



FOR SALE
887 SEBASTOPOL RD,
SANTA ROSA CA 95407

\$2,100,000

Northern California's Premier Commercial Real Estate Firm



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PROPERTY SUMMARY



Lot Size	APPROXIMATE Building SQ. FT.	PRICE	PRICE PER SQ. FT.
1.05 Acres	20,190 +/- sq.ft	\$2,100,000	\$104/sq.ft.

Metal warehouse building fully leased to 4 tenants. Two buildings, one with sprinklers. Zoning is R-3-18 and located in an Opportunity Zone. All tenants are month to month, with the exception of one, whose lease expires May 31, 2023. All rents are well below market. Each Building has it's own electrical supply, multiple meters. Property is secure with one ingress/egress entry point with a gate. Individual units are modest with minimal build out, restroom electrical panel and some have office space. Warehouse space remains difficult to find in the market and rents remain healthy. The Boys and Girls club is completing a brand new \$17M facility directly south of the subject property, with a Spring 2023 open date. MidPen Housing is working on 175 unit mixed use housing project to the east. This neighborhood is going through significant change and will continue to do so as other projects take shape. Great opportunity to raise rents to market and hold long term.

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PHOTOS



Office



Warehouse/Storage



Warehouse



Restroom

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Rent Roll

Lease Summary / Rent Roll

887 Sebastopol Rd
Santa Rosa CA

Tenant	Suite/Addresses	Owner Rentable Sq. Ft.	Owner % of SF	Measurements Rentable Sq. Ft.	% of SF	Actual Rent/Month	Owner Rent/SF	Numbers Rent/SF	Pro Forma Rent/SF	Proforma Rent/Month	CAM/Month	CAM/SF	Full Loaded Rent / SF	Expires
PJ Construction.		6,200	31.16%	6,000	29.72%	\$ 4,200.00	\$0.68	\$0.70	\$0.75	\$4,650.00	\$ 1,426.00	0.23	\$0.98	5/31/2023
County Wide Dog Training		4,200	21.11%	4,440	21.99%	\$ 2,127.00	\$0.51	\$0.48	\$0.75	\$3,150.00	\$ 966.00	0.23	\$0.98	MTM
National Ice		4,750	23.87%	4,875	24.15%	\$ 2,640.00	\$0.56	\$0.54	\$0.75	\$3,562.50	\$ 1,092.50	0.23	\$0.98	MTM
ATL Events		4,750	23.87%	4,875	24.15%	\$ 2,750.00	\$0.58	\$0.56	\$0.75	\$3,562.50	\$ 1,092.50	0.23	\$0.98	MTM
TOTALS:										\$14,925.00	\$4,577.00			
	Total Sq. Ft.	19,900	100.00%	20,190	100.00%	\$ 11,717.00	\$0.58	\$0.58		\$ 179,100.00	\$ 54,924.00			

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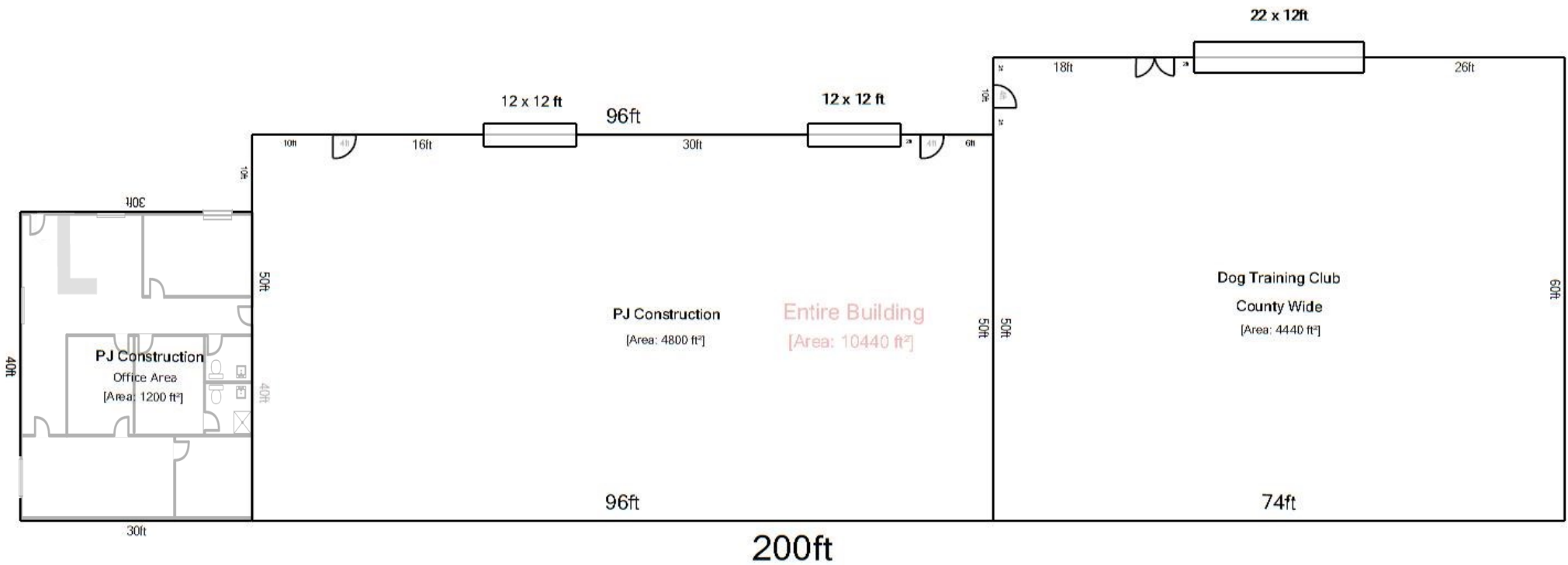
Financial Analysis

