



For Sale | +/- 13,001 SF | \$1,675,000

# Multi-Tenant Leased Investment Value Add Opportunity

4949 Buckley Way | Bakersfield, CA 93309

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4949 Buckley Way is an approximately 13,001 square foot, multi-tenant, two-story, freestanding, professional office building that is being offered as a value-add leased investment. The property is conveniently located in Southwest Bakersfield just west of Stine Road and south of Ming Avenue. The building provides a unique opportunity for an investor to purchase the property well below replacement cost with significant upside in the rents.

## Property Highlights:

- Approx. 13,001 square foot, multi-tenant, two-story, freestanding, professional office building.
- Unique value add opportunity with significant upside in rents.
- Offered well below replacement cost.
- Currently 94% occupied.
- Small suite sizes that range from 340 SF – 1,060 SF.
- Each suite is individually metered for utilities.
- Each suite has exterior windows with natural light.
- Elevator access to the 2nd floor.
- Common area restrooms located on both the 1st and 2nd floors.
- Monument signage available.
- Abundant amount of onsite parking (some covered) plus street parking.
- Zoned C-2 (Regional Commercial Zone) – City of Bakersfield.
- Year Built: 1980

## Sales Price:

\$1,675,000.00 (\$128.00/PSF)

## Available:

First Floor	+/- 7,380 SF
Second Floor	+/- 5,621 SF
Total Building Size	+/- 13,001 SF
Total Lot Size	+/- 0.62 AC (27,007 SF)

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# Rent Roll

Suite	Tenant	RSF	Lease Exp.	Current Rent/SF	Current Rent/Mo.	Proforma Monthly Rent/SF	Proforma Rent/Mo.
101	KBS Real Estate Services	690	MTM	\$1.38	\$950.00	\$1.60	\$1,105.00
102	Boehning LTD, Inc	340	03/31/27	\$1.76	\$600.00	\$2.00	\$680.00
103	Genesis	340	MTM	\$1.47	\$500.00	\$2.00	\$680.00
104	Neuro Acupuncture	690	06/30/26	\$1.50	\$1,035.00	\$1.60	\$1,105.00
105	Sarbjit Cheema	340	10/31/27	\$1.75	\$595.00	\$2.00	\$680.00
106	Hope in the Valley	1,060	MTM	\$1.08	\$1,144.00	\$1.56	\$1,650.00
107	Rafael Bermudez	460	02/28/28	\$1.73	\$795.00	\$1.95	\$895.00
108	Transform Wellness Therapy	690	04/30/28	\$1.23	\$850.00	\$1.44	\$995.00
109	Lucky California Triology	340	11/30/26	\$2.04	\$695.00	\$2.00	\$680.00
110	Kern Valley Builders	340	04/30/27	\$1.51	\$515.00	\$2.00	\$680.00
111	Transition Ahead	690	05/31/28	\$1.09	\$750.00	\$1.60	\$1,105.00
112	Deisy Medel	340	11/30/28	\$1.75	\$595.00	\$2.00	\$680.00
113	Rafael Bermudez	1,060	08/31/28	\$1.18	\$1,250.00	\$1.56	\$1,650.00
201	Farmers Insurance	695	03/31/27	\$1.44	\$1,000.00	\$1.59	\$1,105.00
202	Highway Transport	340	MTM	\$1.54	\$525.00	\$2.00	\$680.00
203	Professional Fiduciary	690	05/31/27	\$1.27	\$875.00	\$1.60	\$1,105.00
204	Vacant	856	N/A	\$0.00	\$0	\$1.60	\$1,370.00
205	Fastax Fiancial Solutions	460	06/30/29	\$1.30	\$600.00	\$1.95	\$895.00
206	Francisco Hernandez	695	08/31/26	\$1.01	\$700.00	\$1.59	\$1,105.00
207	NBX	340	MTM	\$1.62	\$550.00	\$2.00	\$680.00
208	Hooper Holmes	690	03/31/28	\$1.09	\$750.00	\$1.60	\$1,105.00
209	PPH Franchise Holding, LLC	855	05/31/28	\$1.28	\$1,095.00	\$1.60	\$1,370.00
		<b>13,001</b>	<b>Monthly</b>	<b>\$1.26</b>	<b>\$16,369.00</b>	<b>\$1.65</b>	<b>\$22,000.00</b>
			<b>Annual</b>	<b>\$15.11</b>	<b>\$196,428.00</b>	<b>\$20.31</b>	<b>\$264,000.00</b>

