

Owner/User Opportunity with Income

8465 Old Redwood Highway #101 | Windsor, CA



**KEEGAN & COPPIN
COMPANY, INC.**

ONCOR INTERNATIONAL

Kevin Doran, Partner

1355 N Dutton Ave., Santa Rosa, CA 95401

(707) 528-1400 • Fax: (707) 524-1419

BRE 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.

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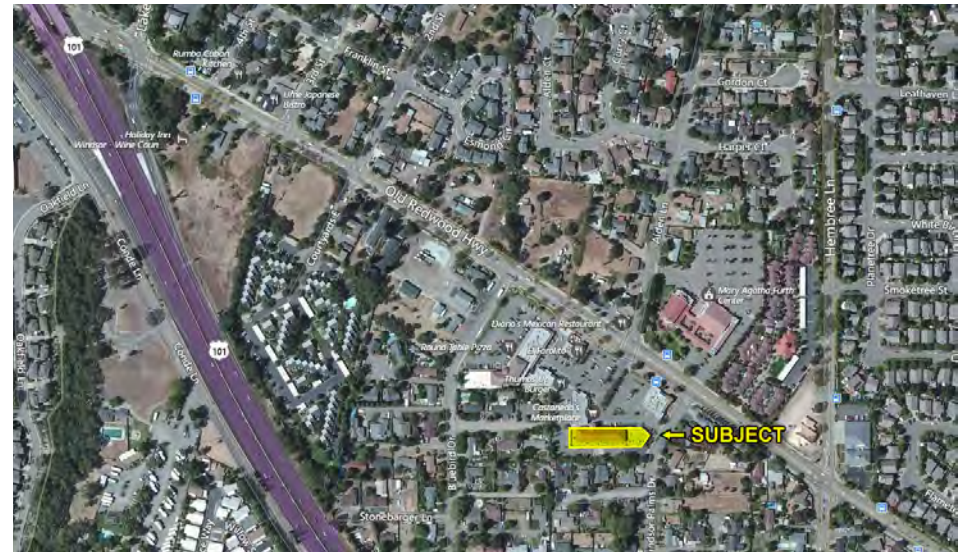
FEATURES

- > 3,585± sf Total
- > 2,385± sf Restaurant Space - Formerly 'Mi Cas Cafe' Mexican Restaurant, plus
- > 1,200± sf occupied by State Farm Insurance

SALE PRICE

\$950,000

(See investment write-up)



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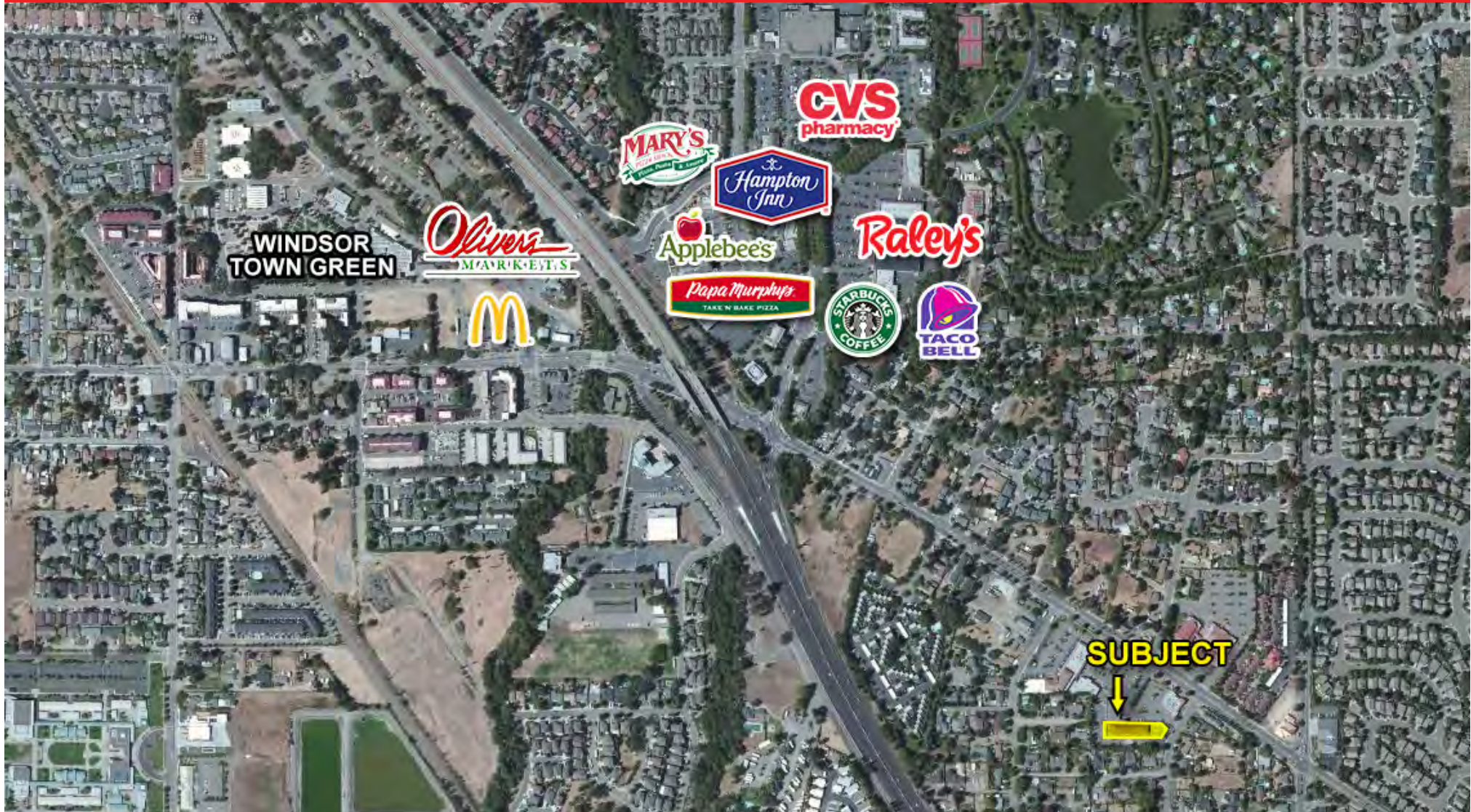
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	14,253	33,264	44,439
Avg. HH Income	\$97,609	\$97,368	\$97,768

