



Dewey Building

4778-4790 Dewey Dr, Fair Oaks, CA 95628

Nate Sterling

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Dewey Building

\$830,000

Dewey Building is 5,910 sq ft and is fully occupied with nice and good-paying tenants. Dewey Building last appraised for \$830k in May 2019 which was PRIOR TO major improvements including new wood and tile flooring \$25,000, new energy saving 100% white silicone snowroof roofing \$40,000, new tankless water heater (\$5,000), new masonry front of building (\$15,000), 5 new mini-split ACs etc. See below for current monthly rents roll for 4778 & 4790 Dewey building (building has two sides)...
Dewey Building 4790 Dewey: (all month-to-month leases)

Suite A: \$760/month (\$1520 deposit)

Suite B: \$500/mo (\$1000 deposit)

Suite C: \$600/mo (\$1200 deposit)

Suite D: \$500/mo (\$1,000 deposit)

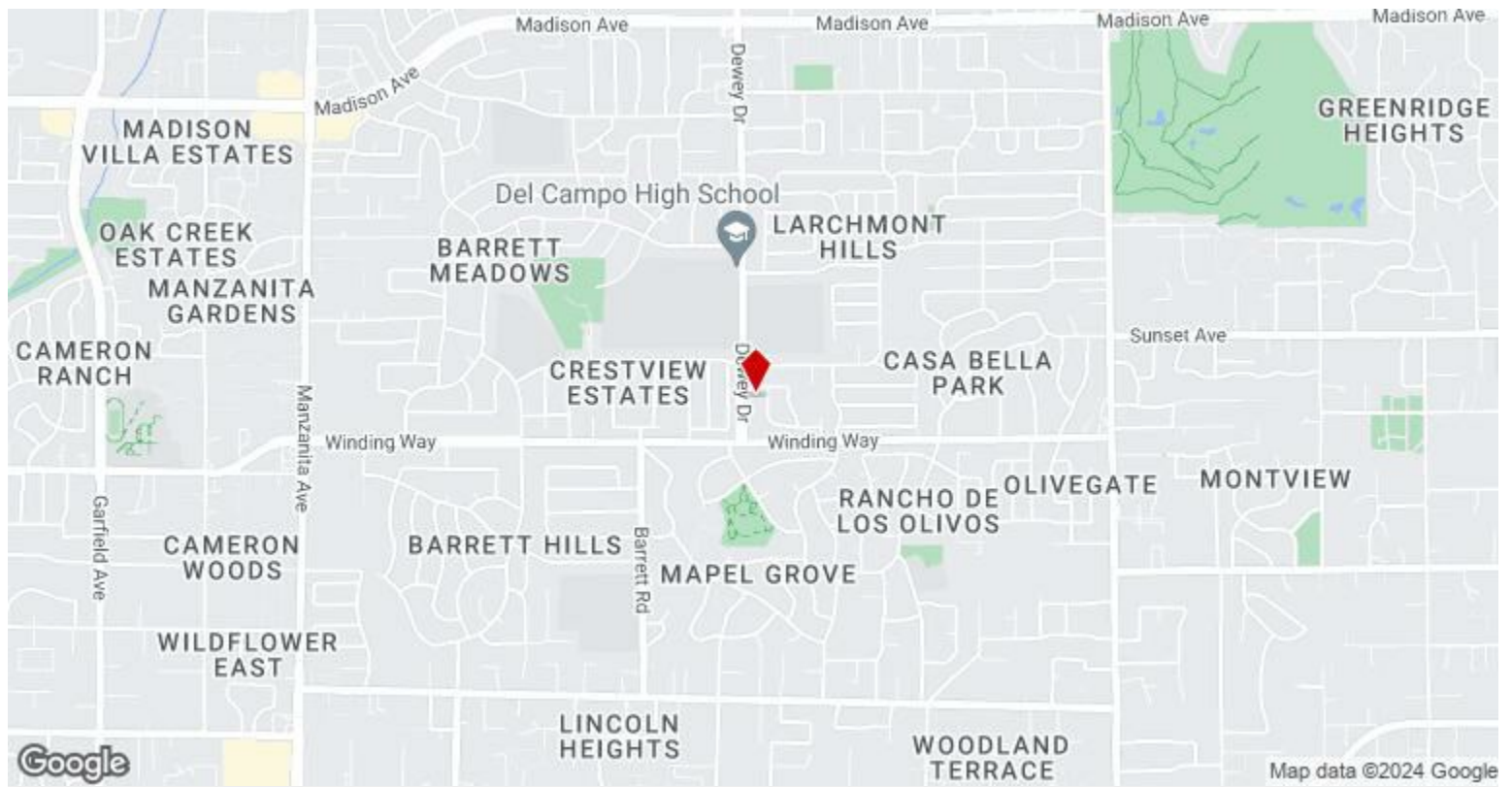
Suite E: Conference Room

Suite...

