



FOR SALE

4,040+/- SQUARE FEET OFFICE BUILDING
448 S. E STREET, SANTA ROSA, CA 95404

Northern California's Premier Commercial Real Estate Firm



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



PROPERTY SUMMARY

PRICING

Asking Price:	\$707,000
Price per Sq. Ft.:	\$175 per Sq. Ft.

BUILDING

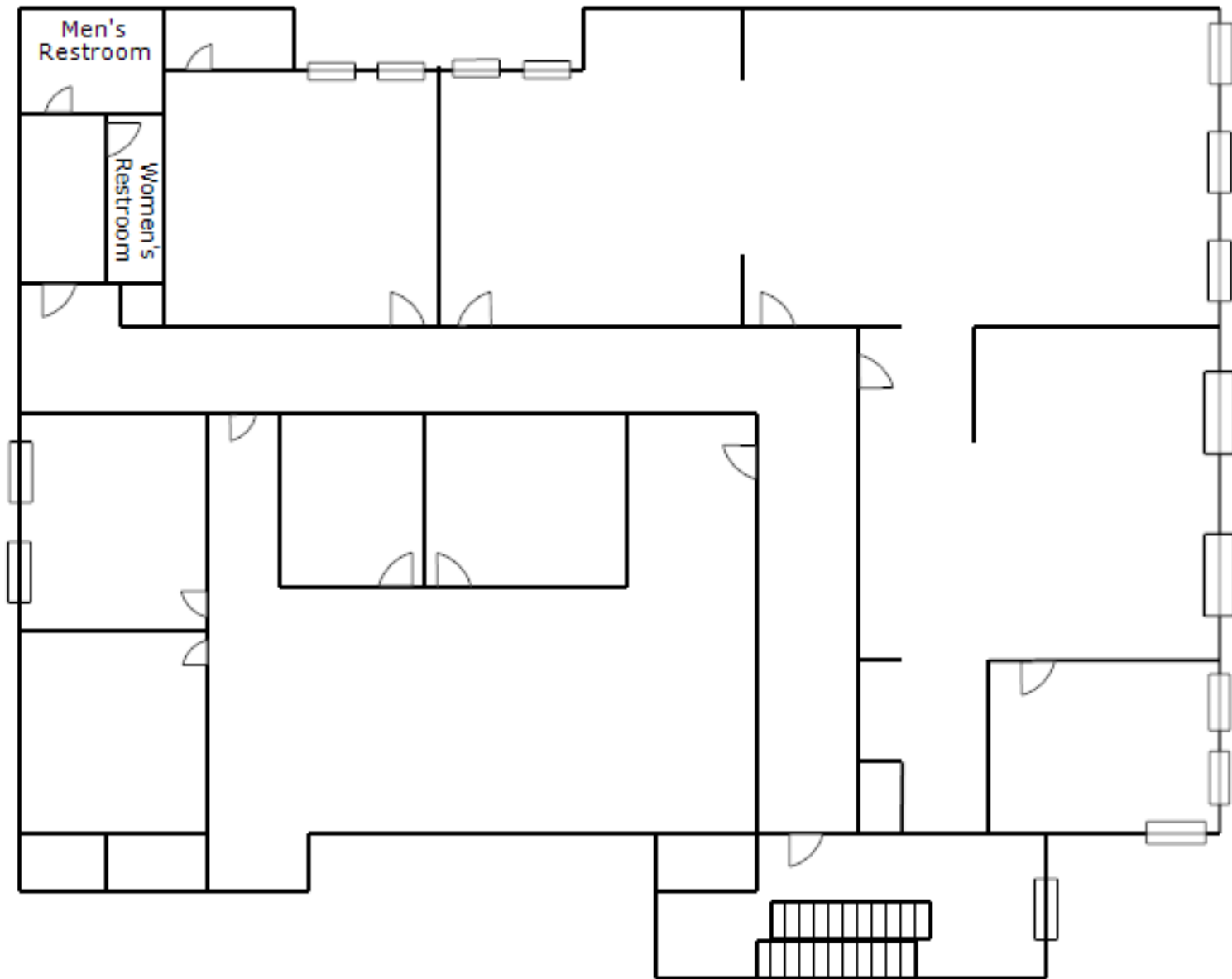
APN:	009-281-012
Building Sq. Ft.:	4,040 +/- Sq. Ft.
Lot Size:	9,555 +/- Sq. Ft.
Year Built:	1987
Zoning	R-3-18
Parking:	Lower Level Garage Parking



