

FOR SALE

401 Nebraska St: Zoned: Light Ind/Mixed Comm 8,775 Sq. Ft. Lot / APN 0056-021-310
425 Nebraska St: Zoned: Light Ind/Mixed Comm 16,275 Sq. Ft. Lot / APN 0056-021-360
Vacant Lot: Zoned: Vacant Multi-Resid Land 19,029 Sq. Ft. Lot / APN 0056-021-350
All 3 Properties Being Sold Together

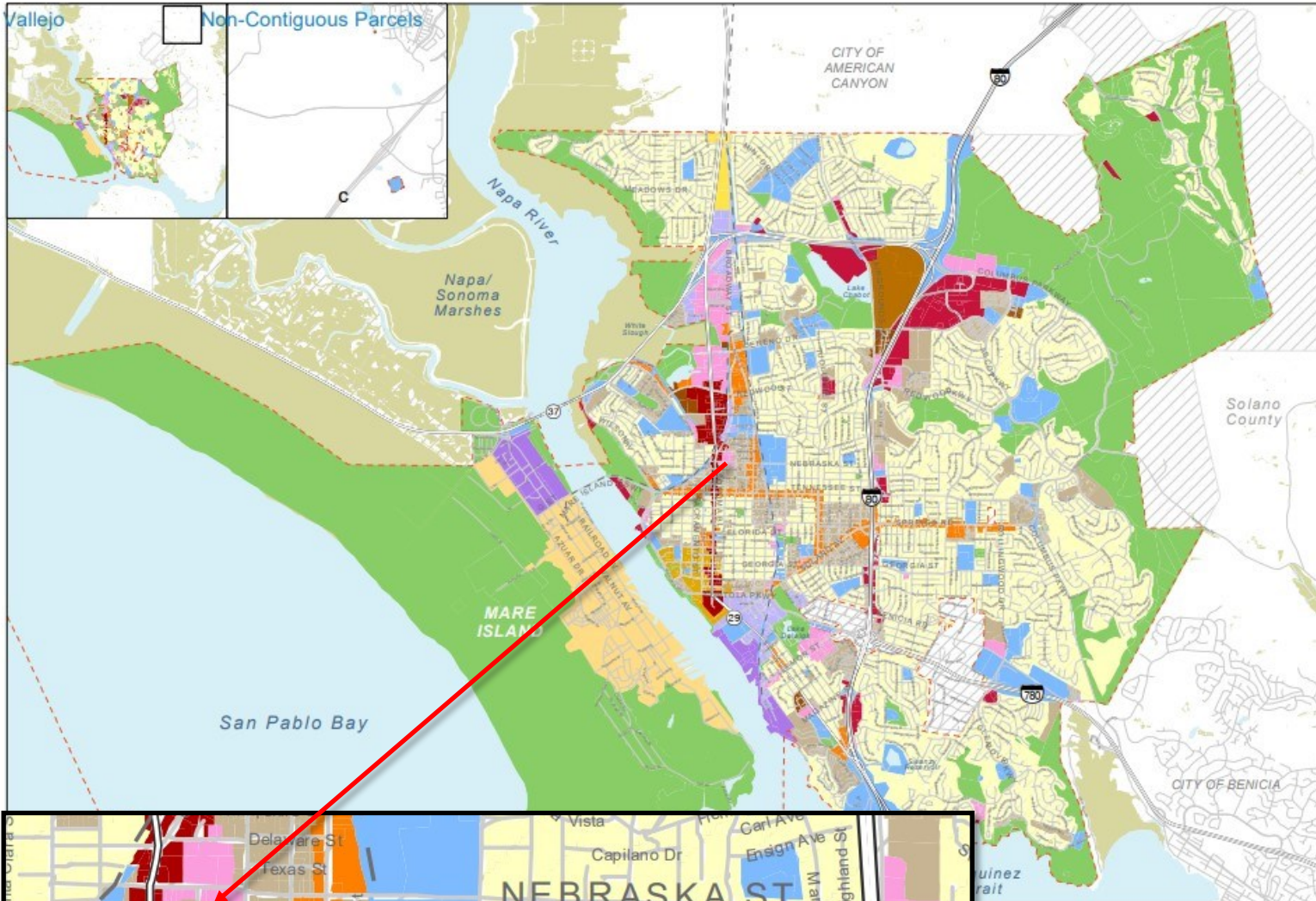


SCOTT FOSTER
scott@scott-foster.com

707.319.7268
Lic. # 01438786



CITY OF VALLEJO GENERAL PLAN 2040 Land Use Map



Residential

- Primarily Single Family
- Mix of Housing Types
