



FOR SALE
SANTA ROSA BUSINESS PARK
1265 N DUTTON, SANTA ROSA

\$1,150,00

Northern California's Premier Commercial Real Estate Firm



Nick Abbott - Broker

CA BRE # 01357548

Phone: 707-523-2700

Cell: 707-529-1722

Email: 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. Any interested party should verify the status of the property and the information herein.



PROPERTY SUMMARY



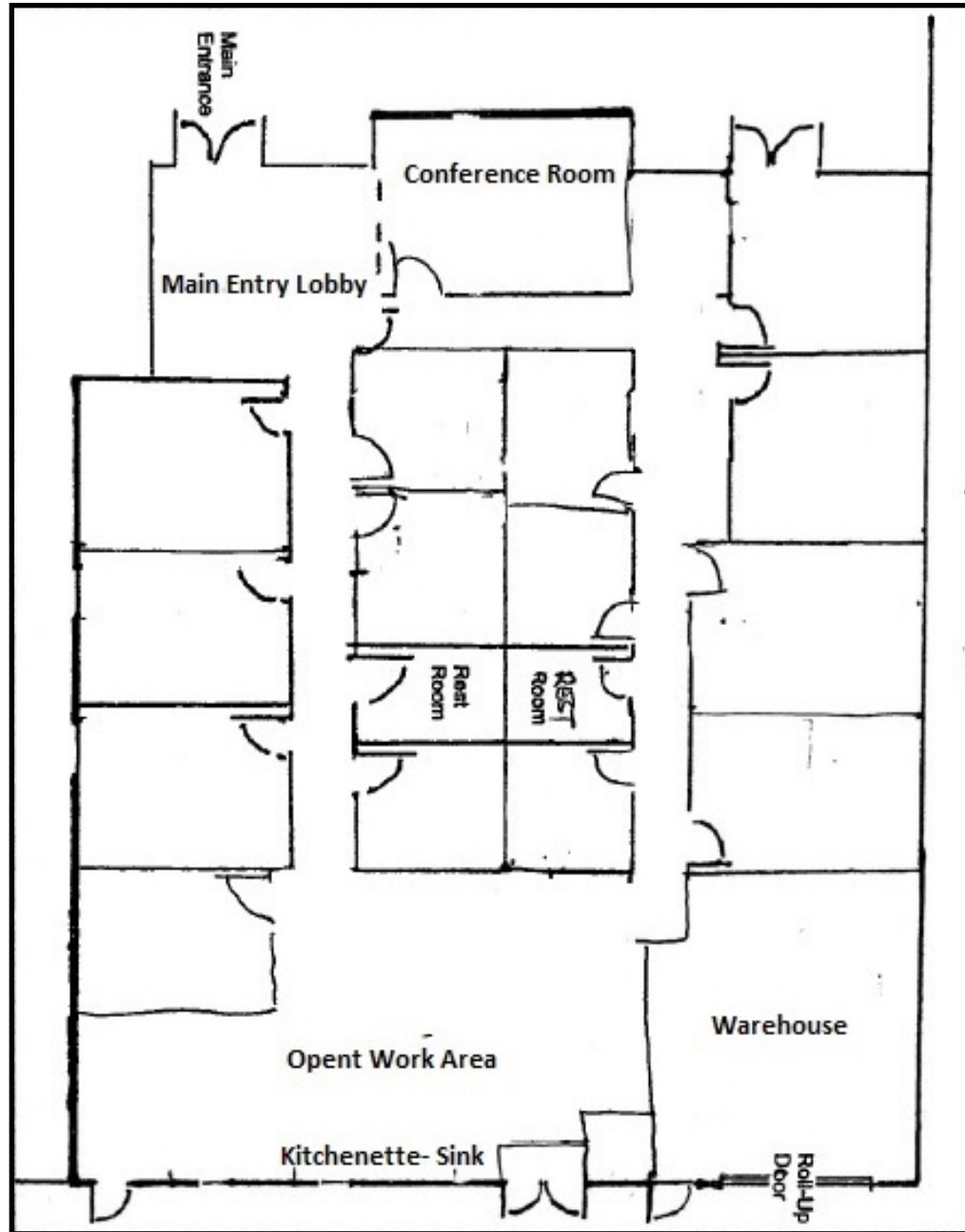
SUITE	APPROXIMATE SQ. FT.	PRICE	PRICE PER SQ. FT.	O.A. FEE
1265	4,960 sq.ft	\$1,150,000	\$231/sq.ft.	\$550/month

Very functional and well appointed office condo, located in the Park Center community. The current floor plan was updated and reconfigured in 2012. There is flexibility to easily split the unit into half, to occupy one half, and lease out the balance. The floor plan offers a total of 14 private offices, a conference room, and 2 restrooms in which one has a shower. The back end of the space has an open work area with kitchenette and sink, plus a warehouse area of approximately 315 sq.ft with a roll up door. This condo has good natural lighting along the east entry wall that filters through to the back of the unit. In addition, there are several skylights and rear windows to enhance all lighting into the space. See included Owner User analysis which outlines a cost effective way to own and occupy under an SBA 503 loan structure. This community of 22 separate units is exceptionally maintained with mature redwood trees and attractive landscaping. The general location is highly sought after by business owners in Santa Rosa seeking a centrally located building with easy access to freeway, downtown, and other amenities.

