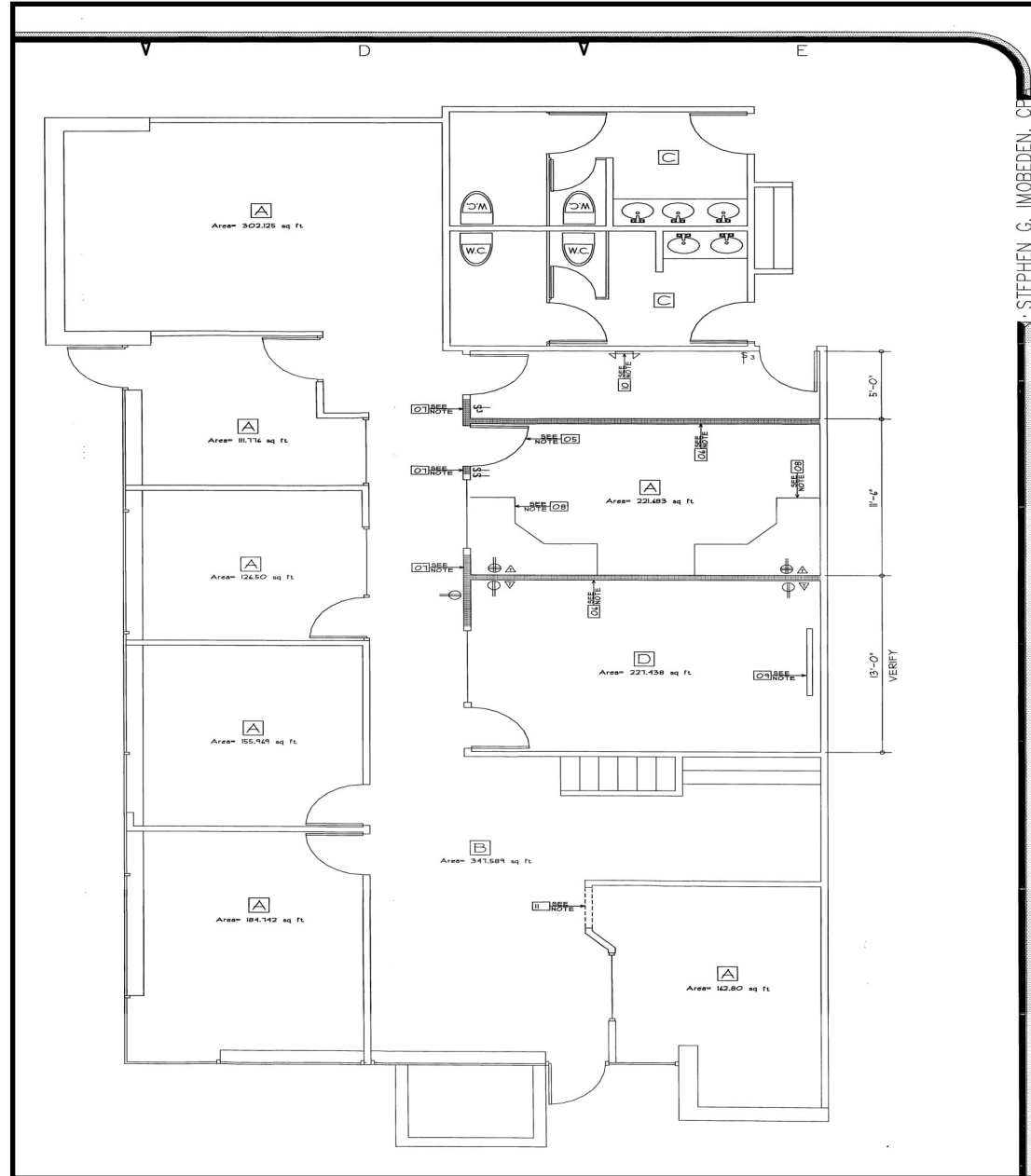
### 1400 N Dutton Ave # 22

Office Condo located in the highly desirable “The Oaks” professional office community in central Santa Rosa, just west of Hwy 101 and north of downtown. This unit is incredibly bright and roomy with lots of glass allowing western and southern light to filter into the units. A total of 5 private offices, open work area, upstairs annex and a roomy reception area with attractive vaulted ceilings. The interior is in excellent condition with a very side central hallway that is comfortable and inviting. This unit shares a restroom and break sink with the adjacent 3 condos. Association is well managed, funded and takes exceptional care of the common areas. Take advantage of low rate SBA financing and consider a move.