- Cash flow positive from day one (\$7.45k/mo)
- Potential to assume current financing, mortgage loan for \$470k at 5.15% interest rate
- Option to keep current property management in place

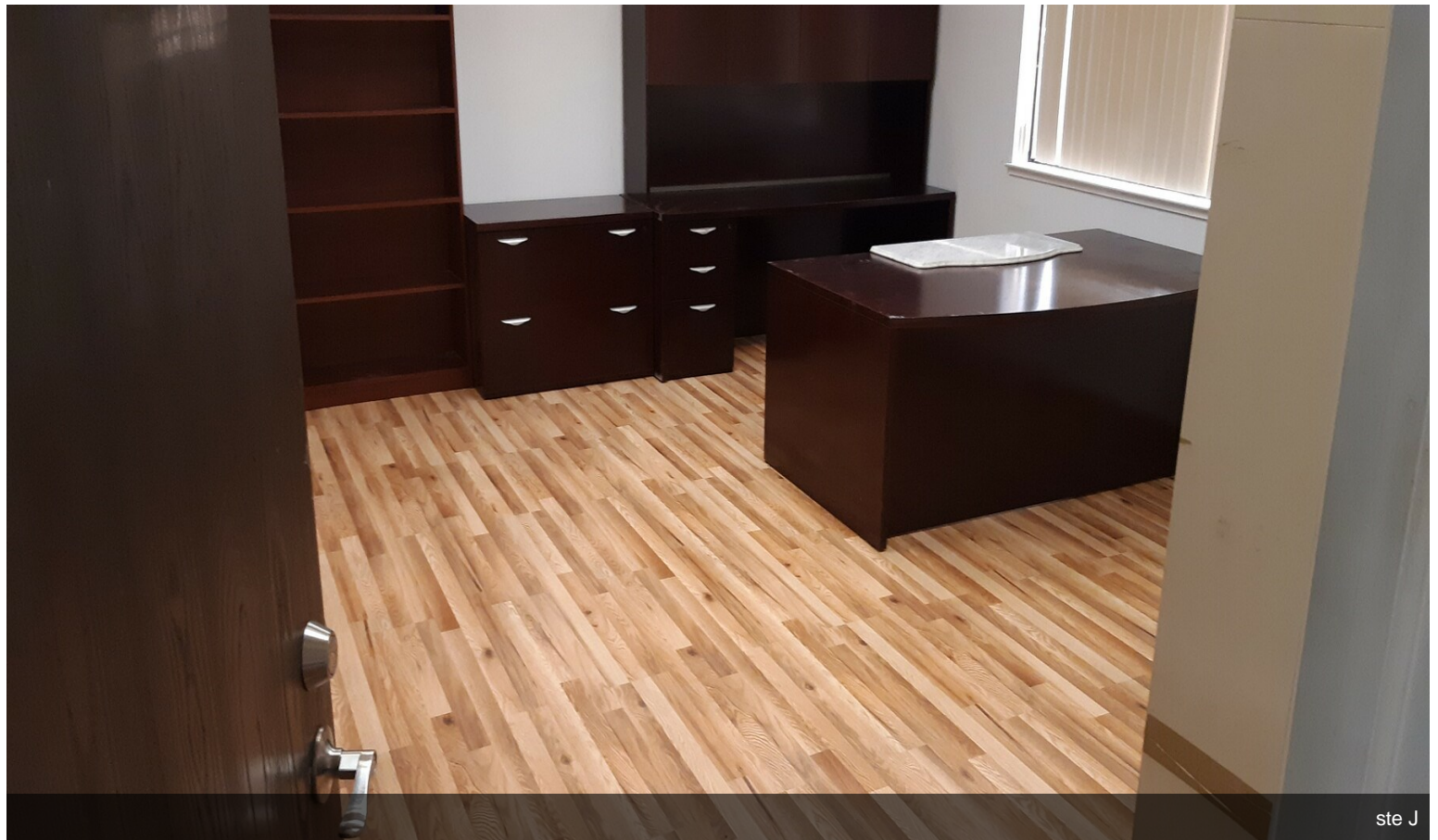


Price:	\$830,000
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	C
Sale Type:	Investment
Cap Rate:	10.77%
Lot Size:	0.56 AC
Rentable Building Area:	5,910 SF
Rentable Building Area:	5,910 SF
No. Stories:	1
Year Built:	1976
Tenancy:	Multiple
Parking Ratio:	5.92/1,000 SF
Zoning Description:	LC
APN / Parcel ID:	239-0300-048