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FLOOR PLAN



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PHOTOS



Entry Lobby



Interior Office Corridor



Typical Office



Restroom with Shower

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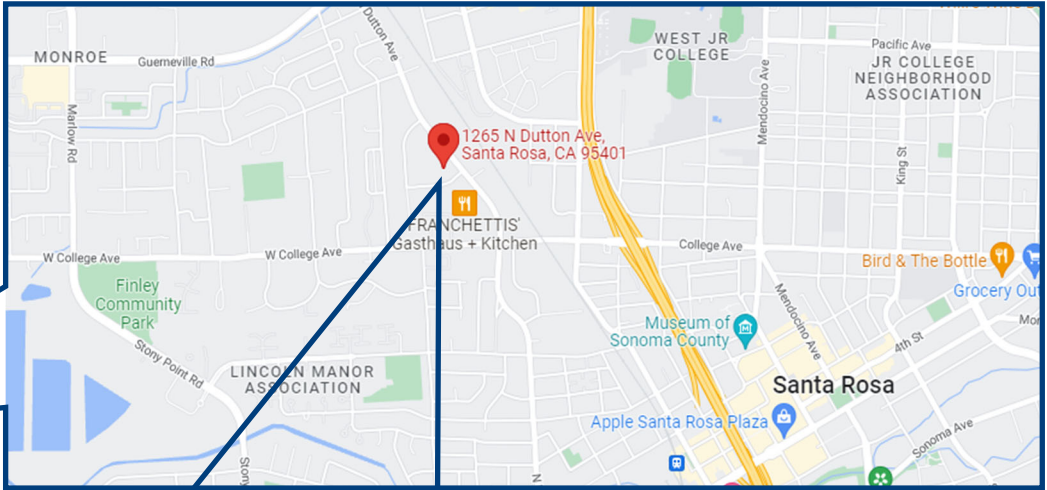
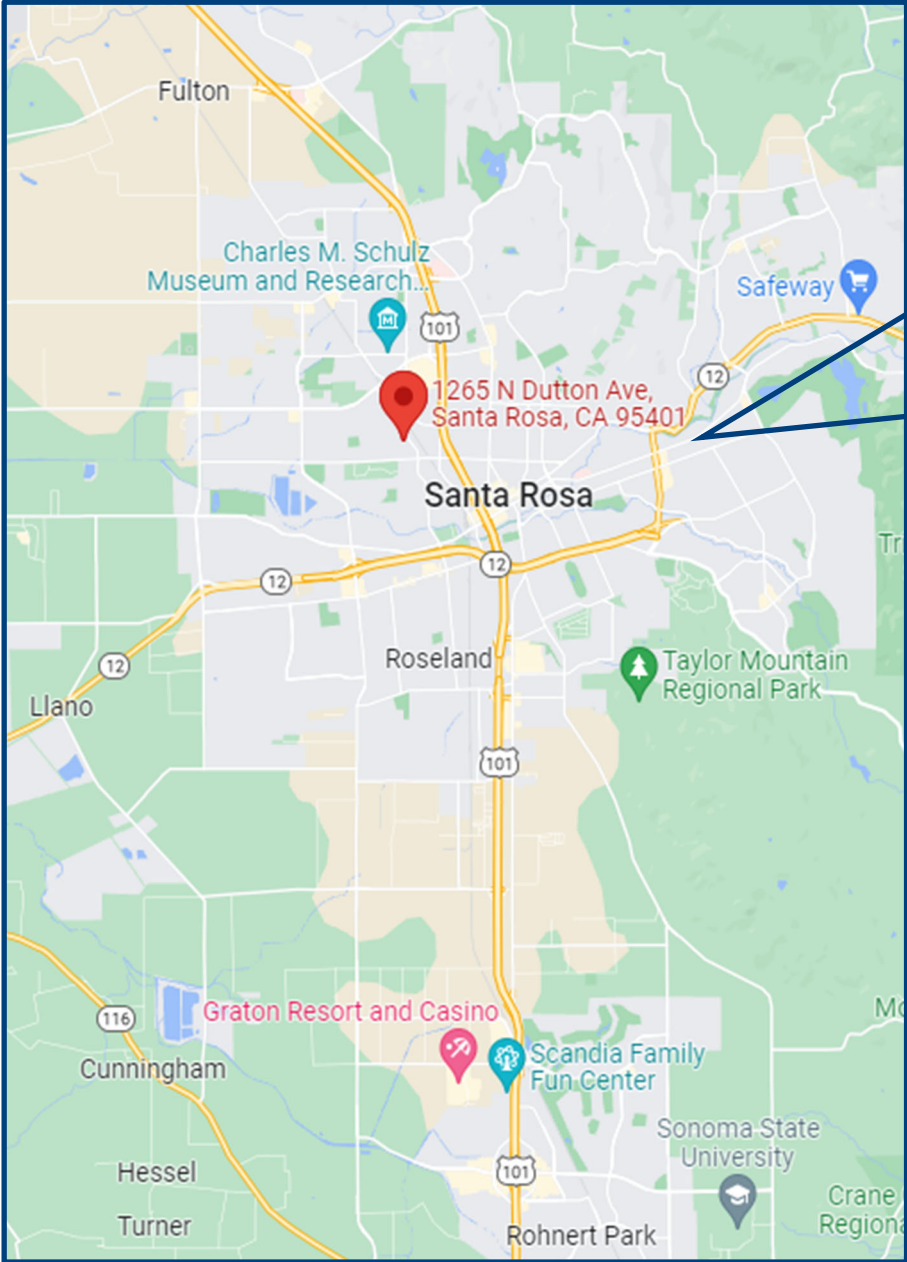
OWNER USER ANALYSIS

