

PRIDE OF OWNERSHIP



NORTH BAY
PROPERTY ADVISORS

MULTI TENANT OFFICE BUILDING FOR SALE

**392 Tesconi Ct.
Santa Rosa, CA 95401**



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The above informa-

tion, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. An interested party should verify the status of the property and the information herein.



PROPERTY DESCRIPTION

ADDRESS:

392 Tesconi Court, Santa Rosa, CA 95401

PURCHASE PRICE..... \$1,125,000

APPROX. BUILDING SIZE..... 5,400 sq.ft

LOT SIZE35 AC (15,246 SF)

BUILT..... 1981

PRICE PER FT..... \$208/ sq.ft

PARKING..... 17 spaces



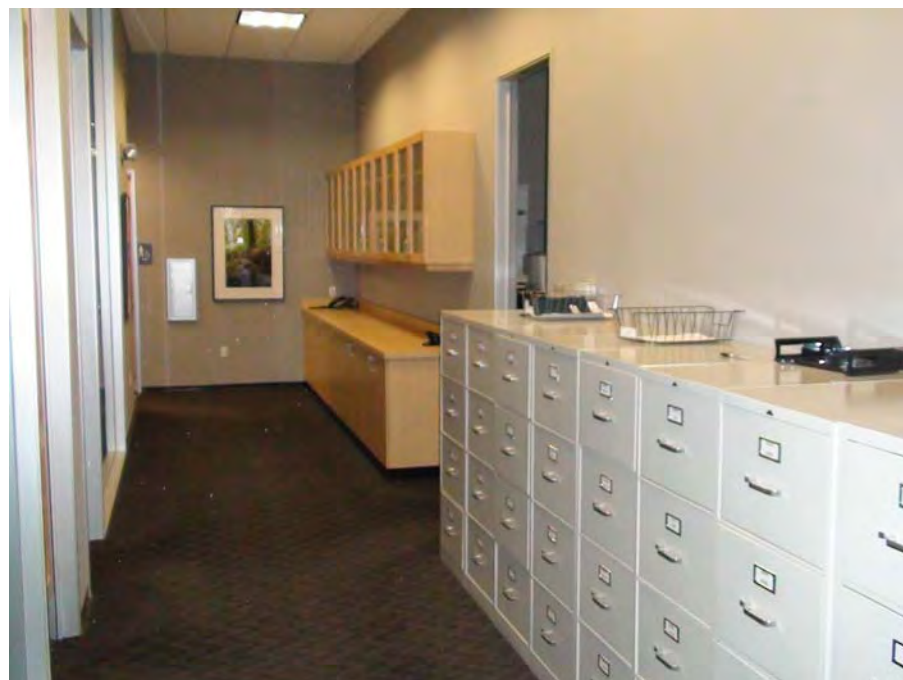
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PROPERTY DESCRIPTION

Incredible opportunity to own an office building in the Tesconi Business Park. Building offers 2 suites. **Suite A** offers approximately 2,900 sq.ft with 8 private offices, 2 restrooms, conference room and break room. Build out finishes are of the highest quality and finish! Tall ceilings, maple wood built-in cabinetry and finishes, tile floors, lots of glass. Best looking space of this size on the market. **Suite B** is comprised of 6 private offices, 2 restrooms and has been used as an executive office environment. **Suite B** is currently vacant, Suite A is currently occupied by owner. Property sits in the Tesconi Business park, with easy access to Dutton Ave, Hwy 101, restaurants and downtown. Site benefits by many mature redwood trees that create a peaceful setting; outdoor patio is very enjoyable during the spring and summer months. There is also abundant parking. This opportunity is ideal for an owner/occupant utilizing the low SBA financing rates.



