



FOR SALE OR LEASE

2544 CLEVELAND AVE
SANTA ROSA, CA 95403

Northern California's Premier Commercial Real Estate Firm

BUSINESS NAME HERE



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The above information, 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. Any interested party should verify the status of the property and the information herein.



PHOTOS



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FOR SALE SUMMARY

PRICING

Asking Price:	\$3,400,000
Price per Square Foot:	\$236.67 PSF (GBA)

BUILDING

Construction / Siding:	Concrete / Wood Frame
Stories:	2
Floors:	Tile, Carpet
Approximate Building Sq. Ft.:	14,366+/- GBA
Interior Improvements:	Fully Remodeled in 2007
	New Monument Sign in 2010
	New Key Card Access to Front Lobby
	Remodeled Bathrooms
	Common Break Room / Kitchen
	Common Conference Room



SITE

APN:	015-471-008 & 023
Size:	.62 +/- Acres Total
Zoning:	R-4 (Residential Professional)
Parking:	43 Paved and Striped
Water & Sewer	City of Santa Rosa
Gas & Electric	PG&E



LEASE vs OWN ANALYSIS

Asking Price		\$3,400,000		
Tenant	Rental Sq. Ft.	Rental Rate	Mo. Rent	Comments
Suite 100 & 110 / To Be Owner User	6,242	\$ -	\$ -	This analysis assumes no income from owner occupied space.
Suite 200 - Proforma	1,372	\$ 2.00	\$ 2,750.00	Recently vacated by owner user who moved to 1330 N. Dutton.
Suite 202 - Family Law Offices of Carol Gorenberg	774	\$ 2.37	\$ 1,836.71	Tenant since 10/31/2006
Suite 204 - Proforma	1,263	\$ 2.00	\$ 2,526.00	Recently vacated by owner user who moved to 1330 N. Dutton.
Suite 206 - Specialized Services for Law Firms	1,434	\$ 1.95	\$ 2,796.30	Tenant since 1/1/2003
Suite 208 & 210 - Law Office of Elissa Urlik	2,440	\$ 1.72	\$ 4,200.00	Tennat since 11/1/2009
Non Rentable Vertical Penitrations (Elevator / Stairs)	841	\$ -	\$ -	
14,366 GBA		\$ 14,109.01		

ANNUAL EXPENSES		
Property Taxes	\$38,080	1.12%
Janitorial Service	\$14,300	
Owners Association	\$0	
Maintenance & Repairs	\$16,200	
Water & Sewer	\$2,800	
Garbage	\$3,230	
PG & E	\$31,300	
Landscaping	\$2,825	
Supplies	\$1,860	
	\$110,595	

LOAN			
<u>Bank First (Loan No. 1)</u>		<u>SBA 2nd (Loan No.: 2)</u>	
LTV	\$1,700,000	50%	\$1,360,000 40%
Interest Rate	4.25%		4.59%
Term in Yrs.	30		20
Pmts. Per Yr.	12		12
Loan start Date	10/1/2017		10/1/2017
Total Loan Amount			
\$3,060,000			
Monthly Pmt.	\$ 8,363		\$ 8,670.24
Total Monthly Debt Service	\$ 17,033.22		
Total Annual Debt Service	\$204,399		

FINAL ANALYSIS & CONCLUSIONS					TAX DEPRECIATION			LOAN REDUCTION			
Annual Rents Received from Tenants	\$169,308.12				Improvement Value	\$ 2,720,000	80%		5 yrs.	7 yrs.	
Annual Debt Service	(\$204,399)				Depreciation Yrs.	39		Total Debt Service:	\$ 1,021,993	\$ 1,430,791	
Expenses	(\$110,595)				Annual Dep.	\$ 69,744		Total Interest:	\$ 632,313	\$ 859,310	
Cost to Occupy per Yr.	(\$145,686)				Tax Savings / Bracket	\$ 17,436	25%	Loan Reduction:	\$ 389,680	\$ 571,480	
\$/sq.ft/Mo. to Occupy - Pre Tax	(\$1.95)				Avg. psf / Month	\$ 0.23		Loan Reduction per Yr. Avg.	\$ 77,936	\$ 114,296	
				Owner Occupied Est. Mo. Cost Per Sq. Ft.	ESTIMATED MARKET APPRICIATION YEAR						
\$/sq.ft/Mo. to Occupy - After Tax 5 yrs.	(\$1.95)	\$ 0.23	\$ 1.04	\$ 0.10	(\$0.57)	Percent / Yr.	Amt. / Yr.	\$ psf / Yr.	Loan Reduction per Mo. Avg.	\$ 6,495	\$ 9,525
						0.50%	\$ 17,000.00	\$ 1.18			
\$/sq.ft/Mo. to Occupy - After Tax 7 yrs.	(\$1.95)	\$ 0.23	\$ 1.53	\$ 0.10	(\$0.09)			\$ psf / Mo.	Loan Reduction per Sq. Ft. Avg. per Month	\$ 1.04	\$ 1.53
								\$ 0.10			

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.

