

Downtown Office/Medical Complex For Sale/Lease

830 2nd Street | Santa Rosa | CA



KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

Commercial Real Estate Services

Kevin Doran, Partner

1355 N Dutton Ave., Santa Rosa, CA 95401

(707) 528-1400 • Fax: (707) 524-1419

Lic #: 01704987

KDoran@KeeganCoppin.com

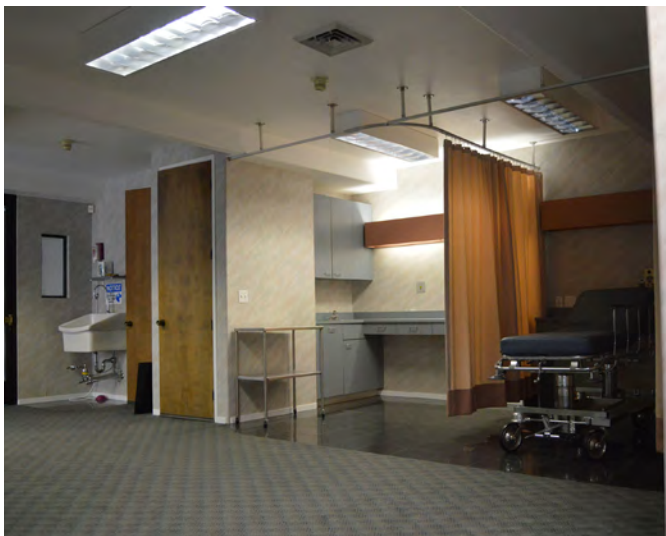
The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

Downtown Office/Medical Complex For Sale/Lease

830 2nd Street | Santa Rosa | CA

INVESTMENT HIGHLIGHTS

- Asking price - \$1,200,000 Lease Rate: Negotiable
- 5,420± sf in two buildings:
 - West Building - 2,720± sf for owner/user
 - East Building - 2,720± sf fully leased
- West Building is former surgery center with operating rooms, recovery room & several medical offices
- East Building is leased to a cardiologist. The space has several medical offices with plumbing throughout, large reception and waiting area
- Great glass line throughout
- Large parking lot in rear
- Great Downtown / Central Santa Rosa location
- Building signage available
- Ideal for all types of office users



The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



ONCOR INTERNATIONAL

Downtown Office/Medical Complex For Sale/Lease

830 2nd Street | Santa Rosa | CA

PROPERTY DESCRIPTION:

This Central / Downtown two building opportunity is a value add opportunity for an Owner/User or an Investor.

The property is situated on a large lot with ample parking.

A former medical campus with an accredited surgery center.



Demographics	1 Mile	3 Miles	5 Miles
Population	19,271	146,632	200,774
Average HH Income	\$68,324	\$77,445	\$83,064