Annual Property Operating Data									
Name	887 Sebastopol Rd								
Location	Santa Rosa CA								
Type of Property	Multi-Tenant Industrial			Purchase Price	\$	2,100,000			
Size of Property	19,900 (Sq. Ft./Units)			Acquisition Costs	\$	7,500			
Purpose	Investment Evaluation			Loan Points	\$	7,245			
				Cash Invested	\$	665,745			
Assessed/Appraised Values				Potential No. 1	Balance	Payment	#Pmts./Yr.	Interest	Term
Land	20%	\$	420,000	1st	\$1,449,000	\$8,456	12	5.75%	30
Improvements	80%	\$	1,680,000	2nd			12		30
Personal Property		\$	-						
Total	100%	\$	2,100,000	Potential No. 2					
Adjusted Basis as	1-Jan-22	\$	2,100,000	1st					
				2nd					
ALL FIGURES ARE ANNUAL									
		\$/SQ FT	%						
		or \$/Unit	of GOI						
1	POTENTIAL RENTAL INCOME			214,920					COMMENTS/FOOTNOTES
2	Plus: Other Income (affected by vacancy)				\$	-			PROFORMA RENT
3	Less: Vacancy & Cr. Losses	(4% of		8,597)					See Attached EXHIBIT A
4	EFFECTIVE RENTAL INCOME								Industry Vacancy Low
5	Plus: Other Income (not affected by vacancy)								
6	GROSS OPERATING INCOME			206,323					
OPERATING EXPENSES:									
7	Real Estate Taxes			23,520	1.12%				Paid Directly by tenant
8	Personal Property Taxes								
9	Property Insurance			9,450					Actual