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# FLOOR PLAN



STEPHEN G. IMOBEDEN, CF

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## PHOTOS



Corner Office with abundant glass line



Conference room



One of 3 offices along western exposure



Large interior office

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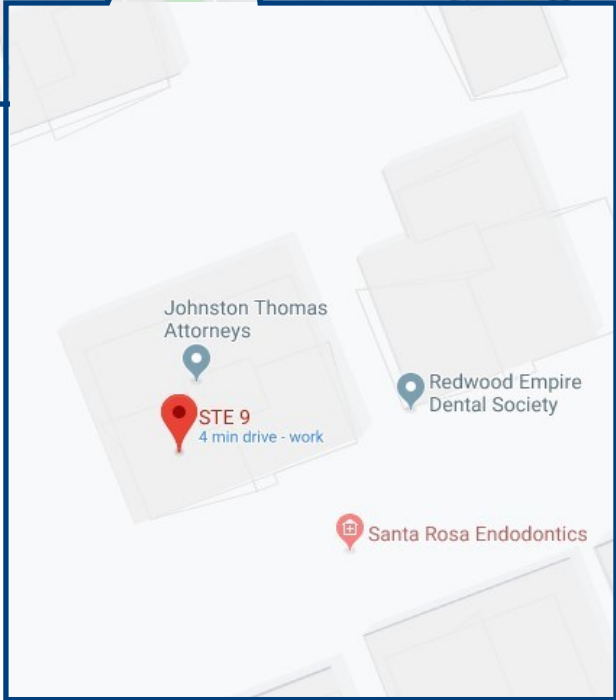
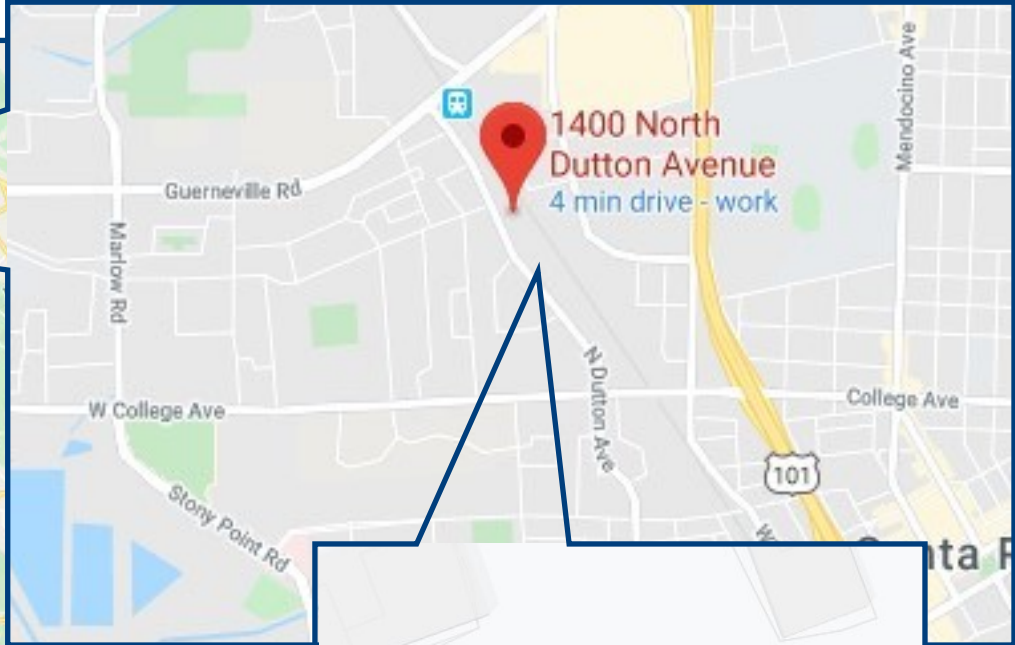
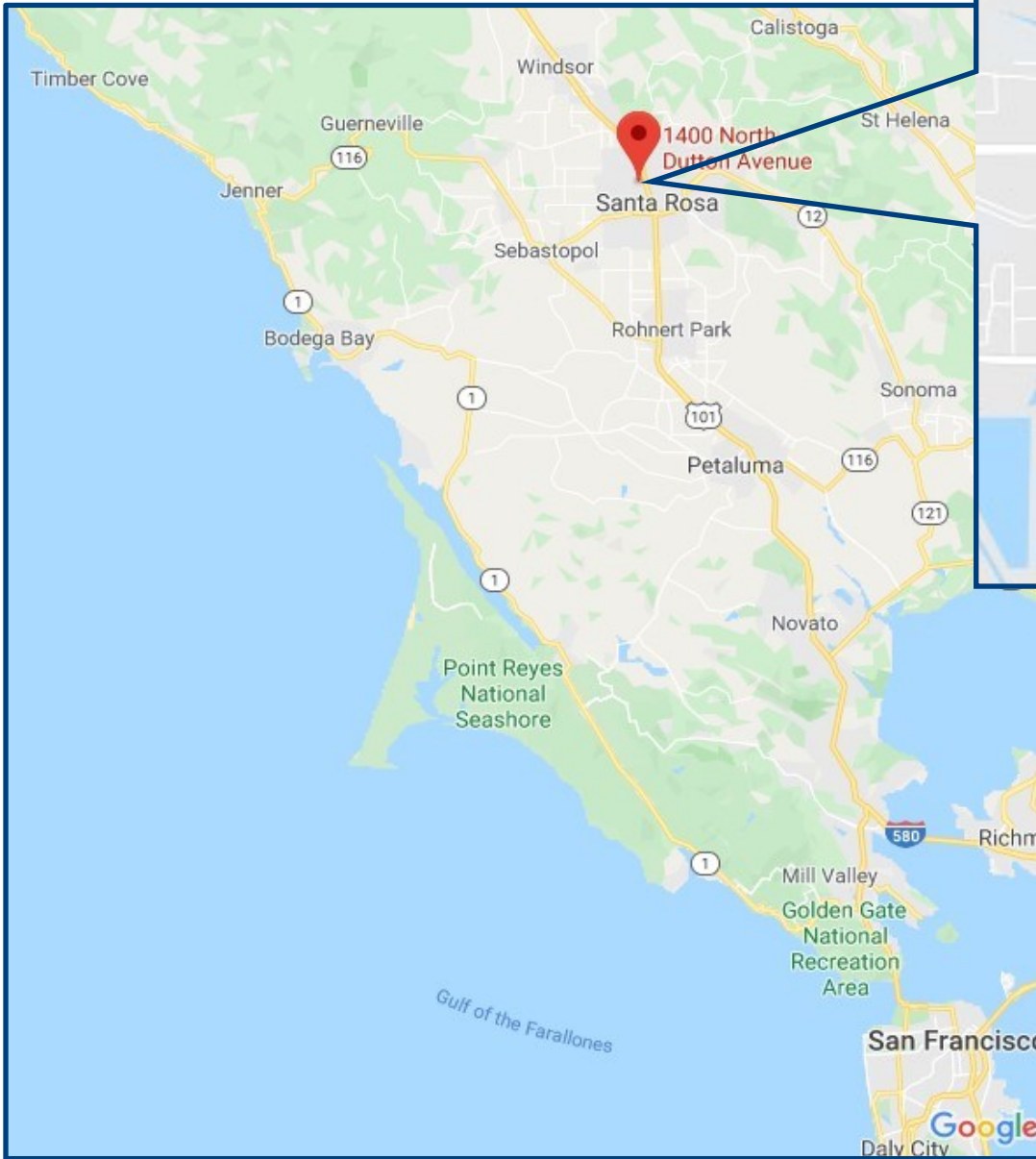
# Owner User Analysis

