



FOR SALE

510/516 Santa Rosa Ave.
Santa Rosa, CA 95404

Northern California's Premier Commercial Real Estate Firm



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FOR SALE SUMMARY

BUILDING (510 SR Ave)

Asking Price:	\$799,000
Approximate Building SQ.FT.:	6,538 SQ.FT.
Zoning / GP Designation:	CMU (Core Mixed Use)/Retail Business Services
APN:	009-263-011
Lot:	.101 acres/ 4,400 SQ.Ft.
Water / Sewer:	City Water and Sewer

LOT (516 SR Ave)

Zoning / GP Designation:	CMU (Core Mixed Use)/Retail Business Services
APN:	009-263-029
Lot:	0.101acres/4,400 SQ. FT.

PROPERTY DESCRIPTION:

Redevelopment or owner/user opportunity. Great existing building, of concrete construction, with approximately 3,641 sq.ft of open shop space on the lower level. Tall ceilings, barrel trusses make for attractive open space. Several skylights bring in a lot of natural light. Existing 200 amp electrical supply. The upper level is a large 3 bedroom 1 bath apartment with south facing patio, adjacent the building to the south is parcel: 516 SR Ave which is a paved lot currently used as parking to support the existing building. Current tenant is month to month and building can be delivered vacant at closing. Located in Central Santa Rosa blocks from square. Easy access onto Hwy 12 or Hwy 101. Zoning is CMU which allows for both commercial and residential uses. This zoning district is a FAR of 3.0 which can accommodate multiple levels. (Buyer to verify with City of Santa Rosa.) Great opportunity to buy and hold for future development.





PHOTOS - EXTERIOR



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PHOTOS - INTERIOR



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PHOTOS - APARTMENT



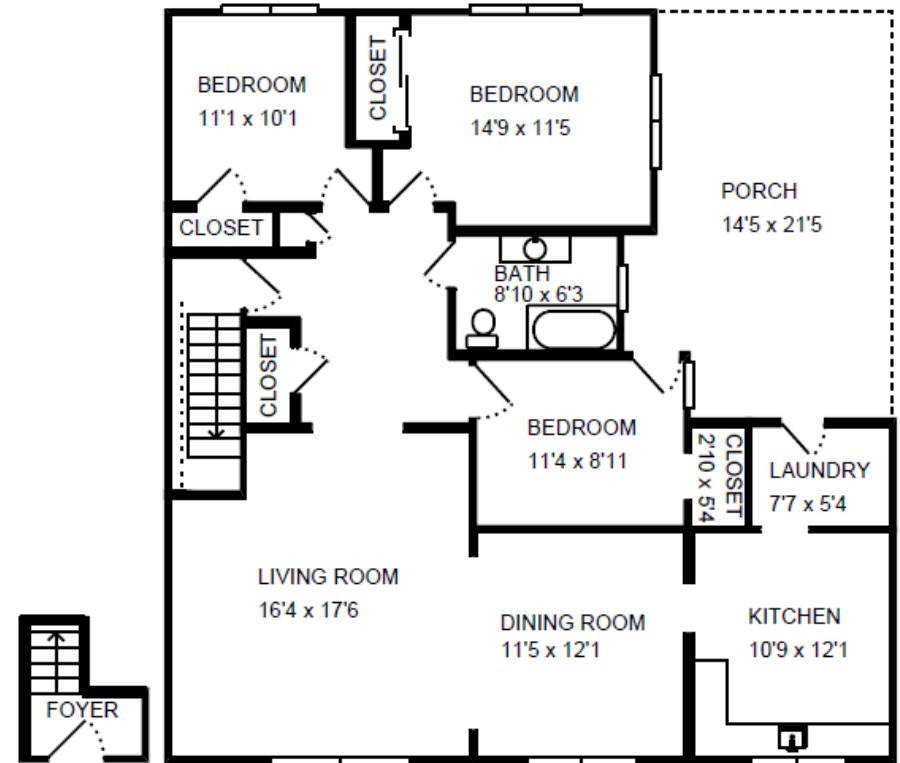
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FLOOR PLANS