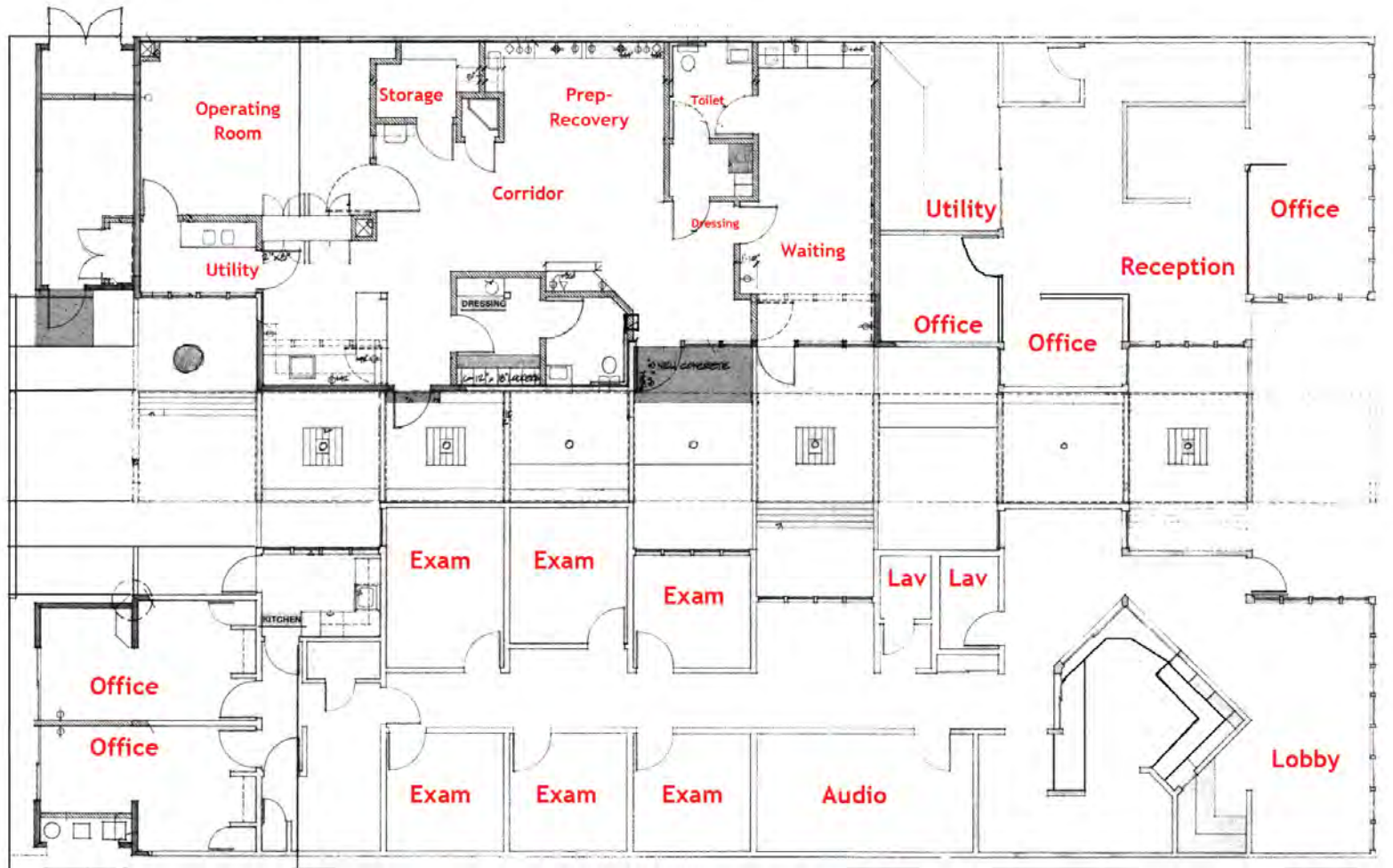
The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



ONCOR INTERNATIONAL

Downtown Office/Medical Complex For Sale/Lease

830 2nd Street | Santa Rosa | CA



The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



ONCOR INTERNATIONAL

Downtown Office/Medical Complex For Sale/Lease

830 2nd Street | Santa Rosa | CA



The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



ONCOR INTERNATIONAL

Downtown Office/Medical Complex For Sale/Lease

830 2nd Street | Santa Rosa | CA

OFFERING SUMMARY

OFFERING PRICE	\$1,200,000	ADDRESS	830 2nd Street Santa Rosa, CA Sonoma County
SQUARE FOOTAGE	5,420± sf	PROPERTY TYPE	Office Building
PRICE PER SQ. FT.	\$221±	LEASE TYPES	Negotiable Gross Lease
LOT SIZE	.4649± Acres / 20,250± sf	TENANT MIX	Medical
YEAR BUILT	1976	PROPERTY IMPROVE- MENTS	Freestanding single-story office building
ANNUAL PROPERTY TAXES	\$7,240	RESTROOMS	Several
		PARKING	On-site ample parking spaces
		ZONING	Medical Building / General Office
		PARCEL NUMBER	009-063-006