Lease vs. Own Analysis

Asking Price	\$208.33	\$1,125,000	392 Tesconi Ct
	\$208.33	\$1,125,000	

Tenant	Sq. Footage	Rental Rate	Mo. Rent	Comments
Site A	2,900	\$ -		Buyer Occupied
Suite B	2,500.00	\$ 1.00	\$ 2,500	
	5,400		\$ 2,500.00	

ANNUAL EXPENSES		
Property Taxes	\$12,600	1.12%
Insurance	\$3,500	
Garbage	\$1,200	
Maintenance	\$2,500	
Water & Sewer	\$2,160	
Landscape	\$2,400	
Reserves	\$2,000	
	\$0	
	\$0	
	\$26,360	\$ 0.41
		per sq. ft.

LOAN				
Bank First (Loan No. 1)		SBA 2nd (Loan No.: 2)		
LTV	\$562,500	50%	\$450,000	40%
Interest Rate	5.00%		4.04%	
Term in Yrs.	30		20	
Pmts. Per Yr.	12		12	
Loan Start Date	7/1/2011		7/1/2011	
Total Loan Amount				
\$1,012,500				
Monthly Pmt.	\$ 3,020		\$ 2,736.41	
Total Monthly Debt Service	\$ 5,756		\$ 1.98 per sq. ft.	
Total Annual Debt Service	\$69,072			

FINAL ANALYSIS & CONCLUSIONS					TAX DEPRECIATION		LOAN REDUCTION				
Other Rents Received	\$30,000.00				Improvement Value	\$ 900,000	80%				
Annual Debt Service	(\$69,072)				Depreciation Yrs.	39		5 yrs.	7 yrs.		
Expenses	(\$26,360)				Annual Dep.	\$ 23,077		Total Debt Service:	\$ 345,362	\$ 483,506	
Cost to Occupy per Yr.	(\$65,432) \$ (5,452.69)				Tax Savings / Bracket	\$ 5,769	25%	Total Interest:	\$ 218,338	\$ 297,350	
\$/sq.ft./Mo. to Occupy - Pre Tax	(\$1.88)				Avg. psf / Month	\$ 0.17		Reduction:	\$ 127,023	\$ 186,156	
		Tax Depreciation	Loan Reduction	Estimated Appreciation	ESTIMATED MARKET APPRECIATION per YEAR			Loan Reduction per Yr. Avg.	\$ 25,405	\$ 37,231	
\$/sq.ft./Mo. to Occupy - After Tax 5 yrs.	(\$1.88)	\$ 0.17	\$ 0.73	\$ 0.09	Percent / Yr.	0.50%	\$ 5,625.00	\$ 1.04	Loan Reduction per Mo. Avg.	\$ 2,117	\$ 3,103
\$/sq.ft./Mo. to Occupy - After Tax 7 yrs.	(\$1.88)	\$ 0.17	\$ 1.07	\$ 0.09	\$ psf / Mo.				Loan Reduction per Sq. Ft. Avg. per Month	\$ 0.73	\$ 1.07

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.