Lease vs. Own Analysis										
<b>Asking Price</b> \$775,000 <b>Contract Price</b> Per Sq. Ft. \$281.26 \$749,000				<b>1400 N. Dutton Unit 22</b>						
<b>Tenant</b>	<b>Sq. Footage</b>	<b>Rental Rate</b>	<b>Mo. Rent</b>	<b>Comments</b>						
Upstairs	2,663	\$ 2.00	\$ 5,326	To be Occupied by Buyer						
	-		\$ -							
	2,663		\$ 5,326.00							
<b>ANNUAL EXPENSES</b>					<b>ANNUAL LOAN EXPENSE</b>					
Property Taxes	\$8,389	1.12%		<b>Bank First (Loan No. 1)</b>		<b>SBA 2nd (Loan No.: 2)</b>				
Insurance	\$1,800	Estimated		LTV	\$374,500	50%	\$299,600	40%		
Owners Association	\$12,432	Monthly \$1036.		Interest Rate	4.00%		2.90%			
Maint. / Janitorial	\$1,500	Estimate		Term in Yrs.	30		25			
Water & Sewer		In OA		Pmts. Per Yr.	12	<b>Total Cash</b>	12			
Garbage		In OA		Start Date	9/1/2012	\$74,900	9/1/2012			
PG & E		Est \$100/month				<b>Total CLTV</b>				
Reserves	\$1,500	Est \$125/month				\$674,100				
Misc.	\$0			Monthly Pmt.	\$ 1,788	90%	\$ 1,405.20			
	<b>\$25,621</b>	<b>\$ 0.80</b>		Total Monthly Debt Service	<b>\$ 3,193</b>		<b>\$ 1.20</b>		per sq. ft.	
		per sq. ft.		Total Annual Debt Service	<b>\$38,317</b>					
<b>FINAL ANALYSIS &amp; CONCLUSIONS</b>					<b>TAX DEPRECIATION</b>			<b>LOAN REDUCTION</b>		
Other Rents Received	<b>\$63,912.00</b>			Improvement Value	\$ 599,200	80%		5 yrs.	7 yrs.	
Annual Debt Service	<b>(\$38,317)</b>			Depreciation Yrs.	39.5		Total Debt Service:	\$ 191,587	\$ 268,222	
Expenses	<b>(\$25,621)</b>			Annual Dep.	\$ 15,170		Total Interest:	\$ 111,888	\$ 152,660	
Cost to Occupy per Yr.	<b>(\$26)</b>	-0.04%		Tax Savings / Bracket	\$ 3,792	25%	Reduction:	\$ 79,699	\$ 115,562	
S/sq. ft/Mo. to Occupy - Pre Tax	<b>(\$0.00)</b>			Avg. psf / Month	<b>\$ 0.12</b>		Loan Reduction per Yr. Avg.	\$ 15,940	\$ 23,112	
				<b>ESTIMATED MARKET APPRECIATION per YEAR</b>			Loan Reduction per Mo. Avg.	\$ 1,328	\$ 1,926	
				After Tax 5 yrs.	Tax Depreciation	Loan Reduction	Estimated Appreciation	Est. Mo. Cost Per Sq. Ft.		
S/sq. ft/Mo. to Occupy - After Tax 5 yrs	<b>(\$0.00)</b>	<b>\$ 0.12</b>	<b>\$ 0.50</b>	<b>\$ 0.12</b>	<b>\$ 0.73</b>		Percent / Yr.			
				After Tax 7 yrs.	Tax Depreciation	Loan Reduction	Total Mo. Cost Per Sq. Ft.	Total Mo. Cost Per Sq. Ft.		
S/sq. ft/Mo. to Occupy - After Tax 7 yrs	<b>(\$0.00)</b>	<b>\$ 0.12</b>	<b>\$ 0.72</b>	<b>\$ 0.12</b>	<b>\$ 0.96</b>		Amt. / Yr.	\$ 3,745.00	\$ 1.41	
							\$ psf / Mo.			
							<b>\$ 0.12</b>			
								Loan Reduction per Sq. Ft. Avg. per Month	<b>\$ 0.50</b>	<b>\$ 0.72</b>
1) This lease vs. own analysis provides a summary analysis of the estimated "fully-loaded" monthly holding costs to own this property.										
<b>- DISCLAIMER -</b>										
Please be advised that the actual numbers that you will experience in reality will either be higher or lower than the numbers illustrated in this analysis.										

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# MAPS



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# LISTING TEAM



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**North Bay Property Advisors**

**Santa Rosa Office**

2777 Cleveland Ave. Suite 110

Santa Rosa, CA 95403

707-523-2700

[www.NorthBayProp.com](http://www.NorthBayProp.com)