Contemporary 2 story office building with garage parking on the lower level. Building has undergone recent upgrades to siding, roof and HVAC systems. The office area offers abundant natural light, with a light and airy feel on the 2nd floor. Current configuration of 5 suites, which can be combined or remain separate. Multi meter electrical switch gear currently in place. Common restrooms located in the SE corner of the building. Lower level garage parking could be upgraded from a rolling iron gate, to a garage door, which could allow for storage on the lower level in addition to parking. Subject property is a :15 walk to downtown Santa Rosa square. Easy access to both Hwy 12 and US Hwy 101. Great owner use opportunity, ownership costs are attractive with SBA financing. See attached Owner User Analysis.



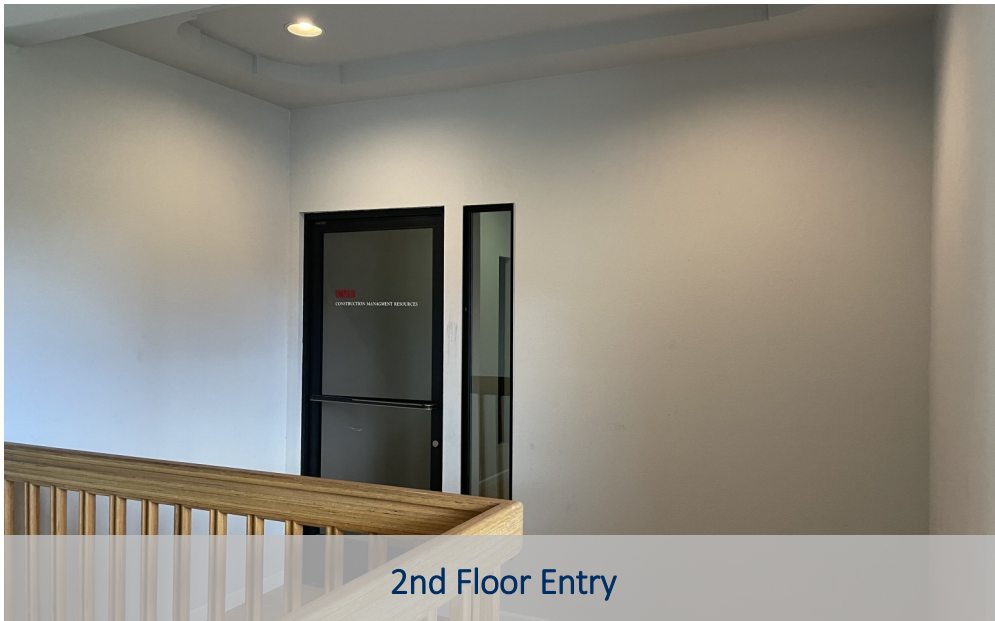
FLOOR PLAN



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.