Asking Price		\$1,150,000	1265 N Dutton	
Contract Price		Per Sq. Ft. \$231.85	\$1,150,000	
Tenant	Sq. Footage	Rental Rate	Mo. Rent	Comments
Suite A	2,728	\$ 2.00	\$ 5,456	To be Occupied by Buyer
Suite B	2,232	\$ 1.65	\$ 3,683	To be Leased
	4,960		\$ 9,138.80	
ANNUAL EXPENSES				
Property Taxes	\$12,880	1.12%		
Insurance	\$0	Included in OA		
Owners Association	\$6,600	Monthly \$550		
Maint. / Janitorial	\$3,600	Estimate		
Water & Sewer	\$1,320	City of Santa Rosa		
Garbage		Included in OA		
PG & E	\$2,400	Est \$200/month		
Reserves	\$1,440	Est \$120/month		
Misc.	\$0			
	\$28,240	\$ 0.47		per sq. ft.
ANNUAL LOAN EXPENSE				
	<u>Bank First (Loan No. 1)</u>		<u>SBA 2nd (Loan No.: 2)</u>	
LTV	\$575,000	50%	\$460,000	40%
Interest Rate	5.00%		5.44%	
Term in Yrs.	30		25	
Pmts. Per Yr.	12	<u>Total Cash</u>	12	
Start Date	9/1/2012	\$115,000	9/1/2012	
		<u>Total CLTV</u>		
		\$1,035,000		
Monthly Pmt.	\$ 3,087	90%	\$ 2,807.52	
Total Monthly Debt Service	\$	5,894	\$	2.16 per sq. ft.
Total Annual Debt Service		\$70,731		
FINAL ANALYSIS & CONCLUSIONS				
Other Rents Received	\$109,666			
Annual Debt Service	(\$70,731)			
Expenses	(\$28,240)			
Cost to Occupy per Yr.	\$10,695		9.30%	
\$/sq ft/Mo. to Occupy - Pre Tax	\$0.33			
	After Tax 5 yrs.	Tax Depreciation	Loan Reduction	Estimated Appreciation
\$/sq ft/Mo. to Occupy - After Tax 5 yrs.	\$0.33	\$ 0.10	\$ 0.33	\$ 0.10
	Est. Mo. Cost Per Sq. Ft.			\$0.85
	After Tax 7 yrs.	Tax Depreciation	Loan Reduction	Total Mo. Cost Per Sq. Ft.
\$/sq ft/Mo. to Occupy - After Tax 7 yrs.	\$0.33	\$ 0.10	\$ 0.48	\$ 0.10
	Total Mo. Cost Per Sq. Ft.			\$1.00
	ESTIMATED MARKET APPRICIATION per YEAR			
	Percent / Yr.	Amt. / Yr.	\$ psf / Yr.	Loan Reduction per Mo. Avg.
	0.50%	\$ 5,750.00	\$ 1.16	\$ 1,612
		\$ psf / Mo.		\$ 2,384
		\$ 0.10		Loan Reduction per Sq. Ft. Avg. per Month
				\$ 0.33
				\$ 0.48
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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MAPS



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LISTING TEAM



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Email: nabbott@northbayprop.com

North Bay Property Advisors

Santa Rosa Office

2777 Cleveland Ave. Suite 110

Santa Rosa, CA 95403

707-523-2700

www.NorthBayProp.com