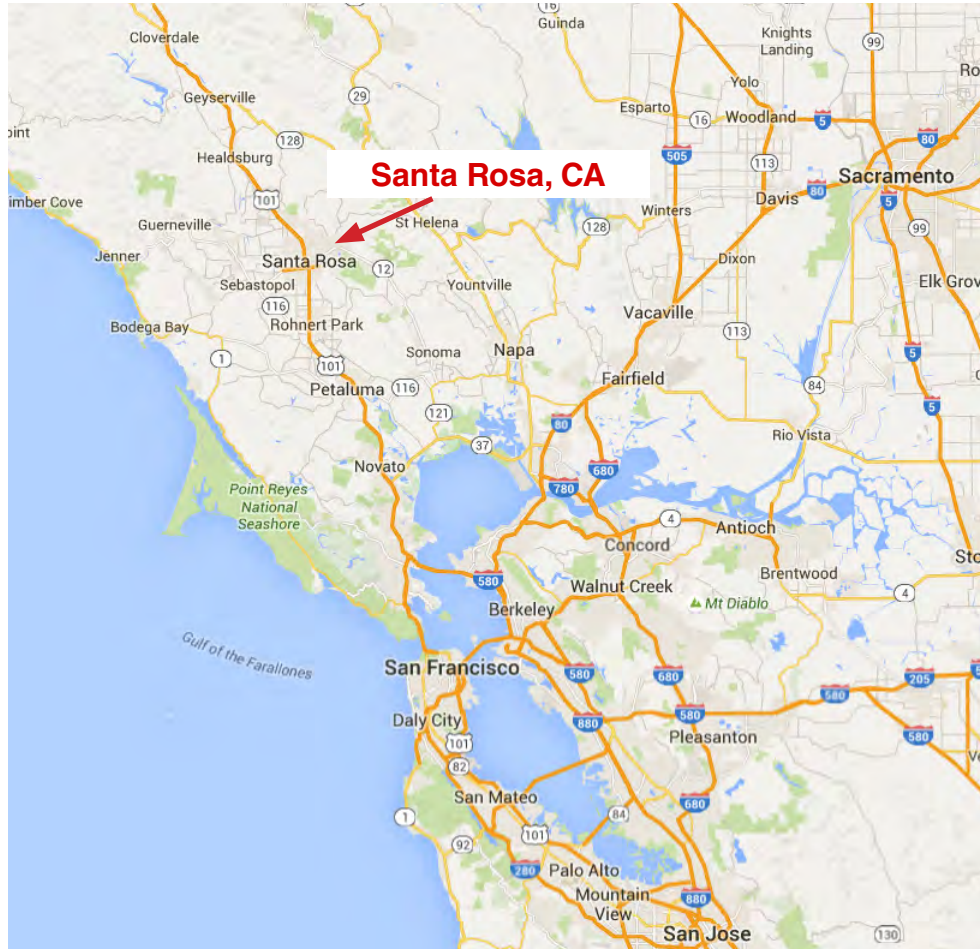
The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



Downtown Office/Medical Complex For Sale/Lease

830 2nd Street | Santa Rosa | CA

Bay Area Map



Sonoma County Map



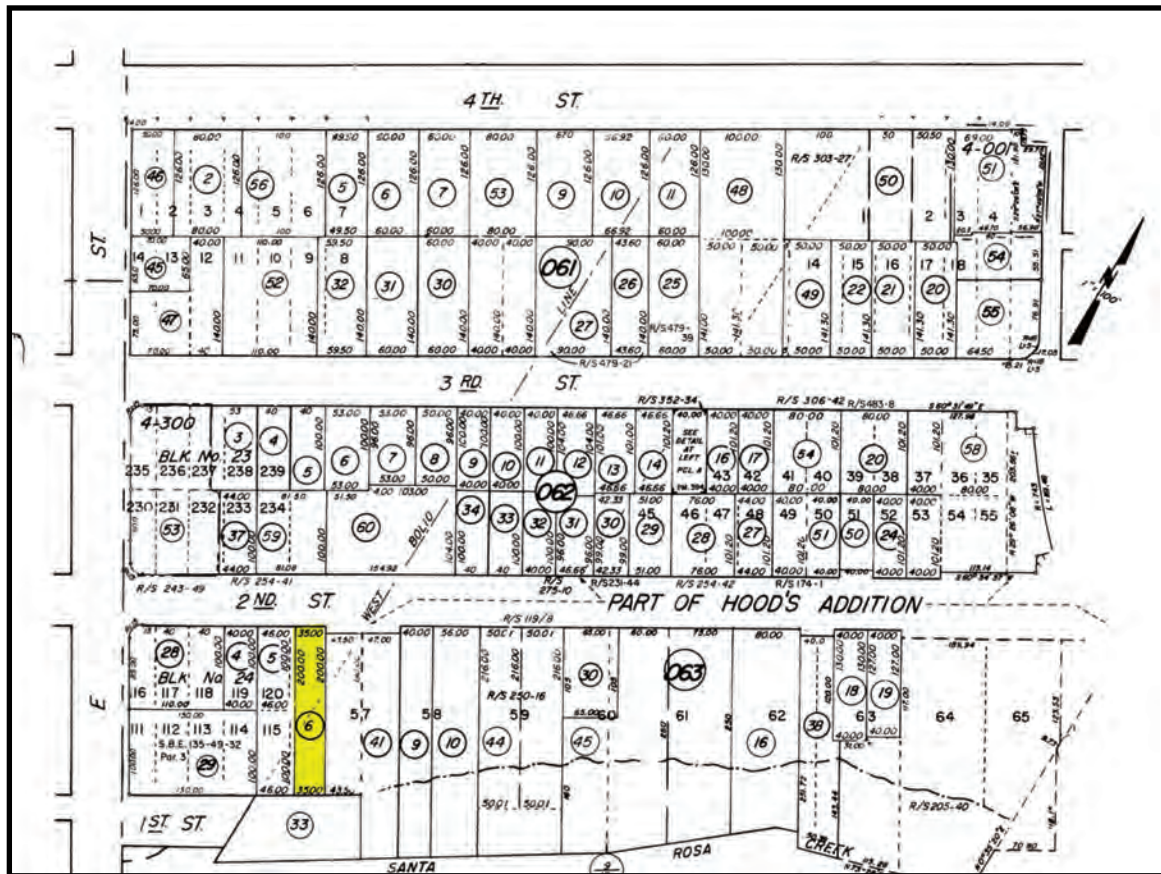
The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