PHOTOS



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



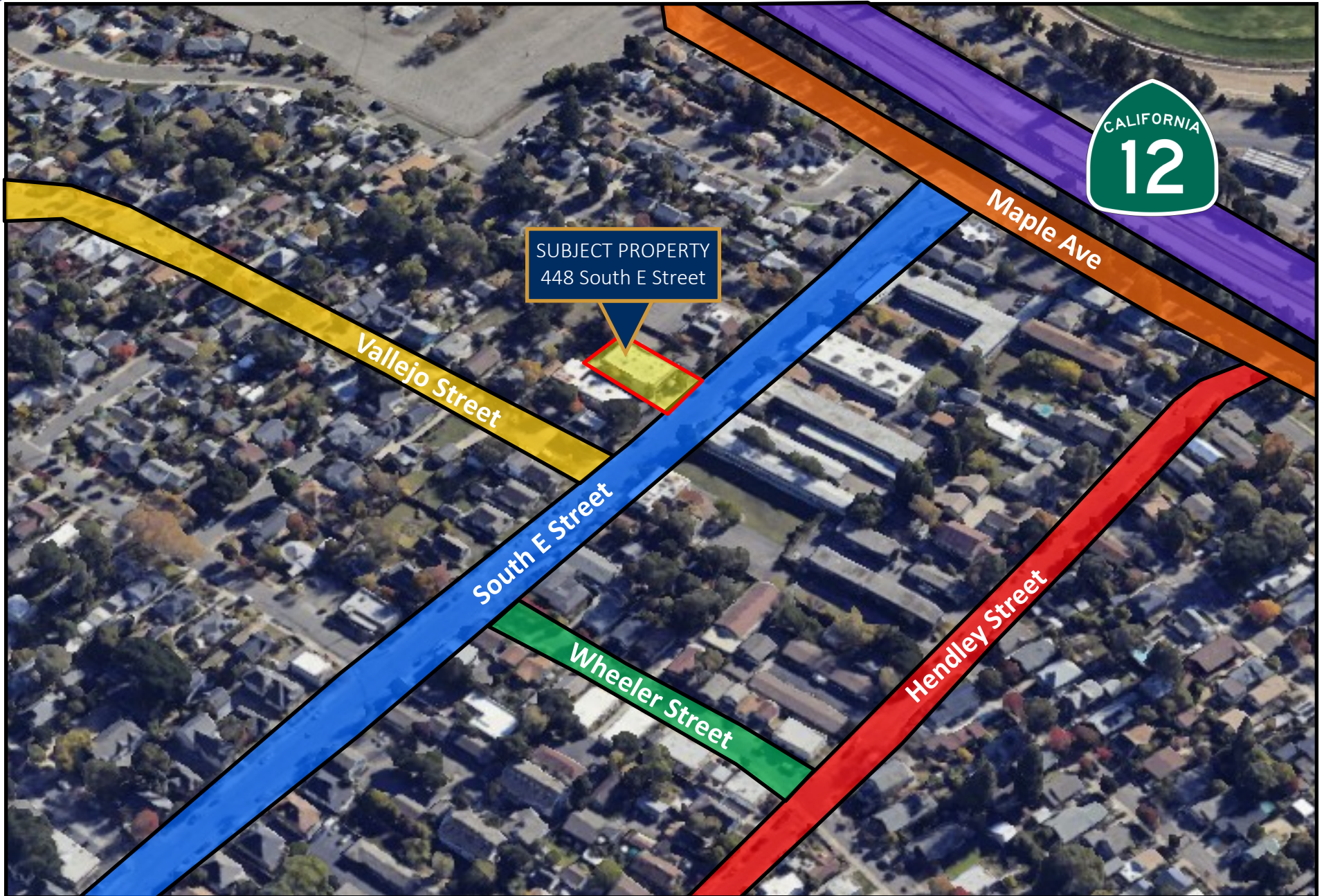
OWNER USER ANALYSIS

										<h1>Lease vs. Own Analysis</h1>									
Asking Price						\$707,000		448 S E street											
Contract Price		Per Sq. Ft. \$175.00				\$707,000													
Tenant		Sq. Footage		Rental Rate		Mo. Rent		Comments											
Suite A		2,600		\$ 2.00		\$ 5,200		To be Occupied by Buyer											
Suite B		1,440		\$ 1.88		\$ 2,419		To be Leased											
		4,040				\$ 7,619.20													
ANNUAL EXPENSES										ANNUAL LOAN EXPENSE									
Property Taxes \$7,918 1.12%										Bank First (Loan No. 1) SBA 2nd (Loan No.: 2)									
Insurance \$3,600 Estimate										LTV \$353,500 50% \$282,800 40%									
Maint. / Janitorial \$3,800 Estimate										Interest Rate 7.00% 7.25%									
Water & Sewer \$1,800 Estimate										Term in Yrs. 30 25									
Repairs Maintenance \$2,000 Estimate										Pmts. Per Yr. 12 Total Cash 12									
PG & E \$2,400 Est \$200/month										Start Date 9/1/2012 \$70,700 9/1/2012									
Reserves \$1,440 Est \$120/month										Total CLTV									
Misc. \$0										\$836,300									
										Monthly Pmt. \$ 2,352 90% \$ 2,044.10									
\$22,658 \$ 0.47 per sq. ft.										Total Monthly Debt Service \$ 4,396 \$ 1.69 per sq. ft.									
										Total Annual Debt Service \$52,751									
FINAL ANALYSIS & CONCLUSIONS										TAX DEPRECIATION					LOAN REDUCTION				
Other Rents Received \$91,430										Improvement Value \$ 565,800 80%					5 yrs. 7 yrs.				