- Primarily Multi-Family

Mixed Use

- District - Downtown/Waterfront
- District - Mare Island
- District - Solano360
- District - North Gateway
- Central Corridor
- Neighborhood Corridor

Business/Industrial

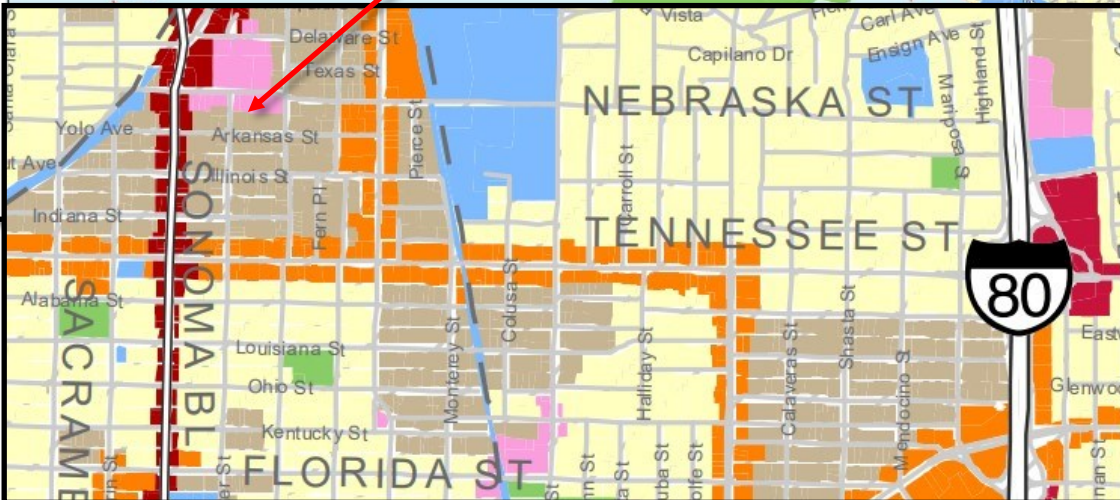
- Retail/Entertainment
- Business/Limited Residential
- Business/Light Industrial
- Industrial

Community

- Parks, Recreation and Open Space
- Public Facilities and Institutions

- Railroad
- Vallejo City Limit
- Wetland
- Sphere of Influence (SOI)

2/11/2020



URL Link:

<https://www.cityofvallejo.net/common/pages/DisplayFile.aspx?itemId=17961494>



401 Nebraska St.

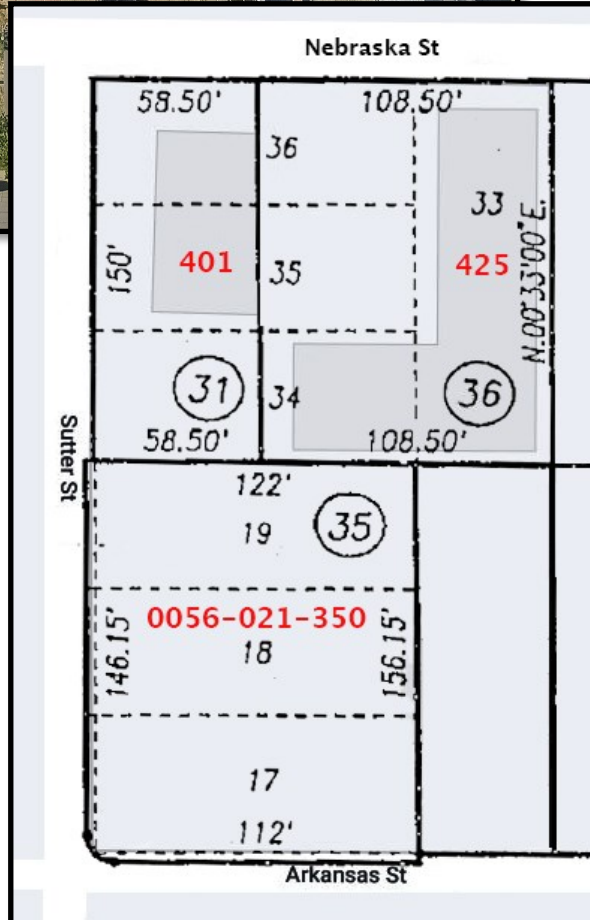
- APN 0056-021-310

425 Nebraska St.

- APN 0056-021-360

Vacant Lot (corner of Sutter/ Arkansas)

- APN 0056-021-350



Property Highlights

- Sold in conjunction with 425 Nebraska building and approx. 1/4 lot corner of Arkansas and Sutter St.
- Owner carry up to 60%
- Available for lease
- Secured Parking
- Parking for 20+ cars
- Two Corner Lots
- Great opportunity for Business, Business school, warehousing, Possible Cannabis Manufacturing or distribution, (check with city of Vallejo), Trade school. 11,880 Sq. Ft.
- Buildings were former Steam fitters Union hall and training facility' heavy upgrades to electrical transformers.
- Transformer 300 KVA will run 800 amps in both buildings 24 hours a day.
- Fully sprinklered. separate Fire sprinkler water meter
- Close to Highway 29
- High Ceiling
- Roll-up Door

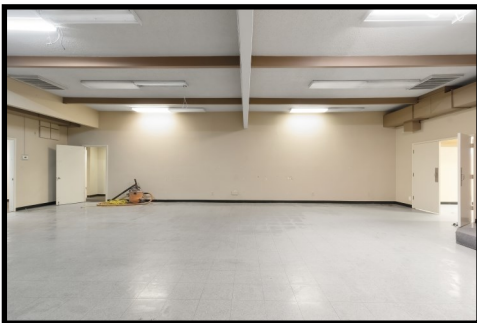
401 Nebraska Street

Zoned: Light Industrial
Mixed Commercial
Limited Residential

16,275 Sq. Ft. Lot
APN 0056-021-360



Business/Limited Residential (B/LR) The B/LR designation is intended to facilitate high quality employment-based businesses, including professional office; health care and life sciences; research and development; production, distribution, and repair (PDR); and light industrial, manufacturing and similar uses conducted primarily inside of buildings. A mix of lot sizes is encouraged to accommodate small businesses as well as larger campus-style uses. Restaurants, retail stores, automotive services, personal and business services, hotels, and recreational facilities that cater to the needs of businesses, employees, and residents of the surrounding area are accommodated in the B/LR designation. Residential-only or mixed-use projects containing a residential component are also accommodated, providing that findings of compatibility can be made. The maximum permitted FAR in the B/LR designation is 2.0, with minimum residential density of 25 dwelling units per acre up to 50 dwelling units per acre.

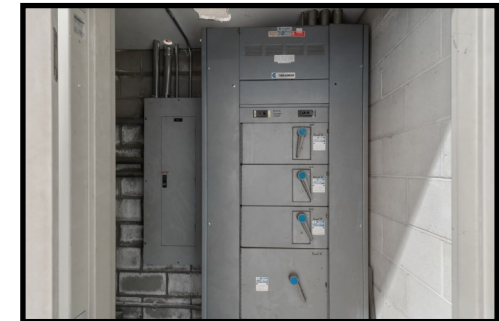


425 Nebraska Street

Zoned: Light Industrial
Mixed Commercial
Limited Residential
16,275 Sq. Ft. Lot
APN 0056-021-360



Business/Limited Residential (B/LR) The B/LR designation is intended to facilitate high quality employment-based businesses, including professional office; health care and life sciences; research and development; production, distribution, and repair (PDR); and light industrial, manufacturing and similar uses conducted primarily inside of buildings. A mix of lot sizes is encouraged to accommodate small businesses as well as larger campus-style uses. Restaurants, retail stores, automotive services, personal and business services, hotels, and recreational facilities that cater to the needs of businesses, employees, and residents of the surrounding area are accommodated in the B/LR designation. Residential-only or mixed-use projects containing a residential component are also accommodated, providing that findings of compatibility can be made. The maximum permitted FAR in the B/LR designation is 2.0, with minimum residential density of 25 dwelling units per acre up to 50 dwelling units per acre.