10	Off Site Management Professional Mgmt	5.0%		10,316					Pro Forma
12	Day Porter								
13	Professional Fees								
14	Parking Lot Sweep								
15	Garbage / Refuse								Paid by Tenants
16	Security - Night Patrol								NONE
17	Repairs & Maintenance			5,000					Estimated
18	Utilities:								
19	Water & Sewer			2,322					
20	PG&E Common								No Common Area Utility Costs
21	Pest Control			1,800					Estimate
22	Workers Comp								
23	Fire Systems			1,500					Estimated annual inspection
24	HVAC Maintenance								
25	Painting								
26	Landscaping			1,800					Estimated, no landscaping
27	Reserves	1.50%		3,095					2% of Potential Gross Income line 1 above.
28	Unrecoverable Expenses								
32	Miscellaneous								
33	TOTAL OPERATING EXPENSES			\$ 0.25		\$ 58,803		27%	Expenses as a % of PGOI
34	NET OPERATING INCOME					\$ 147,520		7.02%	Cap Rate
35	Less: Annual Debt Service			\$ 5.10		\$ 101,472		1.45	Debt Coverage Ratio
36	Less:								
37	Less:								
38	Less:								
39	CASH FLOW BEFORE TAXES			\$ 2.31		\$ 46,049		6.92%	Cash-on-Cash or ROI
40	Equity Build-up from Principal Paydown of Loan Year 1					\$ 18,840			
41	CASH FLOW + EQUITY BUILD-UP YEAR 1					\$ 64,889			
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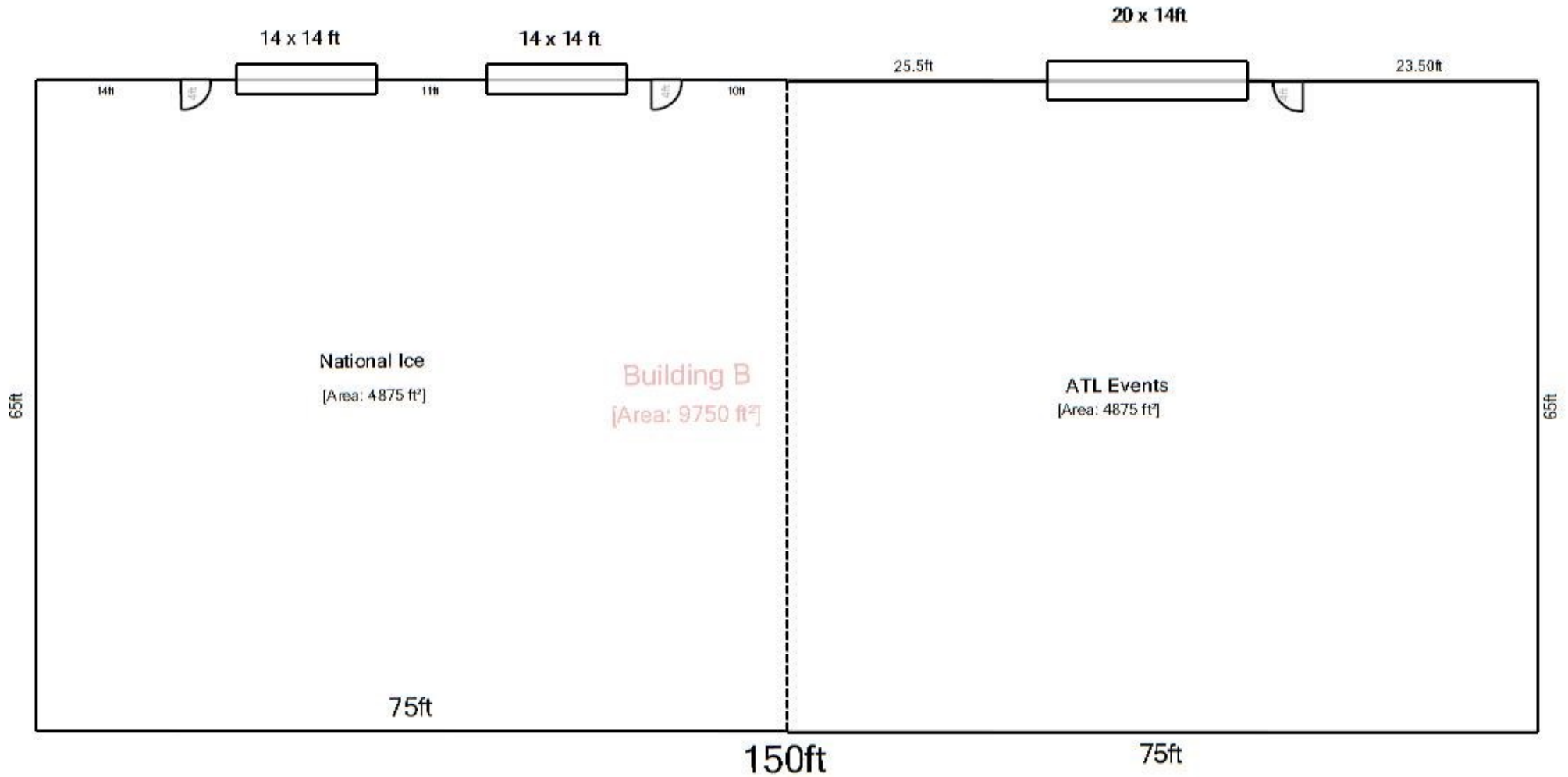
Building A Floor Plan



