



# FOR SALE-OFFICE/RETAIL

## Multi-Building Parcel

### Phenomenal Pride of Ownership

#### PRICE:

\$740,000

#### 3 BUILDINGS:

Building A: 1,884sf

Building B: 600sf

Building C: 1,050sf

#### LOT SIZE:

11,400 sq.ft

#### ZONING:

CG-General  
Commercial

Lead Broker / Agent  
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## 1023 4th St, Santa Rosa Ca

Three buildings on one lot in NE Santa Rosa. The main structure is located at 1023 4th St and is currently leased to various private office users and can be made available to a user-buyer. This building offers 1,884 sq.ft and includes new interior ADA lift, 2 restrooms, 5 private offices plus break room, and on site parking. 312 Chinn St is currently leased below market to a non profit office user and is in excellent condition. 316 Chinn St is a well maintained bungalow style 2 bedroom home that has a paved parking area in the rear. Excellent opportunity to occupy the main building and rent out the other buildings.

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# Property Overview

Pricing	
<b>Asking Price:</b>	\$740,000
Building	
<b>Construction:</b>	Wood Frame, Victorian architecture
<b>Year Built:</b>	Unknown, recent renovation in 2011
<b>Interior:</b>	1023 4th St offers multiple private suites
<b>Restrooms:</b>	New, large ADA restroom
<b>Parking:</b>	5-10 on-site parking spaces , street parking, walking distance to downtown parking garage
<b>Other Amenities:</b>	New, modern and enclosed ADA lift.
<b>Traffic Count:</b>	13,819 ADT
Site	
<b>APN:</b>	009-102-044
<b>Size:</b>	.26 acres (11,400+/- sq. ft.)
<b>Zoning:</b>	CG (Commercial General)
<b>City / County:</b>	Santa Rosa/Sonoma
<b>Water &amp; Sewer:</b>	City of Santa Rosa
<b>Gas &amp; Electric:</b>	Pacific Gas and Electric Co.

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## Lease vs. Own Analysis

Asking Price				<b>1023 4th and 312-316 Chinn St</b>	
Contract Price		\$209,39	\$740,000		
Tenant	Sq. Footage	Rental Rate	Mo. Rent	Comments	
Owner user Space	1,884	\$ -	\$ -		
312 Chinn	600.00	\$ 1.67	\$ 1,000	Commercial Building	
316 Chinn St	1,050.00	\$ 1.14	\$ 1,200	2 Bed Home	
n/a	-	#DIV/0!	\$ -	Blank	
n/a	-	#DIV/0!	\$ -	Blank	
3,534		\$ 2,200.00			

ANNUAL EXPENSES		
Property Taxes	\$8,288	1.12%
Insurance	\$1,464	
Cleaning	\$1,300	
Maintenance	\$4,000	
Water & Sewer	\$4,049	
Landscape	\$2,558	
Reserves	\$4,000	
Blank	\$0	
Misc.	\$4,000	
<b>\$29,659</b>		<b>\$ 0.70</b>
		per sq. ft.

LOAN			
Bank First (Loan No. 1)		SBA 2nd (Loan No.: 2)	
LTV	\$370,000	50%	\$296,000
Interest Rate	4.75%		4.42%
Term in Yrs.	30		20
Pmts. Per Yr.	12		12
	11/1/2010		11/1/2010
<b>Total Loan Amount</b>			
\$666,000			
Monthly Pmt.	\$ 1,930		\$ 1,859.88
Total Monthly Debt Service	<b>\$ 3,790</b>		<b>\$ 2.01</b>
			per sq. ft.
Total Annual Debt Service	<b>\$45,480</b>		

FINAL ANALYSIS & CONCLUSIONS					TAX DEPRECIATION		LOAN REDUCTION			
Other Rents Received	\$26,400.00				Improvement Value	\$ 592,000	80%			
Annual Debt Service	(\$45,480)				Depreciation Yrs.	39		5 yrs.	7 yrs.	
Expenses	(\$29,659)				Annual Dep.	\$ 15,179		Total Debt Service:	\$ 227,399	
Cost to Occupy per Yr.	(\$48,739)				Tax Savings / Bracket	\$ 3,795	25%	Total Interest:	\$ 144,371	
\$/sq.ft./Mo. to Occupy - Pre Tax	(\$2.16)				Avg. psf / Month	<b>\$ 0.17</b>		Reduction:	\$ 83,028	
								Loan Reduction per Yr. Avg.	\$ 16,806	
					<b>ESTIMATED MARKET APPRECIATION per YEAR</b>				\$ 24,377	
					Percent / Yr.	0.50%	Amt. / Yr.	\$ 3,700.00	\$ psf / Yr.	\$ 1.05
\$/sq.ft./Mo. to Occupy - After Tax 5 yrs.	(\$2.16)	\$ 0.17	\$ 0.73	\$ 0.09				Loan Reduction per Mo. Avg.	\$ 1,384	
								Loan Reduction per Sq. Ft. Avg. per Month	\$ 0.73	
\$/sq.ft./Mo. to Occupy - After Tax 7 yrs.	(\$2.16)	\$ 0.17	\$ 1.08	\$ 0.09					\$ 1.08	

Based upon the above analysis the subject property is perfect for an owner user. The above analysis illustrates what the effective rental rate would be for an owner user taking into consideration all operating expenses, total debt service, tax deductible depreciation and loan reduction and estimated appreciation.