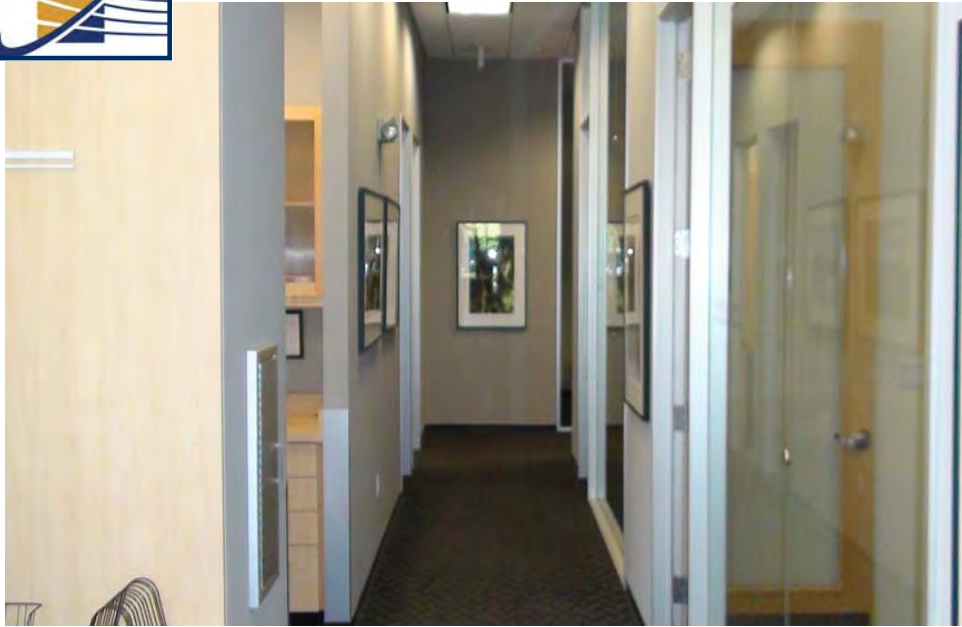
- DISCLAIMER -

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.