COMMERCIAL SPACE



SECOND FLOOR APARTMENT



FINANCIAL ANALYSIS

Lease vs. Own Analysis

Asking Price \$799,000
 Contract Price Per Sq. Ft. \$162.93 \$799,000 **510-516 Santa Rosa Ave**

Tenant	Sq. Footage	Rental Rate	Mo. Rent	Comments
Suite A	3,666	\$ 1.55	\$ 5,682	To be Occupied by Buyer
Suite B	1,238	\$ 1.58	\$ 1,950	
	4,904		\$ 7,632.30	

ANNUAL EXPENSES		
Property Taxes	\$8,949	1.12%
Insurance	\$2,200	Estimated
Maintenance	\$2,500	Estimated
Landscape	\$2,400	Est \$200/month
Water & Sewer	\$1,800	Est \$150/month
Garbage	\$1,080	Est \$90/month
PG & E		
Reserves	\$1,500	Est \$167/month
Misc.	\$0	
	\$20,429	\$ 0.35
		per sq. ft.

ANNUAL LOAN EXPENSE				
	Bank First (Loan No. 1)		SBA 2nd (Loan No.: 2)	
LTV	\$399,500	50%	\$319,600	40%
Interest Rate	4.00%		2.88%	
Term in Yrs.	30		25	
Pmts. Per Yr.	12		Total Cash	12
Start Date	9/1/2012		\$79,900	9/1/2012
			Total CLTV	
			\$719,100	
Monthly Pmt.	\$ 1,907		90%	\$ 1,494.88
Total Monthly Debt Service		\$ 3,402		\$ 0.93 per sq. ft.
Total Annual Debt Service		\$40,826		

FINAL ANALYSIS & CONCLUSIONS					TAX DEPRECIATION			LOAN REDUCTION			
Other Rents Received	\$91,587.60				Improvement Value	\$ 639,200	80%		5 yrs.	7 yrs.	
Annual Debt Service	(\$40,826)				Depreciation Yrs.	39		Total Debt Service:	\$ 204,129	\$ 285,781	
Expenses	(\$20,429)				Annual Dep.	\$ 16,390		Total Interest:	\$ 118,976	\$ 162,329	
Cost to Occupy per Yr.	\$30,333 37.96%				Tax Savings / Bracket	\$ 4,097	25%	Reduction:	\$ 85,153	\$ 123,452	
\$/sq. ft./Mo. to Occupy - Pre Tax	\$0.69				Avg. psf / Month	\$ 0.07		Loan Reduction per Yr. Avg.	\$ 17,031	\$ 24,690	
	After Tax 5 yrs.	Tax Depreciation	Loan Reduction	Estimated Appreciation	Est. Mo. Cost Per Sq. Ft.	ESTIMATED MARKET APPRICIATION per YEAR					
\$/sq. ft./Mo. to Occupy - After Tax 5 yrs.	\$0.69	\$ 0.07	\$ 0.29	\$ 0.07	\$1.12	Percent / Yr.	Amt. / Yr.	\$ psf / Yr.	Loan Reduction per Mo. Avg.	\$ 1,419	\$ 2,058
	After Tax 7 yrs.	Tax Depreciation	Loan Reduction	Total Mo. Cost Per Sq. Ft.	Total Mo. Cost Per Sq. Ft.	0.50%	\$ 3,995.00	\$ 0.81	Loan Reduction per Sq. Ft. Avg. per Month	\$ 0.29	\$ 0.42
\$/sq. ft./Mo. to Occupy - After Tax 7 yrs.	\$0.69	\$ 0.07	\$ 0.42	\$ 0.07	\$1.25		\$ psf / Mo.				
							\$ 0.07				

1) This lease vs. own analysis provides a summary analysis of the estimated "fully-loaded" monthly holding costs to own this property.