# Financial Overview

## Financial Summary

	Current	Proforma
<b>Gross Income</b>	\$196,428.00	\$264,000.00
<b>Vacancy (1)</b>	\$0.00	\$13,200.00
<b>Total Gross Income</b>	<b>\$196,428.00</b>	<b>\$250,800.00</b>
<b>Operating Expenses (2)</b>		
<b>Property Taxes (3)</b>	\$20,100.00	\$20,100.00
<b>Insurance (4)</b>	\$8,000.00	\$8,000.00
<b>Electricity</b>	\$6,157.50	\$6,157.00
<b>Water</b>	\$9,599.55	\$9,599.55
<b>Sewer</b>	\$454.47	\$454.47
<b>Trash</b>	\$3,315.91	\$3,315.91
<b>Safety/Fire Life Safety</b>	\$4,661.02	\$4,661.02
<b>Pest Control</b>	\$906.00	\$906.00
<b>Janitorial</b>	\$10,237.50	\$10,237.50
<b>Janitorial Supplies</b>	\$1,512.85	\$1,512.85
<b>Backflow Testing</b>	\$200.00	\$200.00
<b>HVAC Contract</b>	\$5,456.00	\$5,456.00
<b>HVAC Repairs</b>	\$1,795.43	\$1,795.43
<b>Landscaping</b>	\$6,600.00	\$6,600.00
<b>Elevator Contract</b>	\$4,760.00	\$4,760.00
<b>Day Porter</b>	\$5,100.00	\$5,100.00
<b>Management - MD Atkinson</b>	\$9,963.00	\$9,963.00
<b>Total Operating Expenses</b>	<b>\$98,819.00</b>	<b>\$98,819.00</b>
<b>Net Operating Income (NOI)</b>	\$97,609.00	\$165,181.00
<b>Sales Price</b>	\$1,675,000.00	\$1,675,000.00
<b>Tenant Improvements (5)</b>	\$0	\$65,000.00
<b>Total Project Cost</b>	\$1,675,000	\$1,740,000.00
<b>Cap Rate</b>	5.83%	9.49%
<b>Price Per SF</b>	\$128.84	\$133.84

## Cash Flow Analysis

	Current	Proforma
<b>Net Operating Income (NOI)</b>	\$97,609.00	\$165,181.00
<b>Down Payment (50%)</b>	\$837,500.00	\$837,500.00
<b>Tenant Improvements</b>	\$0	\$65,000.00
<b>Total Cash Injection</b>	\$837,500.00	\$902,500.00
<b>1st Mortgage</b>	\$837,500.00	\$837,500.00
<b>Annual Debt Service (6)</b>	\$67,860.00	\$67,860.00
<b>Cash Flow</b>	\$29,749.00	\$97,321.00
<b>Cash on Cash Return</b>	3.55%	10.78%

- (1) Vacancy for "Current" is actual. 5% vacancy for "Proforma".
- (2) Based on 2025 year end totals.
- (3) Property taxes estimated at 1.2% of purchase price.
- (4) Property insurance estimated. Buyer to verify.
- (5) For "Proforma", tenant improvements calculated at \$10 psf. on 6,500 sf.
- (6) Debt service calculated at 50% LTV, 6.5% interest rate, amortized over 25 years.

# Exterior Photos



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Aerial



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