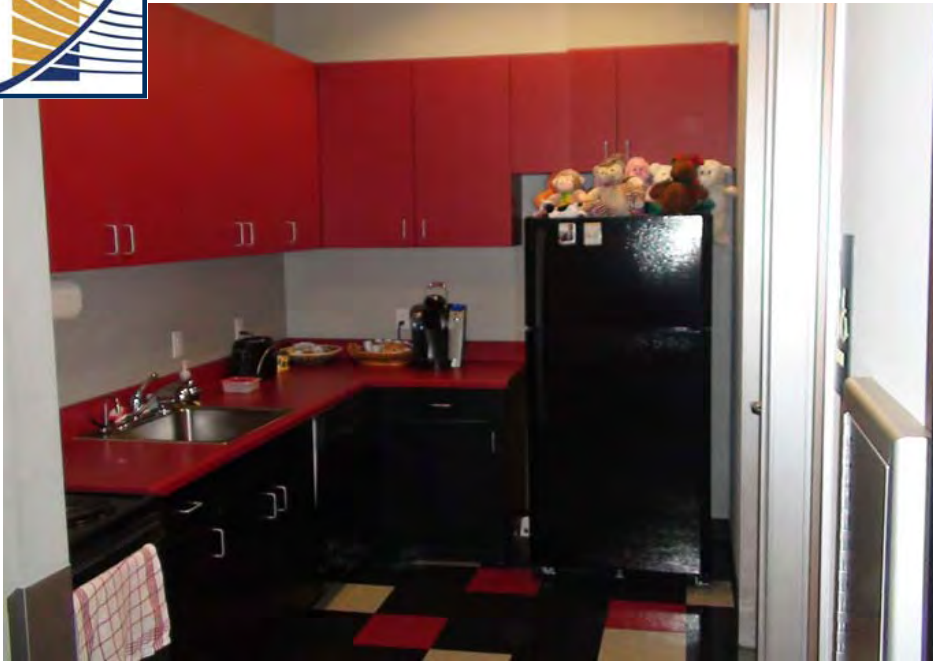
PHOTOS





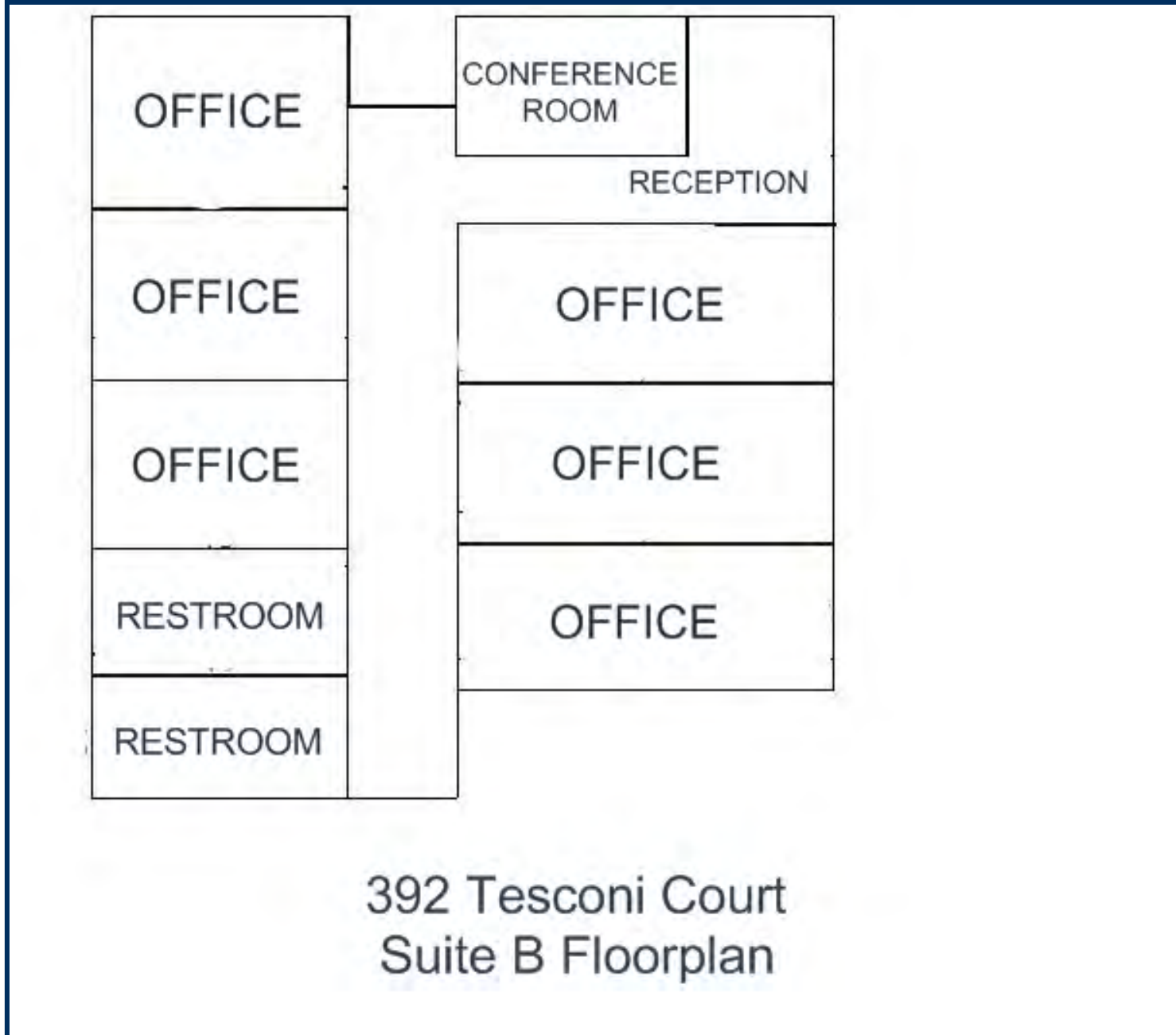
PHOTOS





PHOTOS







COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
4-002

36-25



SCALE: 1" = 200'