Vacant Lot

Zoned: Vacant Multi-Resid Land

Mix of Housing Types

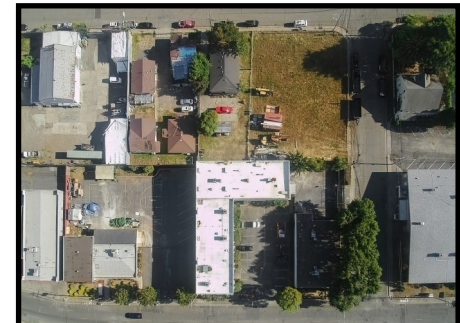
Medium Density

19,029 Sq. Ft. Lot

APN 0056-021-350



Mix of Housing Types/Medium Density (R-MH) The R-MH designation applies to residential neighborhoods largely characterized either by 1) single-family homes but with a mix of other housing types, including duplexes, triplexes, fourplexes, some smaller scale apartment buildings and small commercial spaces; or 2) primarily single-use, multi-family developments with common outdoor spaces. The residential neighborhoods with single-family and other housing types are typically located in the central and more historic parts of Vallejo. Dwellings typically have front and rear yards, as well as side setbacks. Zero side lots (zero lot lines) may be appropriate where they can be visually integrated into the existing neighborhood context. Permitted land uses include single-family homes; in some instances duplexes, triplexes, fourplexes, smaller scale apartment buildings, and small commercial spaces; and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood. For primarily single-use, multi-family development, the R-MH designation applies to residential areas primarily characterized parcels and buildings containing multiple residences, sometimes on several floors, and, in some instances, small commercial spaces. They are similar in character to those permitted in Primarily Multi-Family (R-MF), but with a lower residential density. The maximum permitted residential density in the R-MH designation is 25 dwelling units per acre.



Borrower or Owner				
Property Address	Nebraska Street			
City	Vallejo	County		State
				Zip Code
Lender or Client				

401 NEBRASKA STREET, 425 NEBRASKA STREET & APN# 0056-021-350

VACANT LAND SALES:

- | | | | |
|---|-------------------------|-------------------------|-----------------------|
| 1.) 426 Tennessee St, Vallejo, CA | Sales Price = \$55,000 | Sales Date = 01/19/2021 | 6,098 sf = \$9.02/sf |
| 2.) 249 Couch St, Vallejo, CA | Sales Price = \$99,000 | Sales Date = 11/17/2019 | 5,227 sf = \$18.94/sf |
| 3.) 63 Wilson Ave, Vallejo, CA | Sales Price = \$85,000 | Sales Date = 06/14/2019 | 7,000 sf = \$12.14/sf |
| 4.) 360 Napa Junction Rd, American Canyon, CA | Sales Price = \$249,205 | Sales Date = 12/23/2019 | 18,352 sf = \$13.57sf |
| 5.) 350 Napa Junction Rd, American Canyon, CA | Sales Price = \$218,845 | Sales Date = 12/23/2019 | 16,675 sf = \$13.12sf |
| 6.) 640 Broadway St, Fairfield, CA | Sales Price = \$301,500 | Sales Date = 05/03/2021 | 15,000 sf = \$20.10sf |

Mid-Range Indicator = \$14.48/sf (Indicated Value For APN# 0056-021-350 = 14,526sf x \$14.48 = \$210,336.00)

LEASED PROPERTIES:

- | | | |
|--------------------------------------|----------------|--------------------|
| 1.) 2143 Springs Rd, Vallejo, CA | \$2,500/Month | 1,490sf = \$1.68sf |
| 2.) 27 Sheridan St, Vallejo, CA | \$13,500/Month | 17,369sf = \$.78sf |
| 3.) 631 Tennessee St, Vallejo, CA | \$2,250/Month | 1,628sf = \$1.54sf |
| 4.) 724 Lincoln Rd E, Vallejo, CA | \$5,000/Month | 5,000sf = \$1.00sf |
| 5.) 2920 Sonoma Blvd #B, Vallejo, CA | \$900/Month | 1,550sf = \$1.72sf |
| 6.) 1812 Capitol St, Vallejo, CA | \$2,800/Month | 4,000sf = \$.70sf |
| 7.) 805 Tuolumne St, Vallejo, CA | \$1,060/Month | 1,000sf = \$.94sf |

Mid Range Indicator = \$1.19sf

COMPARABLES:

- | | |
|--|---|
| 1.) 1517 Tennessee St, Vallejo, CA | Sales Price=\$615,000/Sales Date=07/28/2021/Net Income=\$38,319/Cap Rate=6.2% |
| 2.) 1640 Lewis Brown Dr, Vallejo, CA | Sales Price=\$800,000/Sales Date=01/08/2021/Net Income=\$47,794/Cap Rate=6.0% |
| 3.) 1825 Springs Rd, Vallejo, CA | Sales Price=\$540,000/Sales Date=06/09/2021/Net Income=\$41,702/Cap Rate=7.7% |
| 4.) 101 Corporate Pl, Vallejo, CA | Active = \$3,625,000/ Net Income=\$174,000/Cap Rate=4.8% |
| 5.) 420 Marin St, Vallejo, CA | Active = \$800,000/ Net Income=\$52,128/Cap Rate=6.5% |
| 6.) 1007 Branciforte St, Vallejo, CA | Active = \$1,075,000/ Net Income=\$68,160/Cap Rate=6.3% |
| 7.) 412 Georgia St, Vallejo, CA | Active = \$570,000/ Net Income=\$37,648/Cap Rate=6.6% |
| 8.) 723-729 Amador St, Vallejo, CA | Active = \$629,000/ Net Income=\$36,432/Cap Rate=5.7% |
| 9.) 527 Lincoln Rd W, Vallejo, CA | Active = \$449,000/ Net Income=\$31,311/Cap Rate=6.9% |
| 10.) 709 Admiral Callaghan Ln, Vallejo, CA | Active = \$2,495,000/ Net Income=\$182,054/Cap Rate=7.3% |

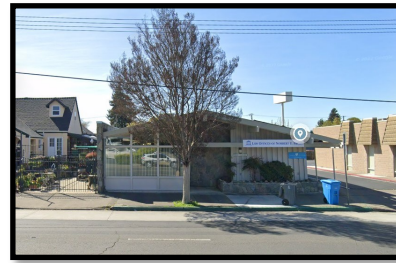
Mid-Range Indicator = 6.4%

ESTIMATED VALUE FOR VACANT LOT = 14,526sf x \$14.48 = \$210,336.00

ESTIMATED VALUE FOR 401 NEBRASKA ST = 3,703SF X \$1.19SF = \$4,407 X 12 = \$52,884/\$42,317 NET
CAP RATE = 6.4% = \$661,203.00

ESTIMATED VALUE FOR 425 NEBRASKA ST = 11,880SF X \$1.19SF = \$14,137 X 12 = \$169,646/\$135,717 NET
CAP RATE = 6.4% = \$2,120,578.00

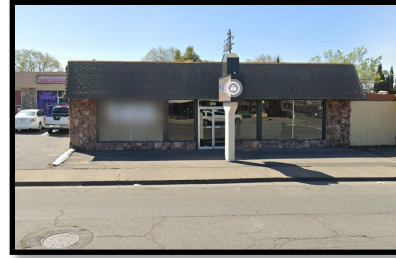
TOTAL OF ALL PROPERTIES = \$2,992,117.00 SAY \$2,992,117.00



1517 Tennessee St.



1640 Lewis Brown Dr.



1825 Springs Rd.



101 Corporate Pl



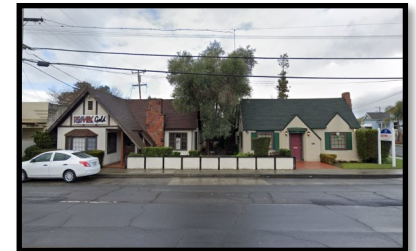
420 Marin St.



