



**NORTH BAY**  
PROPERTY ADVISORS

# DOWNTOWN SANTA ROSA

## Free Standing with On Site Parking

### PRICE:

**\$700,000**

### BUILDING SF:

**4,280+/-**

- Open Floor Plan
- 6 On site Parking spaces
- Zoning: CD-5
- Traffic Count: 5,876 daily



Excellent opportunity to own a free standing building in downtown Santa Rosa. Property offers 4,280 sq.ft of ground floor office/retail space. There are 6 on site parking spaces accessed from Beaver St. The property has previously operated as a single occupant building, but could be demised. Walking distance to many downtown businesses. Cost to occupy is comparable to lease opportunities.

**421 E Street**

**Santa Rosa, CA 95401**

### Lead Broker / Agent

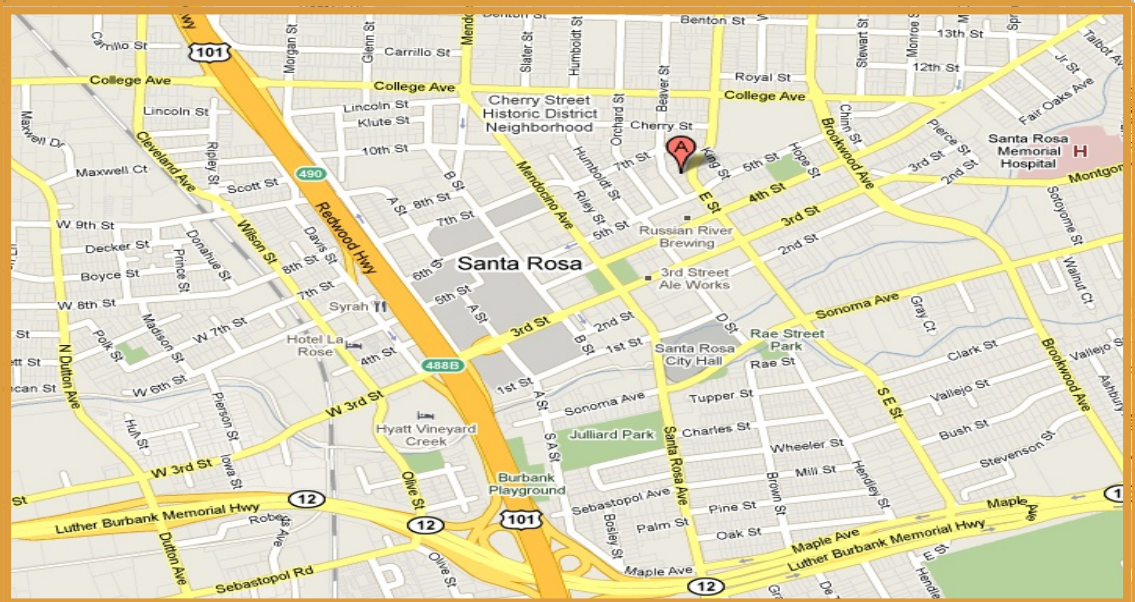
**Nick K Abbott**

DRE No.: 01357548

707-523-2700 ext. 305

707-529-1722 cell

nabbott@northbayprop.com



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. An interested party should verify the status of the property and the information herein.

## Pricing

<b>Asking Price:</b>	\$700,000

## Building

<b>Year Built:</b>	1973
<b>Construction / Siding:</b>	Wood Siding, Concrete Block
<b>Floors:</b>	Carpet and Vinyl
<b>Stories:</b>	1
<b>Approximate Build. Sq. Ft.:</b>	4,248 +/- SF Total
<b>HVAC:</b>	Forced Heat and Air
<b>Roof:</b>	Rolled Asphalt

## Site

<b>APN:</b>	009-055-005
<b>Size:</b>	7,841 +/-
<b>Zoning:</b>	CD-5
<b>Parking:</b>	On site, 6 spots.
<b>City / County:</b>	Santa Rosa/Sonoma
<b>Water &amp; Sewer:</b>	City of Santa Rosa
<b>Gas &amp; Electric:</b>	PG&E



## Broker Team



**Cell:**  
707-291-2722

**Phone:**  
707-523-2700  
ext. 302

**William M. Severi, CCIM**  
[bill@williamseveri.com](mailto:bill@williamseveri.com)  
CA DRE No.: 01000344



**Cell:**  
707-529-1722

**Phone:**  
707-523-2700  
ext. 305

**Nick Abbott**  
[nabbott@northbayprop.com](mailto:nabbott@northbayprop.com)  
CA DRE No.: 01357548

## 421 E st Owner Occupied Analysis

Asking Price	\$700,000
Contract Price	\$700,000

Tenant	Sq. Footage	Rental Rate	Mo. Rent	Term
Buyer	4,280	-	-	-
Tenant	0 4,280	\$0.00	\$0.00	A portion of the building could be leased out to provide additional income.

<u>Expenses</u>		
Property Taxes	\$7,840	1.12%
Insurance	\$4,000	
Landscape	\$1,800	
Maintenance	\$3,000	
Utilities	<u>\$7,560</u>	
	(\$24,200)	

<u>LOAN</u>			
	<u>Bank First</u>		<u>SBA Second</u>
LTV	\$350,000	5.00%	\$280,000 40.00%
Interest	6.50%		5.70%
Term	30		20
Payment (M)	(\$2,200.32)		(\$1,948.59)
Monthly Mortgage	(\$4,148.91)		
Total Annual Mortgage	(\$49,786.97)		

<u>Income Analysis</u>	
Rents Received	\$0.00
Annual Debt	(\$49,786.97)
Expenses	<u>(\$24,200.00)</u>
Cost to Occupy	(\$73,986.97)
\$/sq.ft to Occupy	<u>(\$1.44)</u>

<u>Depreciation Estimates</u>	
Annual	\$10,769
Monthly	\$897



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. An interested party should verify the status of the property and the information herein.