Pcl. Map No. 301
REC. 07-14-79 IN BK. 290, MAPS, PG. 31

Pcl. Map No. 331
REC. 09-05-80 IN BK. 312, MAPS, PG. 11

PARKPOINT
REC. 09-22-83 IN BK. 351, MAPS, PGS. 01-03

COLLEGE CENTER
REC. 06-09-81 IN BK. 321, MAPS, PGS. 28-30

Pcl. Map No. 391
REC. 07-23-84 IN BK. 358, MAPS, PGS. 48-49

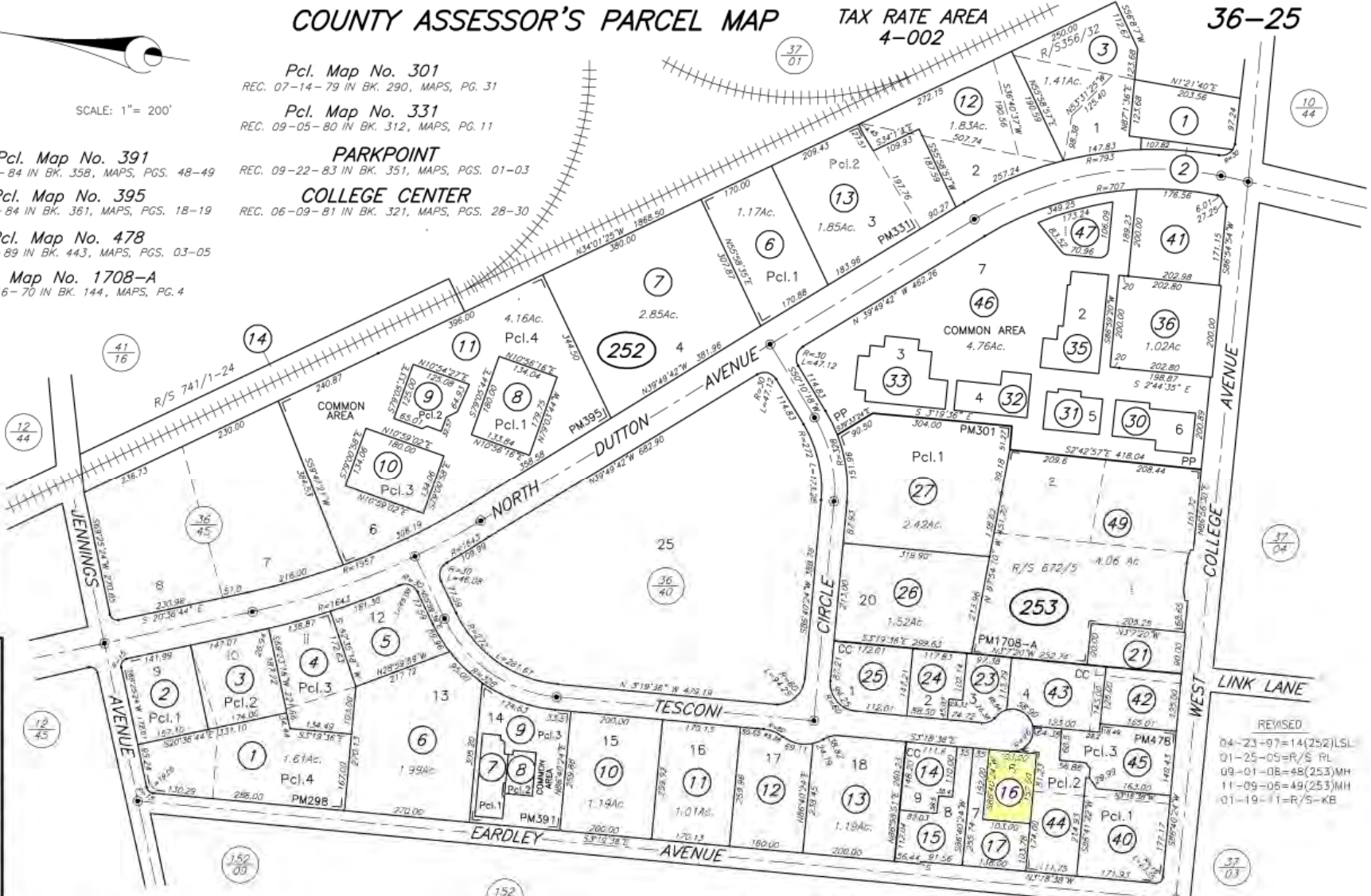
Pcl. Map No. 395
REC. 08-24-84 IN BK. 361, MAPS, PGS. 18-19

Pcl. Map No. 478
REC. 08-18-89 IN BK. 443, MAPS, PGS. 03-05

Pcl. Map No. 1708-A
REC. 04-16-70 IN BK. 144, MAPS, PG. 4

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel boundaries or legal status. It is assumed for the accuracy of the data presented. The acreage is based on the information supplied to the Assessor (i.e. recorded survey maps, plat maps, etc.).