**- DISCLAIMER -**  
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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**Owner User Analysis**



# Photos



312 Chinn St. Currently rented to Positive Images. Building offers approximately 600 sq.ft of upper and lower level space.



316 Chinn St. Currently rented as a 2 bedroom home and is in excellent condition. Rear of house is paved and provides one covered parking space and additional parking for both Chinn St buildings.

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# Photos



New Lift for 1023 4th St



ADA restroom in 1023 4th St



Parking Lot behind 316 Chinn St



Parking area behind 1023 4th St

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# Aerial Map

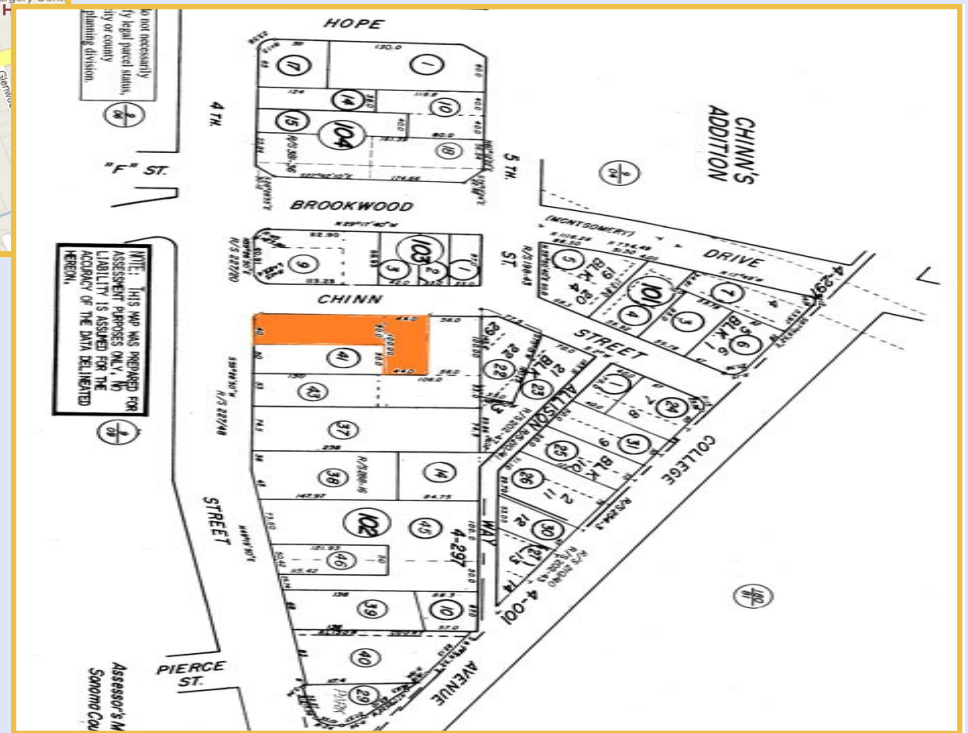
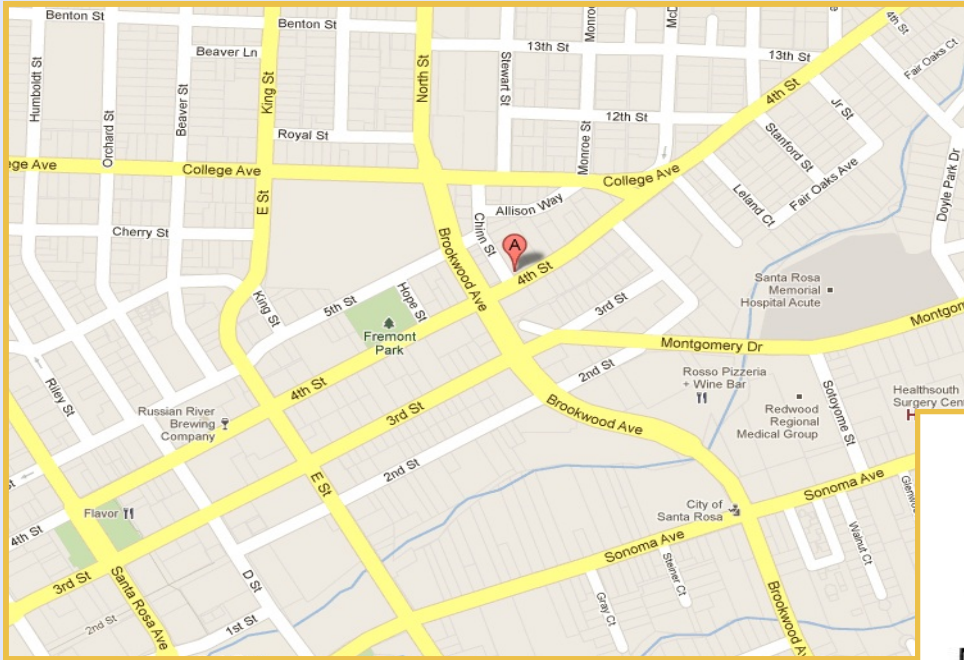


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# Maps



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