ORCOR INTERNATIONAL

830 2nd Street | Santa Rosa | CA

PARCEL MAP



Downtown Office/Medical Complex For Sale/Lease

830 2nd Street | Santa Rosa | CA

CLOSED SALES COMPARABLES

Address	Square Footage	Price	Price/Sq. Ft.	Sale Date
1. 1175 West Steele Lane, Santa Rosa	4,080± sf	\$1,930,455	\$473	December 2015
2. 185 Sotoyome Street, Santa Rosa	3,933± sf	\$1,610,073	\$409	November 2015
3. 170 Sotoyome Street, Santa Rosa	3,538± sf	\$1,149,027	\$325	November 2015
4. 1120 Montgomery Drive, Santa Rosa	5,600± sf	\$1,675,000	\$299	September 2015
5. 525 College Avenue, Santa Rosa	8,700± sf	\$1,700,000	\$195	June 2014



The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



KEEGAN & COPPIN COMPANY, INC.

Oncor International

Commercial Real Estate Services

COMMERCIAL PROPERTY INVESTMENT

PROPERTY:		830 2nd Street	
Location:	830 2nd Street Santa Rosa, CA 95401		
Size:	5,420	Price Price/psf Cap Rate	\$1,200,000 \$221.40 3.72%
Description:	West Building is former surgery center with operating rooms, recovery room, & several medical offices. East Building has several medical offices with plumbing throughout, large library, large reception, & waiting area.		
Site:	.4649 Acres	Proforma Cap Rate	7.81%
Zoning:	Medical Building / General Office	Current Rent Annual NOI Annual Debt Service Annual Cash Flow Cash Flow %	Proforma Rent \$44,593 (\$58,508) -\$13,915 -4.64% 11.73%

ANNUAL OPERATING DATA			
Scheduled Gross Income	Current Rent	Projected Rent	Loan Data
Plus Reimbursement	\$44,593	\$96,584	Down Payment
Less Vacancy	\$0	(\$2,898)	\$300,000
Annual Adjusted Income	\$62,406	\$111,500	Loan Amount
Less Expenses	-\$17,813	(\$17,813)	\$900,000
Annual NOI	\$44,593	\$93,687	Interest Rate
Less Annual Debt Service	(\$58,508)	(\$58,508)	4.25%
Cash Flow	-\$13,915	\$35,179	Amortization (Yrs)
Cash Flow %	-4.64%	11.73%	25
			Debt Service
			(\$58,508)

SCHEDULED INCOME		Proforma Leases		Annual Expenses	
Lessee	Approx. SF	Rent/SF	Monthly Rent	Lease Exp.	Current and Projected (P)
	2,710	\$1.37	\$3,716.08	11/30/2021	Taxes
	2,710	\$0.00	\$0.00		Insurance
		\$0.00			Maintenance
		\$0.00			Utilities
		\$0.00			Common Area
		\$0.00			Reserves
		\$0.00			Management
		\$0.00			Other
Total:	5,420		\$3,716.08		Total Expenses
	Annual Scheduled Monthly x 12	\$44,593	Annual Projected Monthly x 12	\$96,584	Annual Reimbursements
					\$17,813

REMARKS:	

The above information and projection is based on data provided by seller and certain assumptions and projections about the future.
A prospect should verify information and assumptions to determine applicability and risk.

Downtown Office/Medical Complex For Sale/Lease

830 2nd Street | Santa Rosa | CA

DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner, Kevin Doran of Keegan & Coppin Company, Inc. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.



CONTACT INFORMATION

Kevin Doran
Partner

BRE #01704987
(707) 528-1400 ext. 270

Email:
KDoran@KeeganCoppin.com



KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

Commercial Real Estate Services

Kevin Doran, Partner

1355 N Dutton Ave., Santa Rosa, CA 95401

(707) 528-1400 • Fax: (707) 524-1419

Lic #: 01704987

KDoran@KeeganCoppin.com

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.