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Building B Floor Plan





Roseland Redevelopment Plan

Casa Roseland



Aerial Rendering



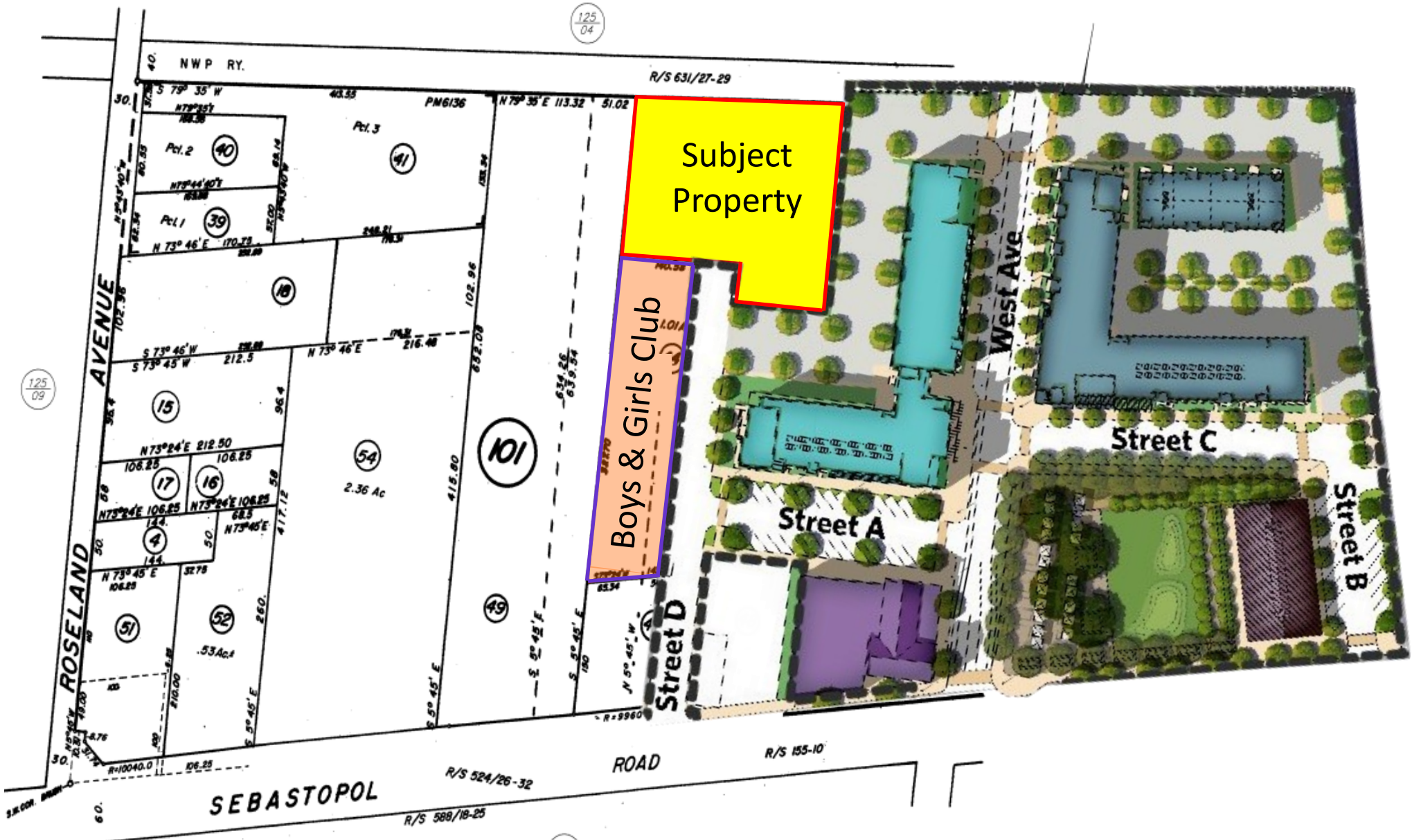
Boys & Girls Club

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PARCEL MAP

4-522



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BOYS & GIRLS CLUB PHOTOS



Boys & Girls Club Exterior Construction



Boys & Girls Club Exterior Construction