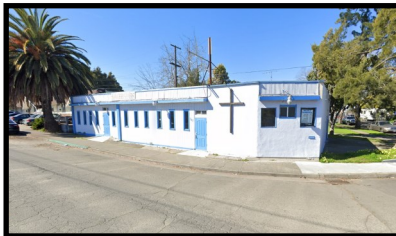
1007 Branciforte St.



412 Georgia St.



723-729 Amador St.



527 Lincoln Rd. W



709 Admiral Callaghan Ln.

401 Nebraska St, Vallejo, CA 94590-3830, Solano County

APN: 0056-021-310 CLIP: 1005092226



Beds	Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
N/A	N/A	N/A	\$347,100	09/08/2020
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
14,526	8,775	1964	COM'L BLDG	

OWNER INFORMATION

Owner Name	Stuzzichino LLC	Tax Billing Zip	94122
Tax Billing Address	1875 25th Ave	Tax Billing Zip+4	4313
Tax Billing City & State	San Francisco, CA	Owner Occupied	No

LOCATION INFORMATION

Census Tract	2515.00	Subdivision	Hirst 02
Carrier Route	C043	Block	528

TAX INFORMATION

Tax ID	0056-021-310	Lot	34
Tax Area	007000	Block	528
% Improved	67%		
Legal Description	HIRST 2 BLOCK 528 LOT 34 LOT 3 5 36 POR		

ASSESSMENT & TAX

Assessment Year	2021	2020	2019
Assessed Value - Total	\$300,000	\$160,053	\$164,794
Assessed Value - Land	\$100,000	\$19,688	\$19,302
Assessed Value - Improved	\$200,000	\$140,365	\$145,492
YOY Assessed Change (\$)	\$139,947	-\$4,741	
YOY Assessed Change (%)	87.44%	-2.88%	
Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$3,155		
2020	\$2,859	-\$296	-9.38%
2021	\$5,042	\$2,183	76.35%

Special Assessment	Tax Amount
Annual Sewer And Storm Fee	\$1,551.54
Vjo Usd Gob 2018 Ser 2021	\$133.10
Vjo Usd A 2002 Gob Refunding	\$70.96
Sc Fid State Wtr Pj Zone Ben#1	\$60.00
Greater Vjo Recre Dist Pcl Tax	\$48.00
Vjo Usd 2017 Gob Refunding	\$44.14
Sc Gob Series 2003a	\$28.52
Vjo Usd Gob 2018 Ser 2019	\$22.88
Sc 2012 Gob Series C	\$17.68
Sc 2019 Go Refunding Bonds	\$17.66
Sc 2014 Gob Ref Series B	\$16.18
Sc 2012 Gob Series D	\$13.56
Sf Bay Rest Auth-Measure Aa	\$12.00
Other Misc	\$5.70
Total Of Special Assessment	\$2,041.92

CHARACTERISTICS

Approx Lot SqFt	8,775	Stories	2
Lot Acres	0.2014	Year Built	1964
Land Use - County	Miscellaneous Commercial	Land Use - Universal	Tax: Commercial Building MLS: Misc Commercial Services
Building Sq Ft	14,526		