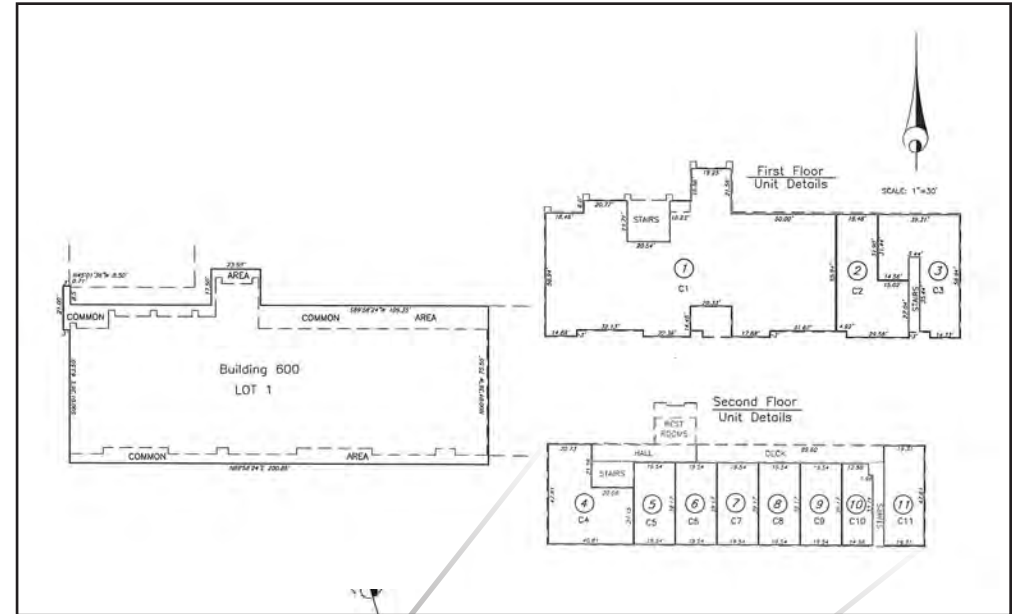


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Investment Write-Up:

Property Summary		Financial Summary	
Property:	8465 Old Redwood Hwy #101, Windsor,	Price	\$ 950,000
Description/Location:		Price Per SF	\$ 238.69
		NOI (Annual)	\$ 56,125
		Cap Rate	5.91%
Size (sf):	3980	Annual Debt	
Primary Type:	Restaurant/Retail/Office	Service	\$ (44,355)
Site:		Annual Cash Flow	11,770
Zoning:	Community Commercial	Cash On Cash %	4.13%

Income and Expense Summary

Annual Scheduled Gross Income:	\$	69,600
Plus Tenant Reimbursements:		
Less Vacancy & Credit Allowance:		
Adjusted Gross Income:	\$	69,600

Expenses:

Taxes (Projected)	\$	11,875
Insurance	\$	1,600
Utilities		
Maintenance		
Janitorial		
Common Area		
Other		

Total Annual Projected Operating Expenses	\$ 13,475
Net Operating Income	\$ 56,125

Debt Structure

Lender	
Down Payment	\$ 285,000
Existing Balance/Proforma Loan	\$ 665,000
Interest Rate	4.50%
Amortization	25
Annual Debt Service	\$ (44,355.43)

LESSEE SUMMARY

LESSEE SUMMARY		Vacancy %:		
Tenant	Area SF	Rent PSF	Monthly Rent	Lease Term
State Farm	1,200	\$ 1.50	\$ 1,800.00	
Mexican Restaurant	2,780	\$ 1.44	\$ 4,000.00	
Total Rentable SF:	3,980	Total Monthly Rent:	\$ 5,800.00	
		Annual Scheduled Rent:	\$ 69,600.00	

Remarks:

The lessor is reimbursed for 90% of the water, sewer, and PG&E (Gross).

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