In this analysis the \$/sq. ft. / Mo. to occupy based upon the 5 year After Tax analysis is: \$0.57 psf on the owner occupied space of 6,242 sq. ft. x .57 = \$3.558 per month or \$42.695 per year.

- 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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FOR LEASE SUMMARY

SUITE	APPROXIMATE SQ. FT.	BASE RATE	SPACE
100	4,305+/- Sq. Ft.	Negotiable	Retail or Office
110	1,937+/- Sq. Ft.	Negotiable	Retail or Office
Ground Floor (100 & 110)	6,242+/- Sq. Ft. Contiguous	Negotiable	Retail or Office
200	1,372+/- Sq. Ft.	Negotiable	Office
204	1,23+/- Sq. Ft.	Negotiable	Office

2544 Cleveland Ave

Centrally located in Santa Rosa near Coddington Mall, Orchard Supply Hardware, Sonoma County Superior Court, and other Administrative Buildings. The building was completely remodeled in 2007 with modern décor, ADA Restrooms on both ground and second levels. The building is elevator served and features abundant on site parking. The building has timed key card access for your convenience and security, and is professionally managed.

Suite 100 is located on the ground floor and is 4,305+/- SF and is currently combined with Suite 110. This space can be separate or combined. It could be office or retail and has excellent window line, street frontage, signage and great parking.

Suite 110 is approximately 1,937+/- SF on the ground floor and can be combined or separated from Suite 100.

Suite 200 is located on the second floor, consists of approximately 1,372+/- SF. It has three private offices, open space and a storage room.

Suite 204 is located on the second floor, consists of approximately 1,263+/- SF and has an expansive window line with plenty of natural light. The space is demised into four spacious offices with a reception area in the middle.

ALL suites have use of the common area kitchen and conference room.