SELL SCORE

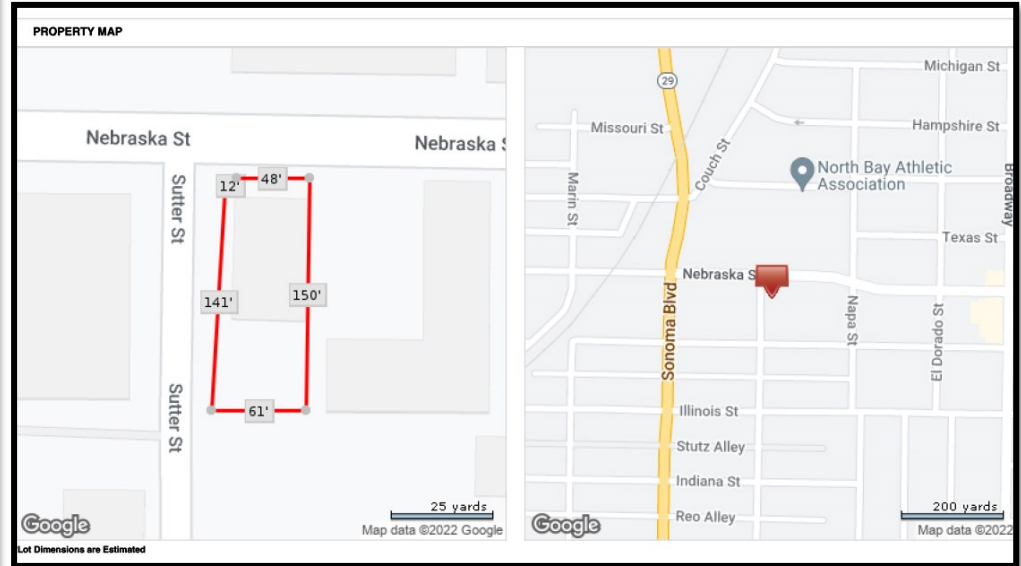
Value As Of	2022-05-15 05:23:59
--------------------	---------------------

Property Details Courtesy of Scott Foster, Bay Area Real Estate Services

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Generated on: 05/20/22

Page 1/2



425 Nebraska St, Vallejo, CA 94590-3830, Solano County

APN: 0056-021-360 CLIP: 8103870752



Beds	Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
N/A	N/A	N/A	\$1,045,200	09/08/2020
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
14,526	16,275	1964	COM'L BLDG	

OWNER INFORMATION

Owner Name	Stuzzichino LLC	Tax Billing Zip	94122
Tax Billing Address	1875 25th Ave	Tax Billing Zip+4	4313
Tax Billing City & State	San Francisco, CA	Owner Occupied	No

LOCATION INFORMATION

Census Tract	2515.00	Subdivision	Hirst Sub #02
Carrier Route	C043	Block	528

TAX INFORMATION

Tax ID	0056-021-360	Lot	33-36
Tax Area	007000	Block	528
% Improved	89%		

ASSESSMENT & TAX

Assessment Year	2021	2020	2019
Assessed Value - Total	\$1,100,000	\$1,066,750	\$1,061,366
Assessed Value - Land	\$120,000	\$67,450	\$66,128
Assessed Value - Improved	\$980,000	\$999,300	\$995,238
YOY Assessed Change (\$)	\$33,250	\$5,384	
YOY Assessed Change (%)	3.12%	0.51%	
Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$839		
2020	\$898	\$59	7.04%
2021	\$17,357	\$16,459	1,832.67%

Special Assessment	Tax Amount
Annual Sewer And Storm Fee	\$4,718.90
Vjo Usd Gob 2018 Ser 2021	\$488.04
Vjo Usd A 2002 Gob Refunding	\$260.20
Sc Fid State Wtr Pj Zone Ben#1	\$220.00
Vjo Usd 2017 Gob Refunding	\$161.88
Sc Gob Series 2003a	\$104.60
Vjo Usd Gob 2018 Ser 2019	\$83.94
Sc 2012 Gob Series C	\$64.86
Sc 2019 Go Refunding Bonds	\$64.76
Sc 2014 Gob Ref Series B	\$59.36
Sc 2012 Gob Series D	\$49.76
Greater Vjo Recre Dist Pcl Tax	\$48.00
Sf Bay Rest Auth-Measure Aa	\$12.00
Other Misc	\$21.02
Total Of Special Assessment	\$6,357.32