Annual Debt Service (\$52,751)										Depreciation Yrs. 39.5					Total Debt Service: \$ 263,757 \$ 369,259				
Expenses (\$22,658)										Annual Dep. \$ 14,319					Total Interest: \$ 218,835 \$ 301,391				
Cost to Occupy per Yr. \$16,021 22.66%										Tax Savings / Bracket \$ 3,580 25%					Reduction \$ 44,921 \$ 67,888				
\$ /sq.ft./Mo. to Occupy - Pre Tax \$0.51										Avg. psf / Month \$ 0.07					Loan Reduction per Yr. \$ 8,984 \$ 13,574				
										ESTIMATED MARKET APPRICIATION per YEAR									
After Tax 5 yrs. Tax Depreciation Loan Reduction Estimated Appreciation Est. Mo. Cost Per Sq. Ft.										Percent / Yr. Amt. / Yr. \$ psf / Yr.					Loan Reduction per Mo. \$ 749 \$ 1,131				
\$ /sq.ft./Mo. to Occupy - After Tax 5 yrs. \$0.51 \$ 0.07 \$ 0.19 \$ 0.07 \$0.85										0.50% \$ 3,535.00 \$ 0.88					Avg.				
After Tax 7 yrs. Tax Depreciation Loan Reduction Total Mo. Cost Per Sq. Ft. Total Mo. Cost Per Sq. Ft.										\$ psf / Mo.					Loan Reduction per Sq. Ft. \$ 0.19 \$ 0.28				
\$ /sq.ft./Mo. to Occupy - After Tax 7 yrs. \$0.51 \$ 0.07 \$ 0.28 \$ 0.07 \$0.94										\$ 0.07									
1) This lease vs. own analysis provides a summary analysis of the estimated "fully-loaded" monthly holding costs to own this property.																			
- DISCLAIMER -																			
Please be advised that the actual numbers that you will experience in reality will either be higher or lower than the numbers illustrated in this analysis.																			