Boys & Girls Club Exterior Construction



Boys & Girls Club Exterior

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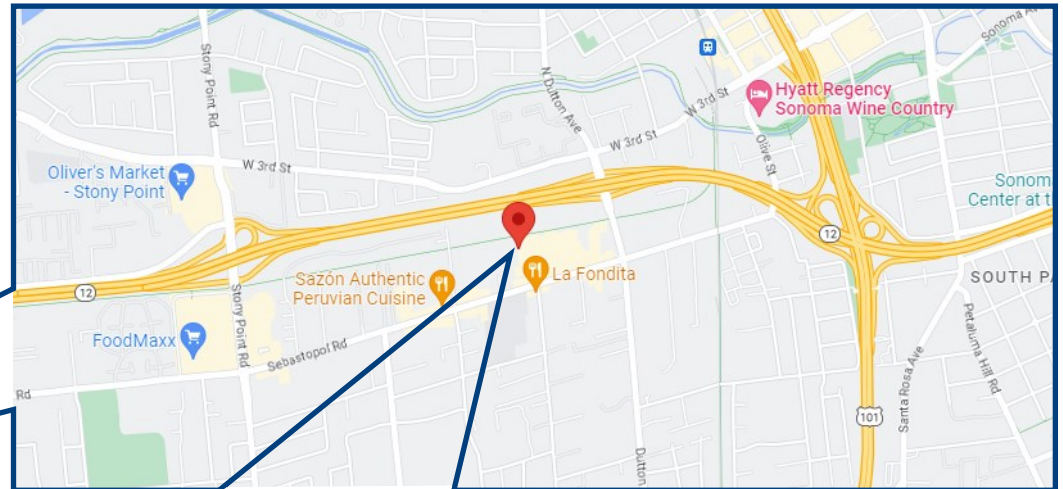
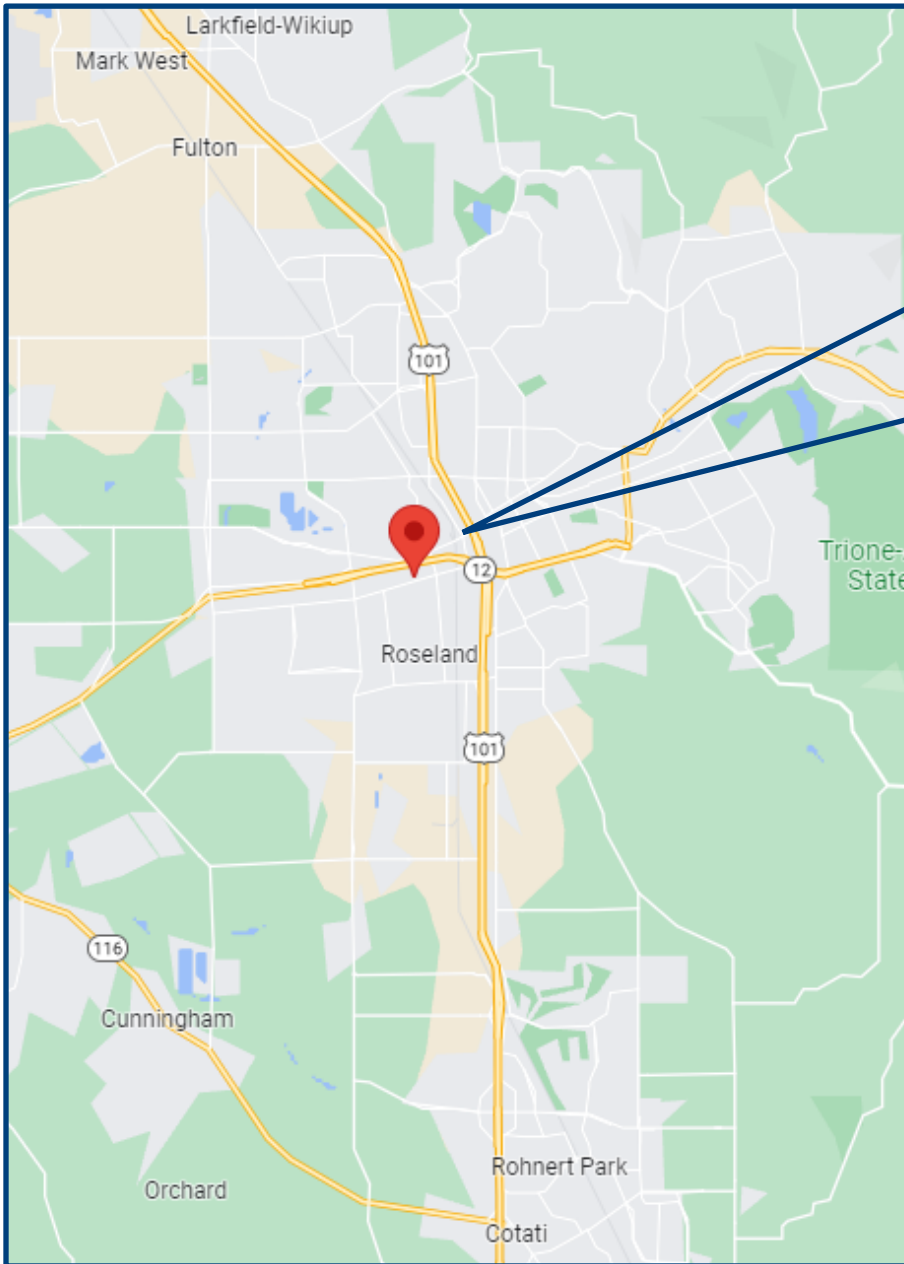
CASA ROSELAND PHOTOS



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MAPS



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MAP



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LISTING TEAM



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