COMMON AREA PHOTOS



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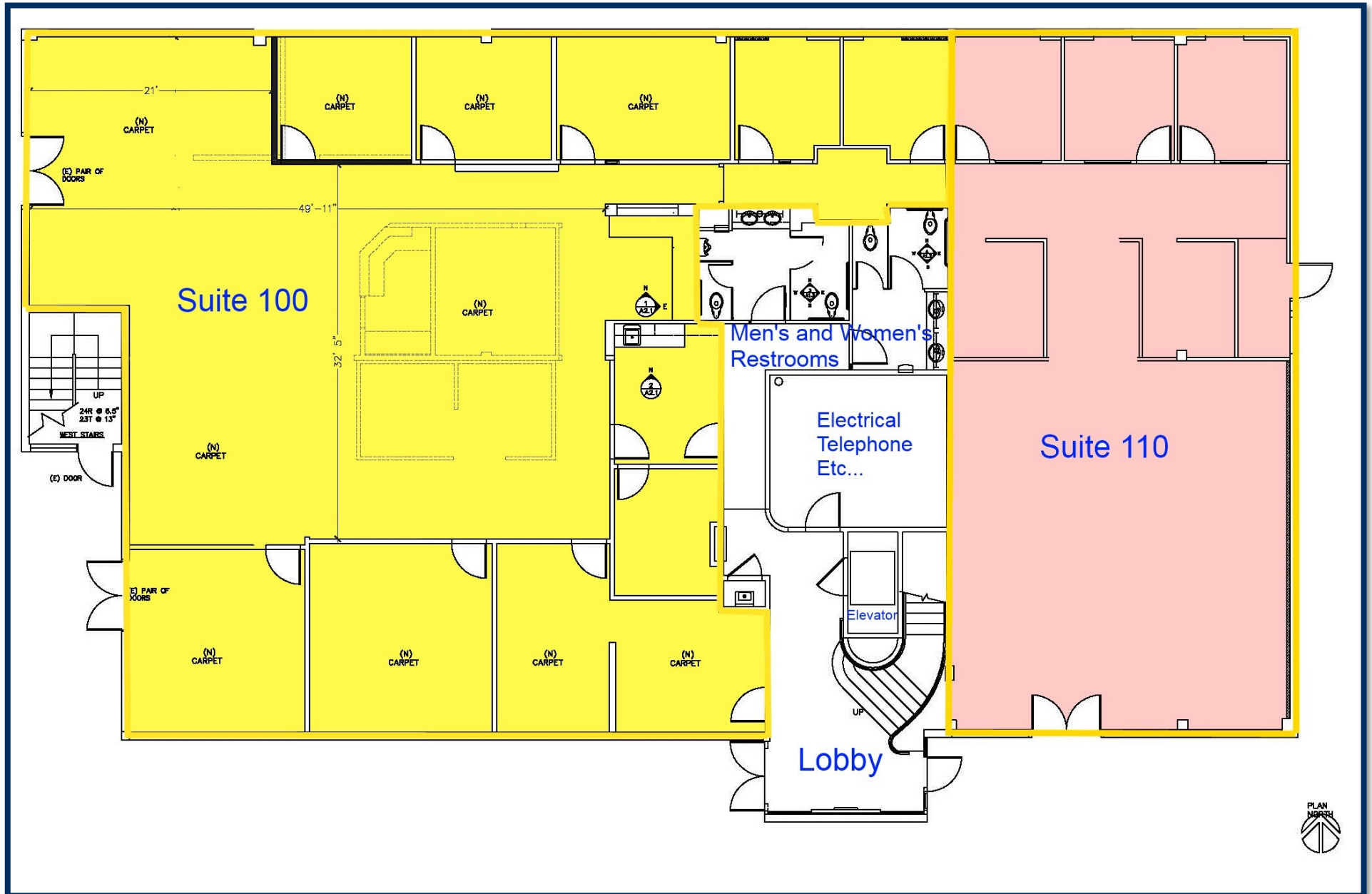
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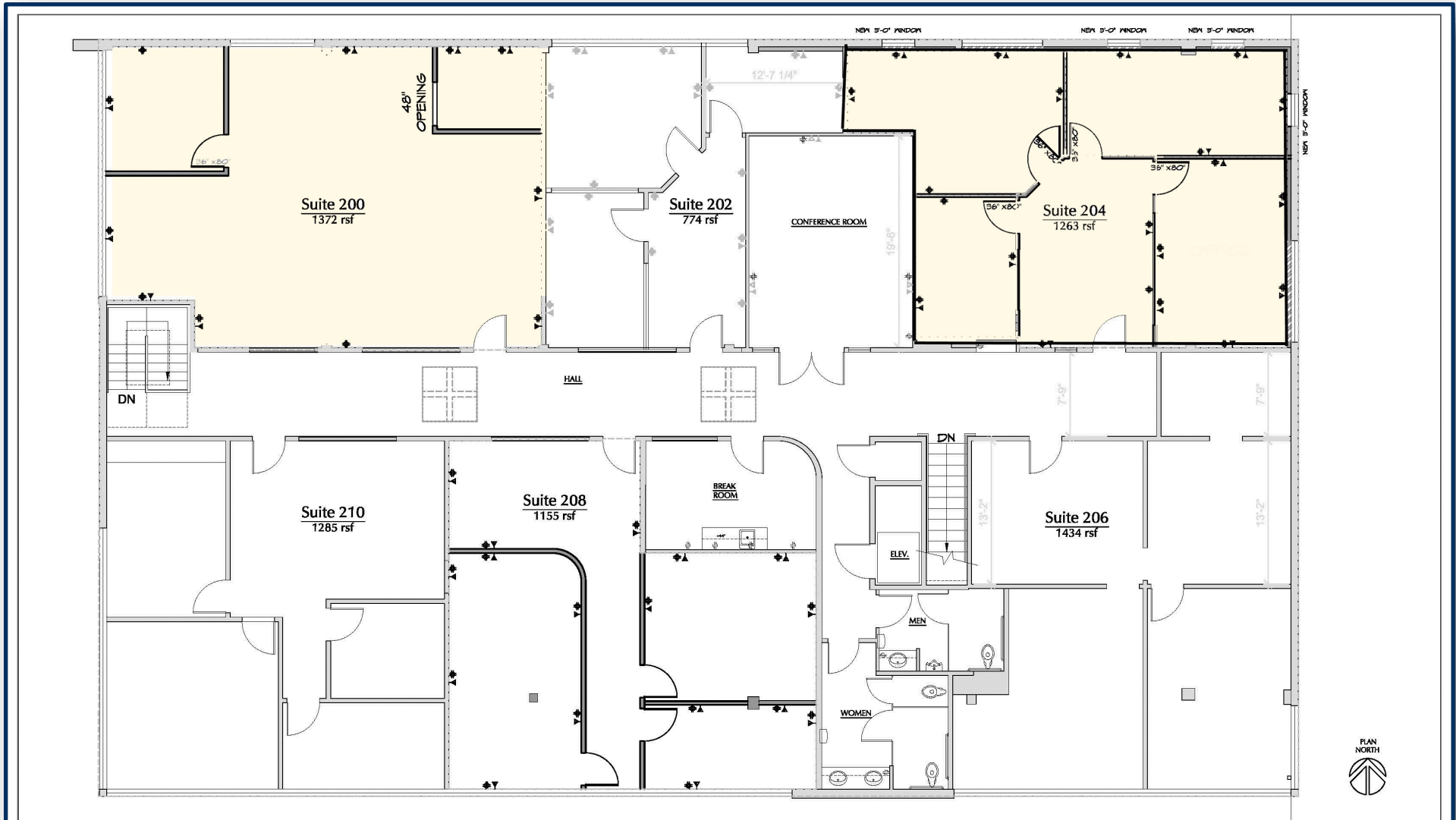
FLOOR PLAN - FIRST FLOOR