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



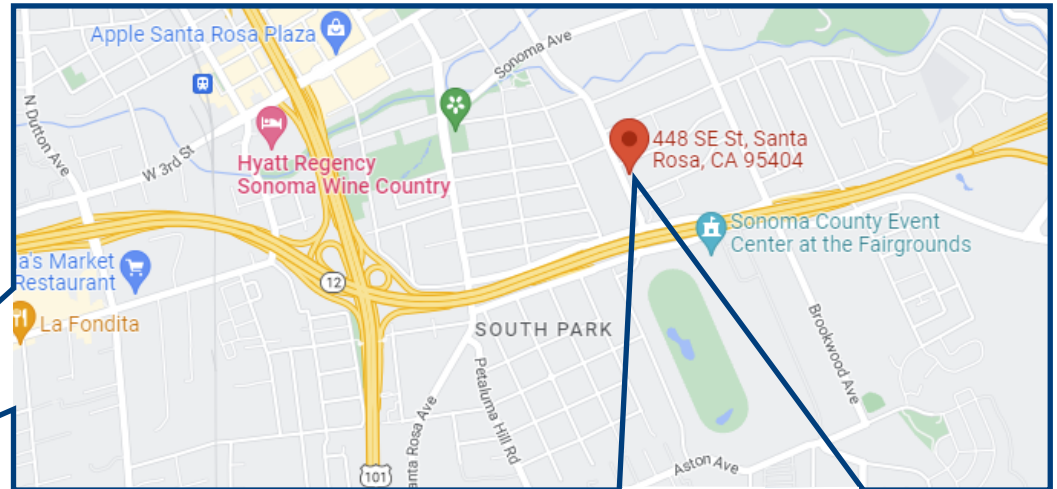
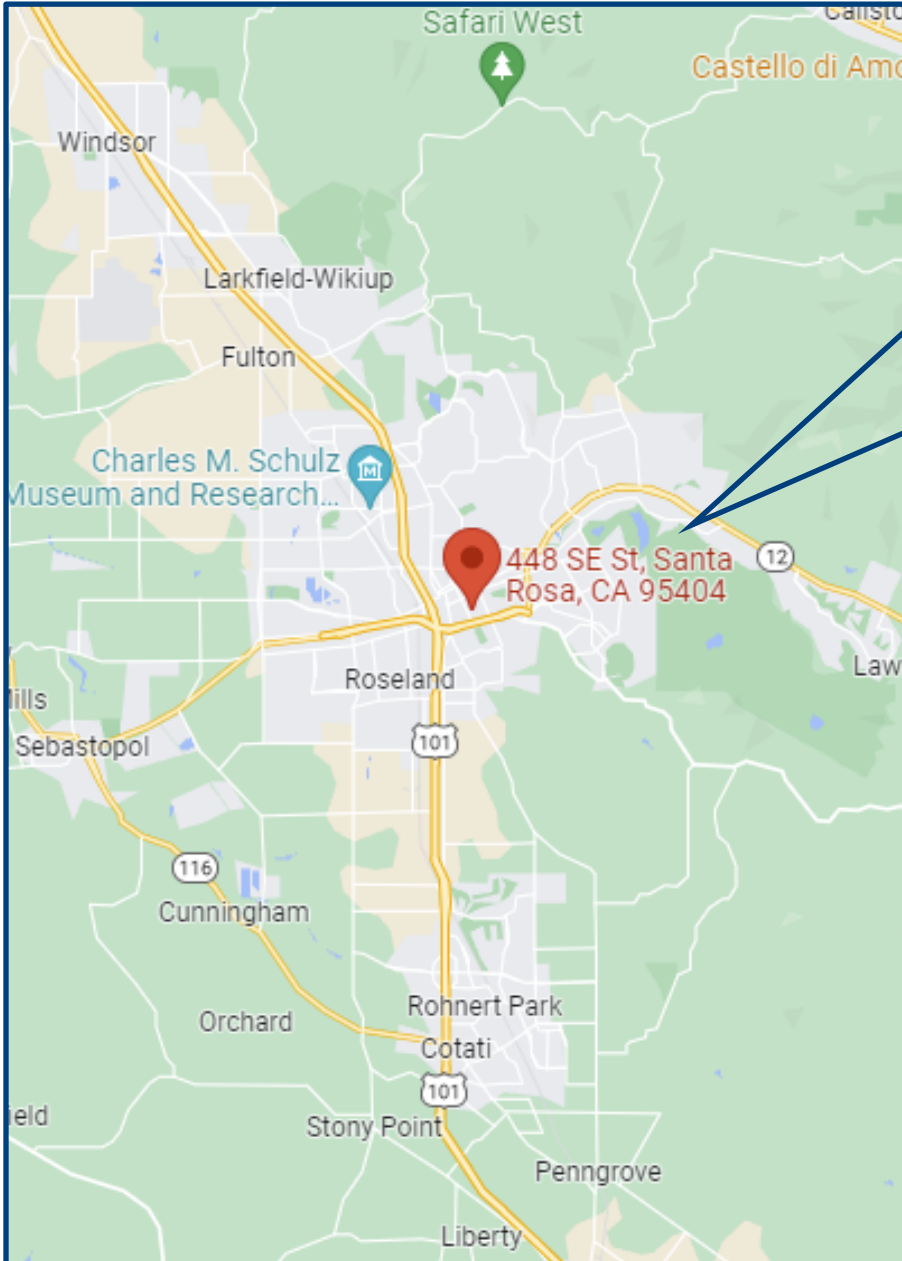
AERIAL



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



MAPS



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



LISTING TEAM



Nick Abbott, CCIM - Broker

CA BRE # 01357548

Phone: 707-523-2700

Cell: 707-529-1722

Email: nabbott@northbayprop.com

North Bay Property Advisors

Santa Rosa Office

2777 Cleveland Ave. Suite 110

Santa Rosa, CA 95403

707-523-2700

www.NorthBayProp.com