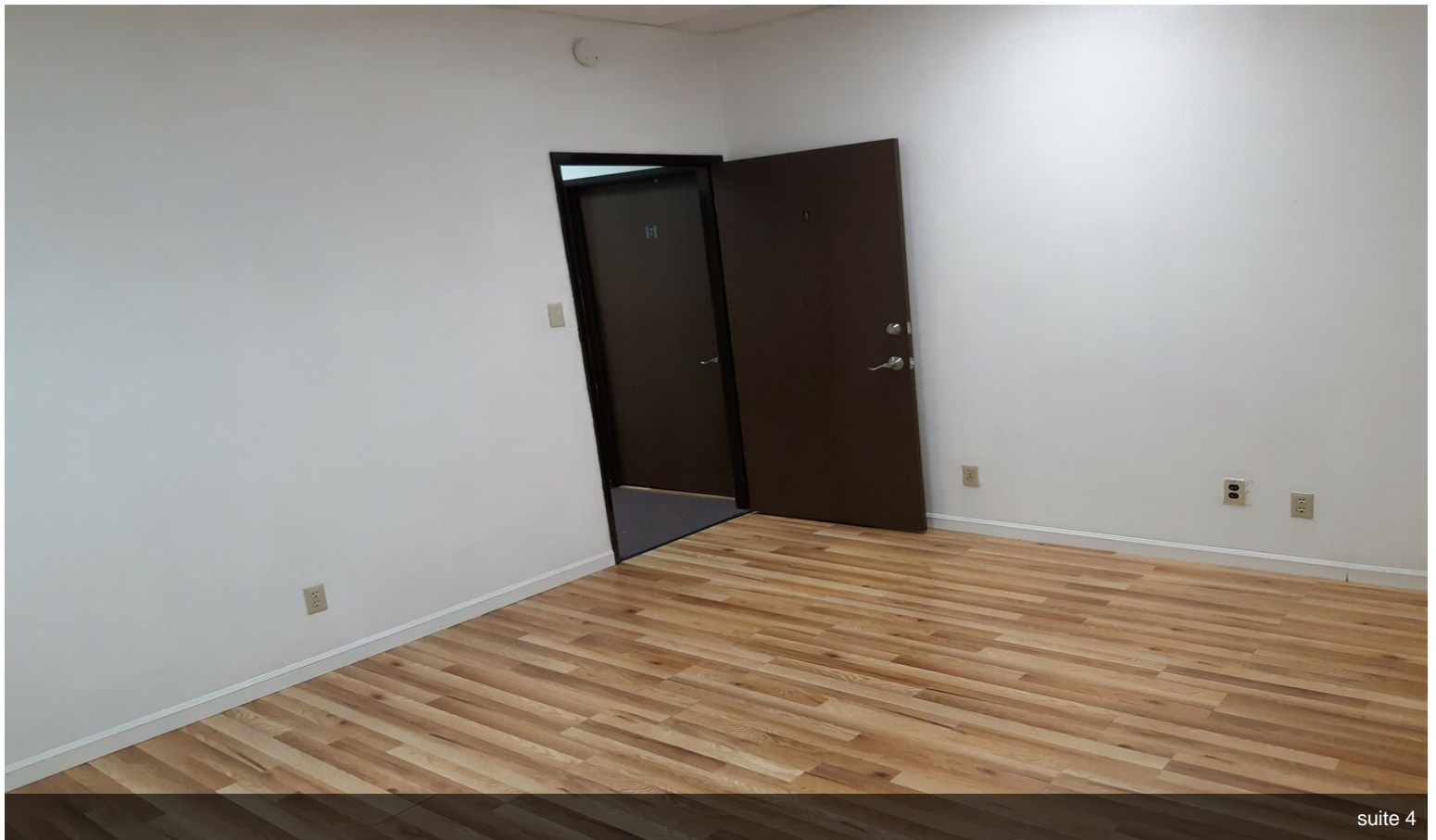


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Property Photos



Property Photos



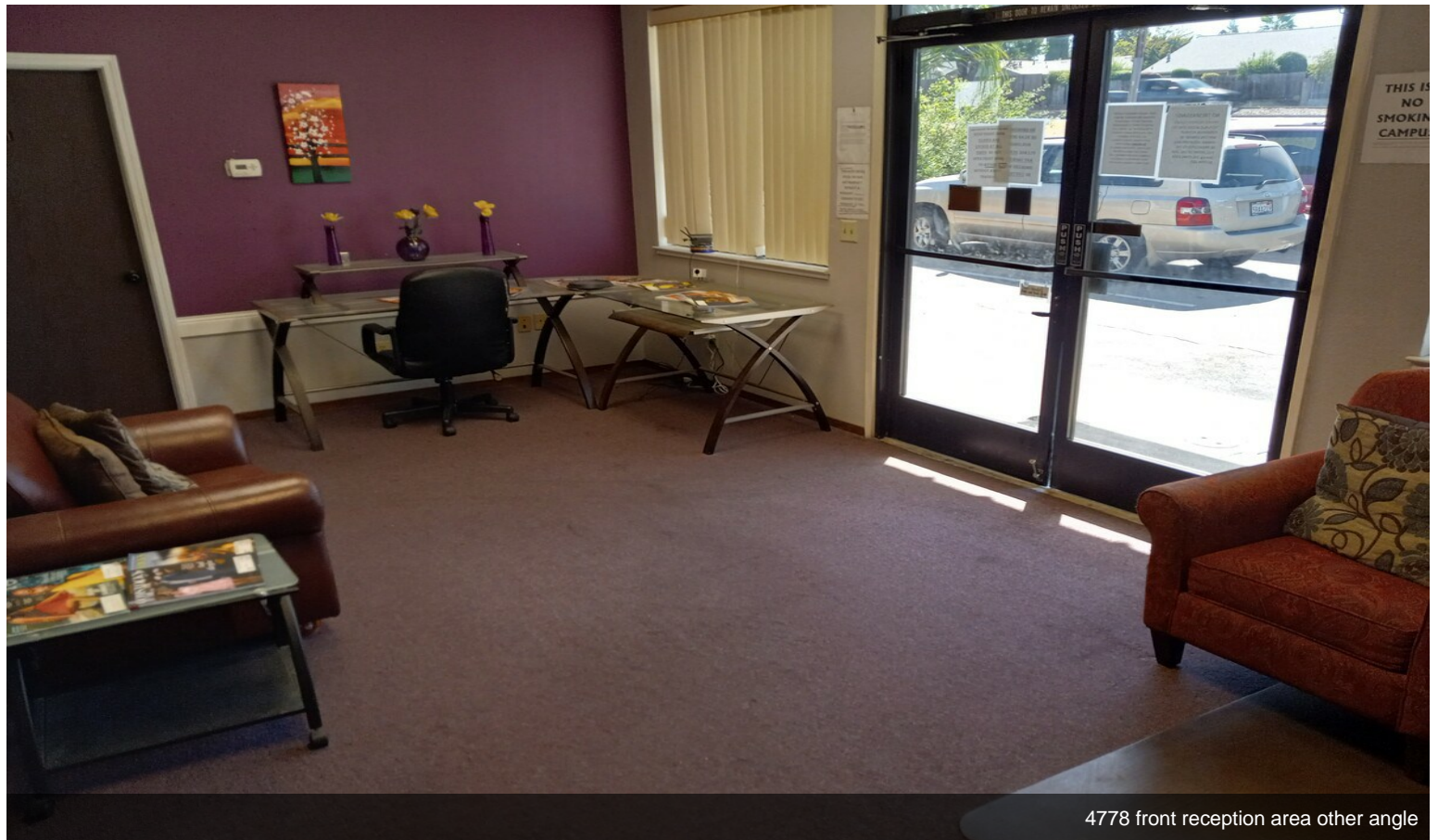
Property Photos



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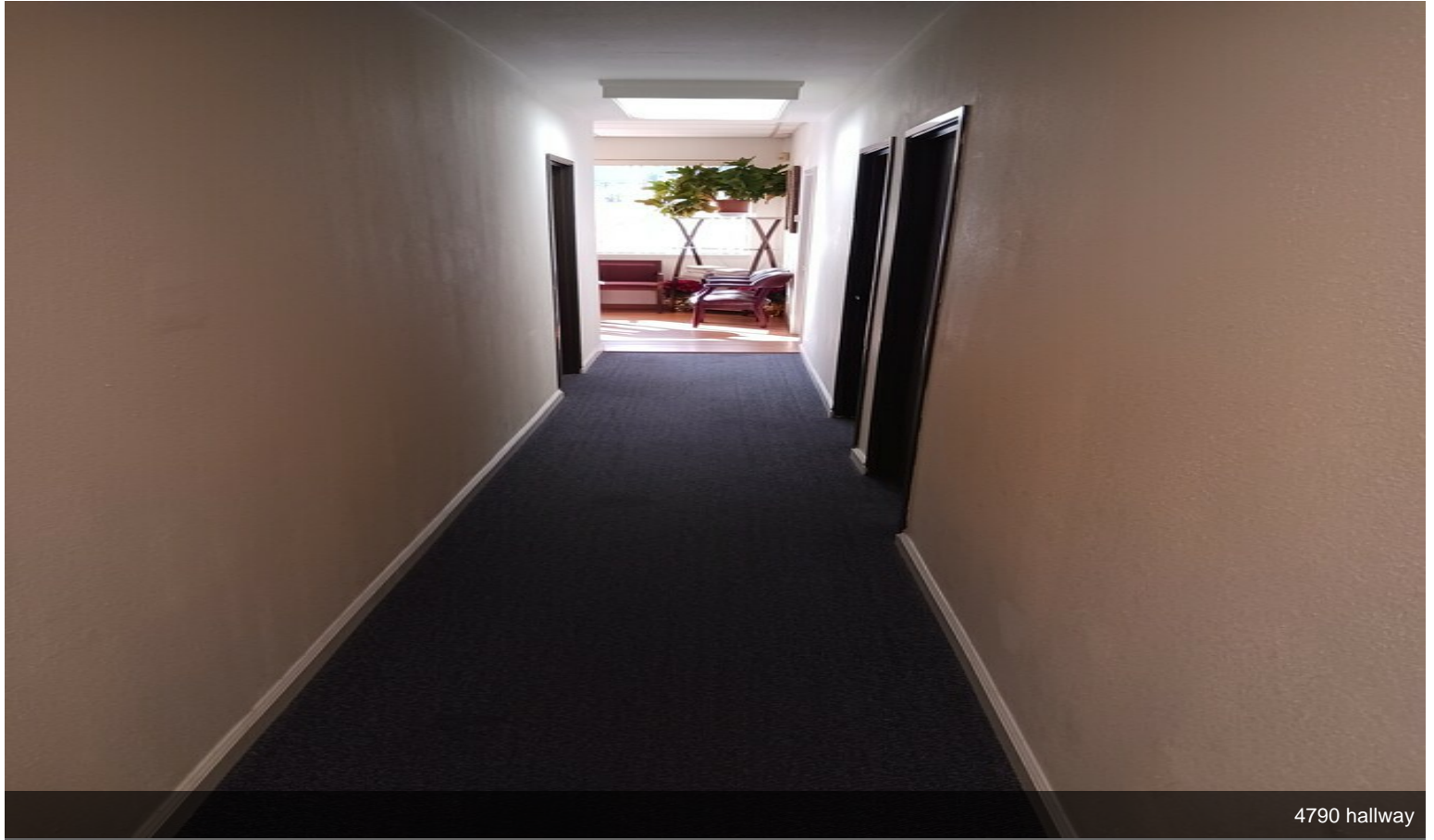


4778 front reception area



4778 front reception area other angle

Property Photos



4790 hallway



4790 conference room

Property Photos



Property Photos



4790 reception



4790 reception

Property Photos



kitchenette 4778 dewey



kitchenette 4778 dewey

Property Photos



dewey building alley to selkirk neighbors



dewey building Generac generator

Property Photos



dewey building roof



front of building (dewey drive)

Property Photos



dewey building parkinglot