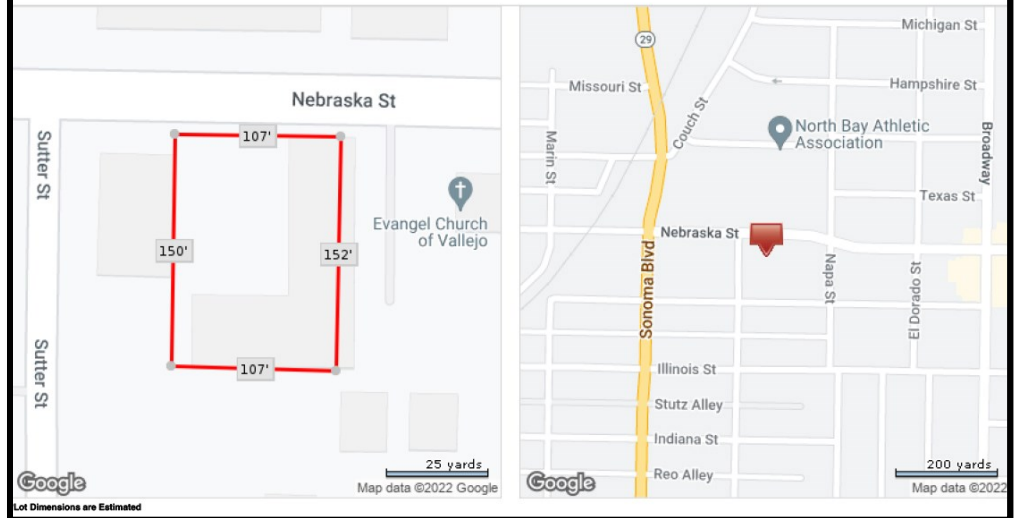
CHARACTERISTICS

Approx Lot SqFt	16,275	Stories	2
Lot Acres	0.3736	Year Built	1964
Land Use - County	Miscellaneous Commercial	Land Use - Universal	Tax: Commercial Building MLS: Miscellaneous Commercial Services
Building Sq Ft	14,526		

SELL SCORE

Value As Of	2022-05-15 05:23:59
--------------------	----------------------------

PROPERTY MAP



0056-021-350, CA, Solano County

APN: 0056-021-350 CLIP: 3778369853



Beds	Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
N/A	N/A	N/A	\$70,200	09/08/2020
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
14,526	19,029	1964	MLT FAM LOT	

OWNER INFORMATION

Owner Name	Stuzzichino LLC	Tax Billing Zip	94122
Tax Billing Address	1875 25th Ave	Tax Billing Zip+4	4313
Tax Billing City & State	San Francisco, CA		

LOCATION INFORMATION

Census Tract	2515.00	Subdivision	Hirst 02
Zoning	COMMERCIAL	Block	528

TAX INFORMATION

Tax ID	0056-021-350	Lot	17-19
Tax Area	007000	Block	528

ASSESSMENT & TAX

Assessment Year	2021	2020	2019
Assessed Value - Total	\$100,000	\$130,892	\$128,326
Assessed Value - Land	\$100,000	\$130,892	\$128,326
YOY Assessed Change (\$)	-\$30,892	\$2,566	
YOY Assessed Change (%)	-23.6%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$1,576		
2020	\$1,606	\$30	1.92%
2021	\$1,214	-\$393	-24.44%

Special Assessment	Tax Amount
Greater Vjo Recre Dist Pcl Tax	\$48.00
Vjo Usd Gob 2018 Ser 2021	\$44.36
Vjo Usd A 2002 Gob Refunding	\$23.64
Sc Fid State Wtr Pj Zone Ben#1	\$20.00
Vjo Usd 2017 Gob Refunding	\$14.70
Sf Bay Rest Auth-Measure Aa	\$12.00
Annual Storm Drainage Fee	\$10.26
Scs Gob Series 2003a	\$9.50
Vjo Usd Gob 2018 Ser 2019	\$7.62
Scs 2019 Go Refunding Bonds	\$5.88
Scs 2012 Gob Series C	\$5.88
Scs 2014 Gob Ref Series B	\$5.38
Scs 2012 Gob Series D	\$4.52
Other Misc	\$1.88
Total Of Special Assessment	\$213.62

CHARACTERISTICS

Approx Lot SqFt	19,029	Stories	2
Lot Acres	0.4368	Year Built	1964
Land Use - County	Vacant Multi-Resid Land	Land Use - Universal	Tax: Multi Family Lot MLS: Commercial Lot
Building Sq Ft	14,526		

SELL SCORE

Value As Of	2022-05-15 05:23:59
--------------------	---------------------

ESTIMATED VALUE

Value As Of	05/14/2022
--------------------	------------

PROPERTY MAP