- 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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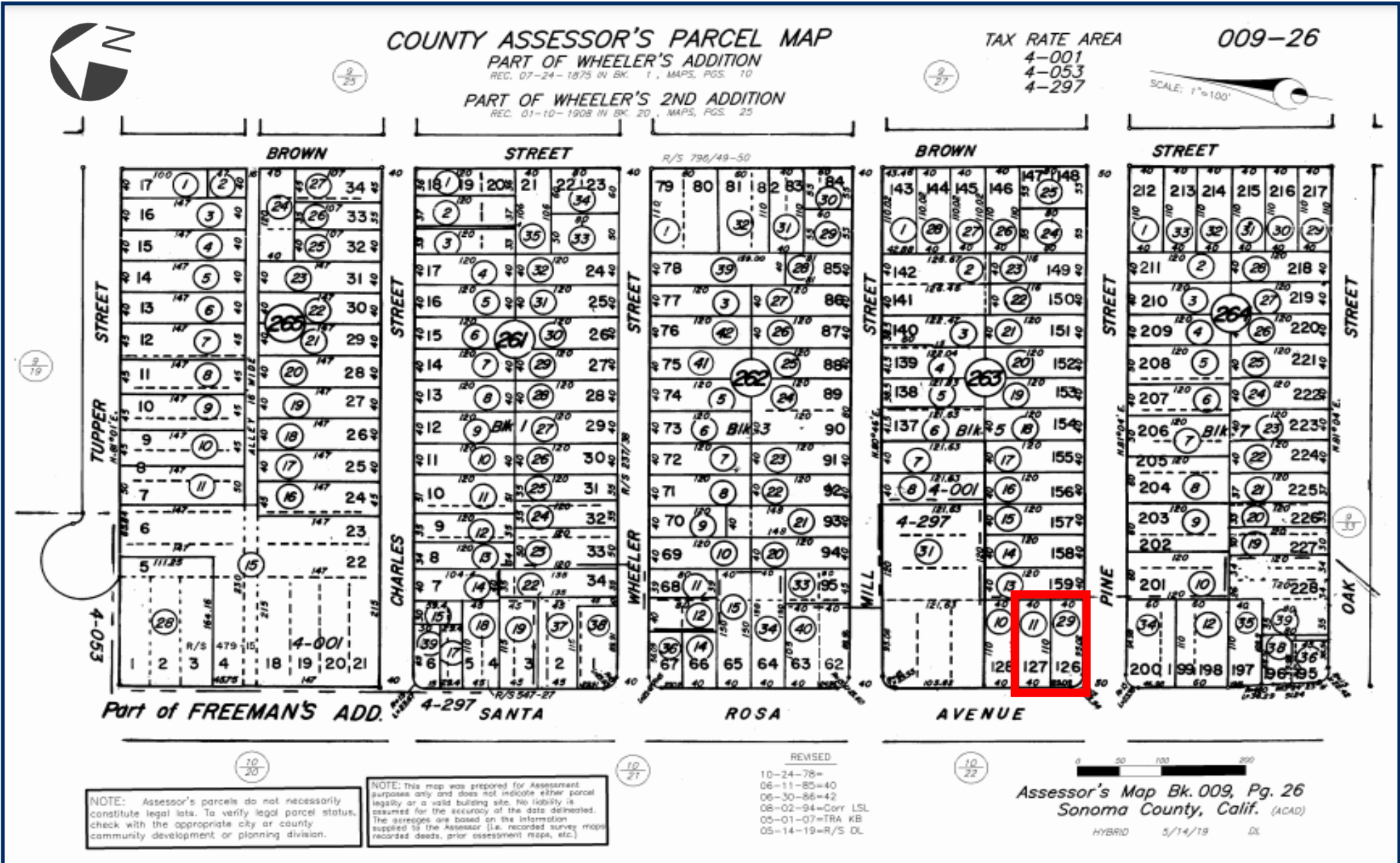
AERIAL MAP



