



OFFERING MEMORANDUM

**13350 W. Park Ave**

**Boulder Creek CA 95006**



**VALERIE TRANG**

Real Estate Broker  
DRE# 01469513  
TAN Member, GRI  
valtrang@gmail.com  
**(408) 667-3013**



**SHIRLEY LIN**

Real Estate Professional  
DRE# 02180290  
shirleylinca8@gmail.com  
**(510) 589-6216**



ASKING PRICE: \$1295,000

13350 W. Park Ave, Boulder Creek CA 95006



## Investment Highlights

Infiniti Real Estate is delighted to present a stunning, fully leased, freestanding office building located at **13350 W. Park Ave** in the charming town of **Boulder Creek**, Santa Cruz County. Situated on **Highway 9**, adjacent to the fire department and directly across from the Boulder Creek Library, this well-maintained property offers both convenience and appeal.

The building features total 8 office spaces, 2 common-area bathrooms, 9 open parking spaces at the rear of the property, and a beautifully landscaped atrium courtyard with a central fountain.

BUILDING TYPE: Two-story office building

BUILDING SIZE: 4465 sqFT

APN: 082-221-52

LOT SIZE: 16335 sqFT

ZONING: PA

YEAR BUILT: 1991

## Key Improvements

- Newer roof and paint
- Updated HVAC system, inspected and approved
- Update fire sprinkler system, inspected and approved



## Investment Opportunity

The building is currently **100% leased to five reliable tenants, occupying all 8 office spaces.** Annual rent increases are in place, ensuring consistent growth and long-term stability.

With its **exceptional condition, prime location, and stable tenant base,** this property presents an ideal investment opportunity for those seeking a low-maintenance and income-generating asset in the highly desirable Boulder Creek area.

## Financial Overview

ASKING PRICE: \$1295,000

PRICE PER SQFT: \$290

NO. OF UNITS: 8

PROFORMA CAP RATE: 4.63%



## Rent Roll

Units	Tanants	2024		2025		Terms
		Monthly scheduled	Annual Scheduled	Monthly Projection	Annual Projection	
A1	Table Base	\$2,359.54	\$28,314.48	\$2,430.33	\$29,163.96	**Over 10 year Tanant; M to M Lease; 3% Per Y Increase; ** Will be delivered vacant April 1st, 2025
A2	Lori	\$495.00	\$5,940.00	\$545.00	\$6,540.00	New 3 Years Lease Jan 2025- Dec 31, 2027; \$50 Per Y Increase
B2A	Daniel Blanchette, Attorney	\$1,133.00	\$13,596.00	\$1,166.99	\$14,003.88	5 year lease August 2023- August 2028; 3 year Option; 3% Per Y Increase
A2B	Sauctus Bodyword/ Massage Therapist	\$780.00	\$9,360.00	\$780.00	\$9,360.00	New 3 year Lease Jan 2025- Dec 2027; \$25 Per Month Increase
B1, C, D, E	California American Exterminator	\$3,411.59	\$40,939.08	\$3,513.94	\$42,167.28	Over 30 Year Tanant Since 1991; One year Lease; Yearly Auto Renew Starting Jan 2025; 3-3.5%/year Increase base to CPI
<b>Total Rent</b>		<b>\$8,179.13</b>	<b>\$98,149.56</b>	<b>\$8,436.26</b>	<b>\$101,235.12</b>	

**\*\* Unit A1 Will be delivered vacant on April 1st, 2025**



### Estimate Annual Expenses

New Property Tax (est.@1.26%)	\$16,317
PE&E	\$2,124.84
Water	\$1,409.64
Waste Management	\$2,080.80
Landscape	\$1,800.00
Jantorial & Supplies	\$5,315.40
First Alarm (Monitor Alarm)	\$1,440.00
Bay Alarm (Fire Alarm)	\$1,596.12
Insurance	\$1,599.96
Septic	\$5,100.00
<b>Total Expenses</b>	<b>\$38,783.76</b>

### Estimated Annual Operating Income

	<b>2024</b>	<b>2025</b>
Tota Gross Income	\$98,149.56	\$101,235.12
(less 3% Vacancy)	2944.48	3037.05
Gross Operating Income	\$95,205.08	\$98,198.07
Less Expenses	\$38,783.76	\$38,783.76
<b>Net Operating Income</b>	<b>\$56,421.32</b>	<b>\$59,414.31</b>