SANTA ROSA BUSINESS PARK
REC. 11-09-76 IN BK. 278, MAPS, PGS. 47-49

Pcl. Map No. 298
REC. 08-23-79 IN BK. 293, MAPS, PGS. 35-36

Assessor's Map Bk. 036, Pg. 25
Sanoma County, Calif. (ACAD)
KEY: 4/12/02 MH

REVISED
04-23-97=14(252)LSL
01-25-05=R/S RL
09-01-08=48(253)MH
11-09-06=49(253)MH
01-19-11=R/S-KB

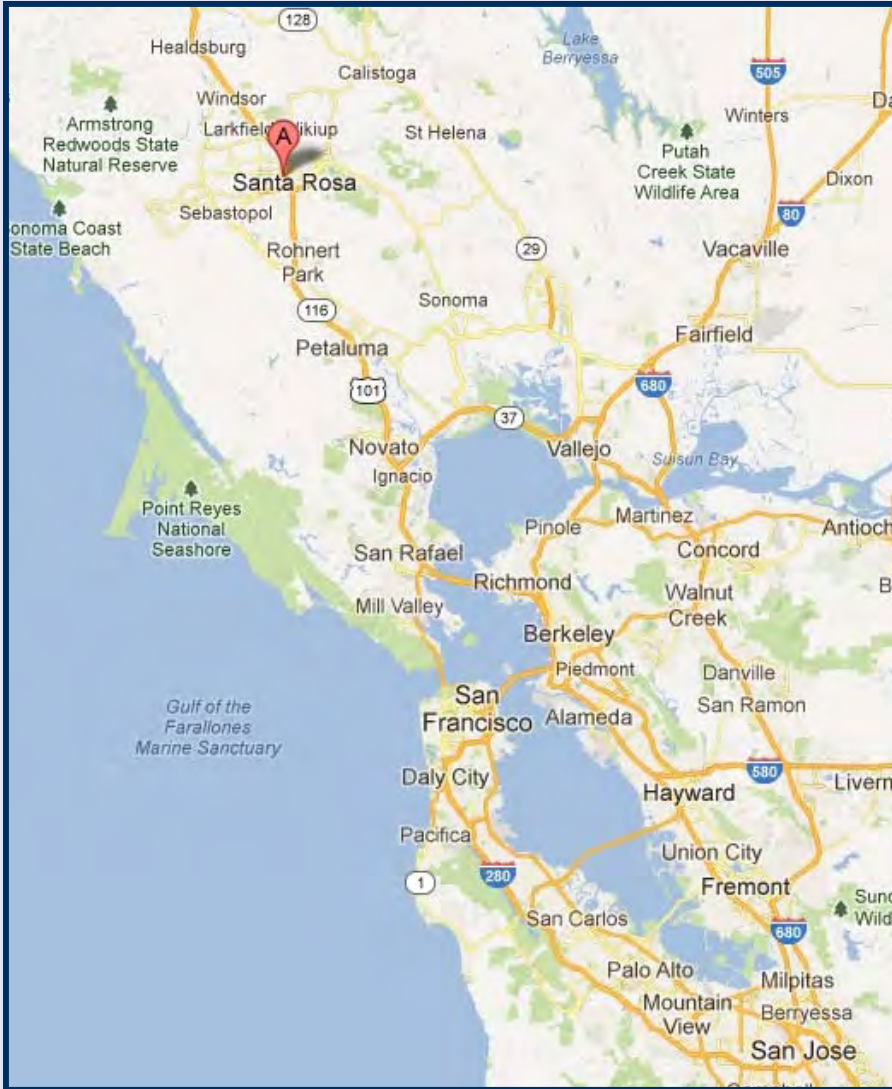


MAPS-Aerial





MAPS-Location





Broker Team

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