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PARCEL MAP



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BROKER TEAM



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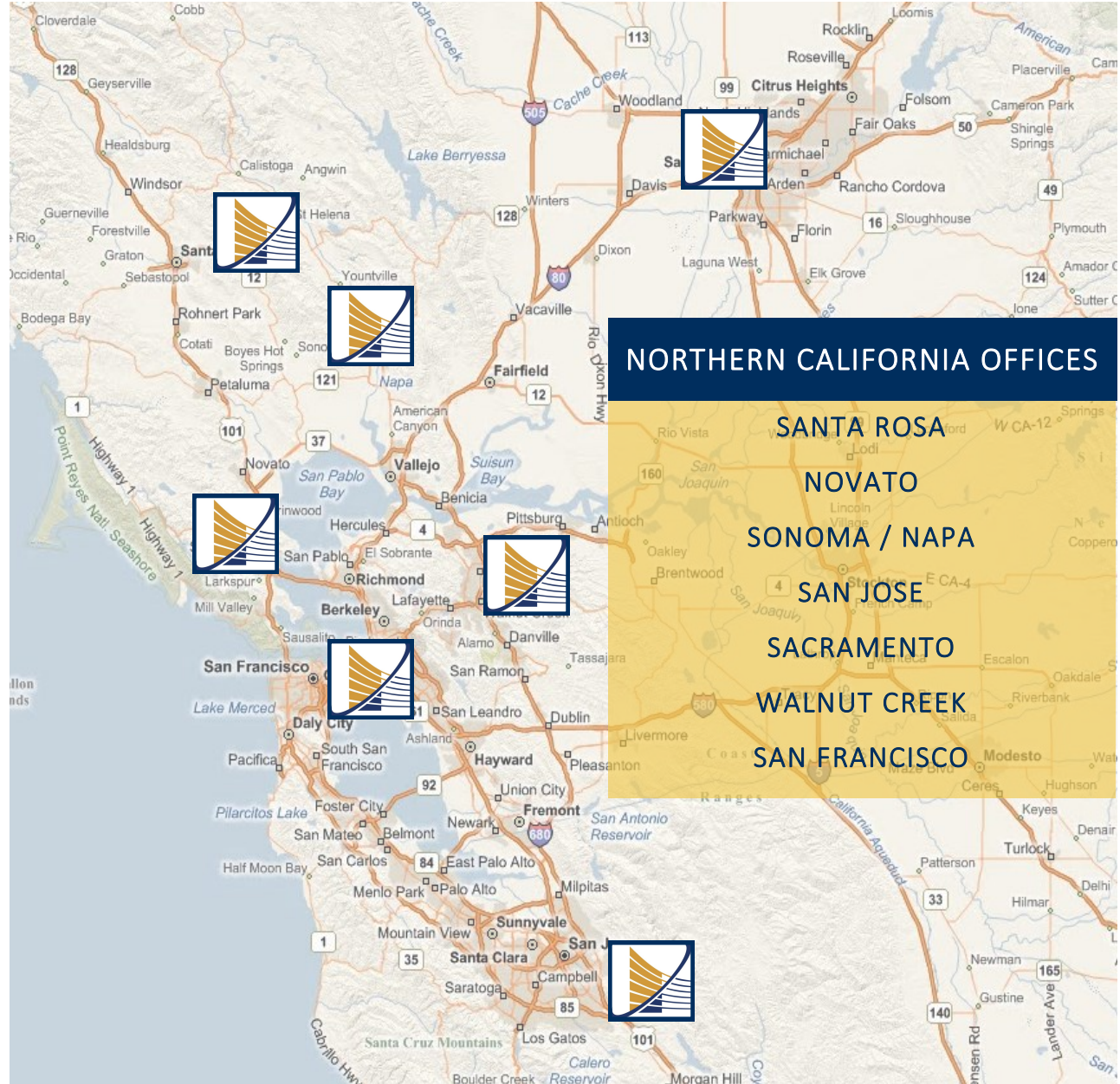
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