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FLOOR PLAN - SECOND FLOOR



2nd Floor

SCALE: 1/8" = 1'-0"

TIERNEY/FIGUEIREDO

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ARCHITECTS

AIA

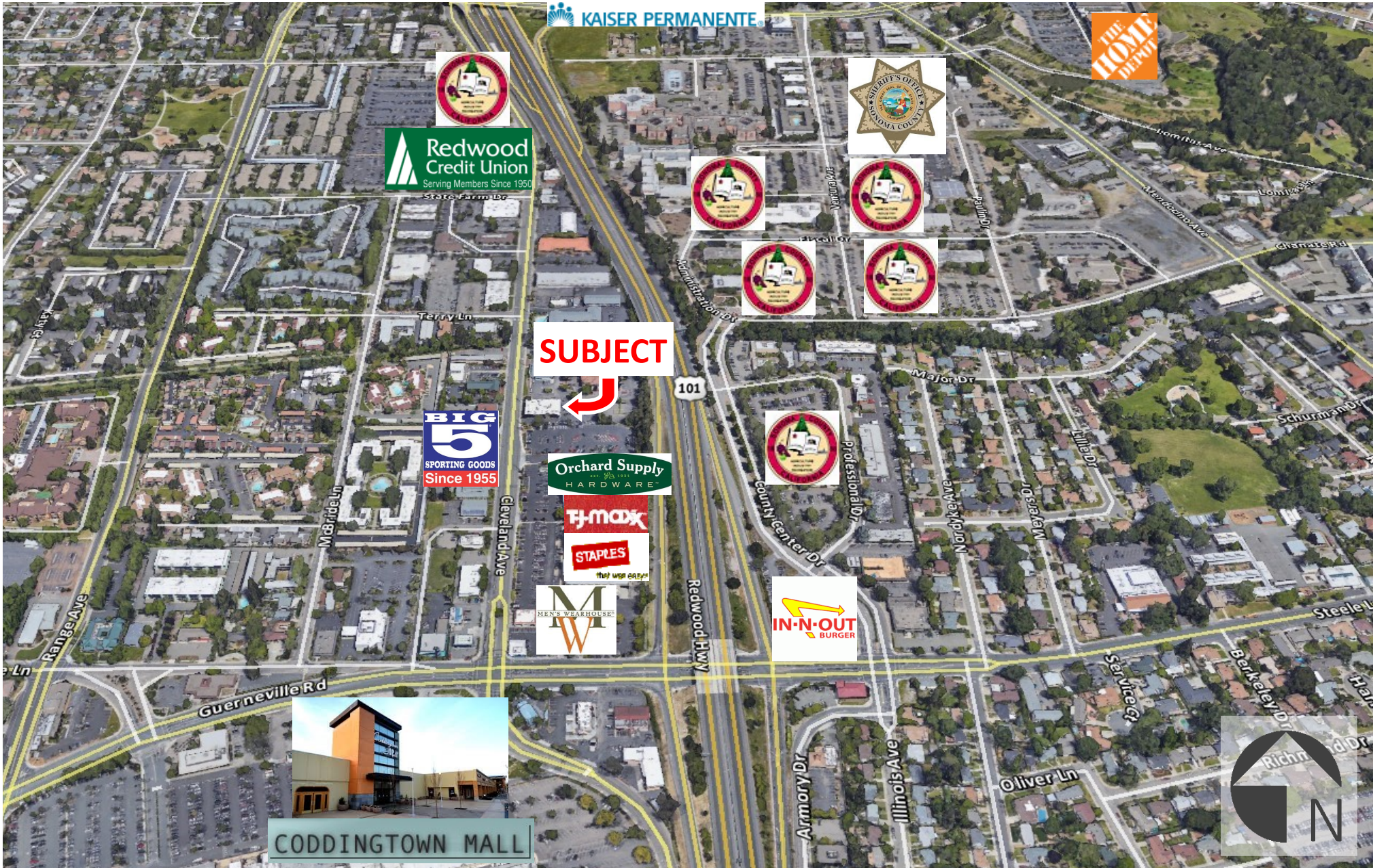
0651

10-05-06





AERIAL MAP



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BROKER TEAM



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