

MEDICAL/PROFESSIONAL OFFICE OWNER/USER INVESTMENT



FOR SALE | \$3,270,000

24551 Silver Cloud Ct. Monterey, CA 93940

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

MEDICAL/PROFESSIONAL OFFICE OWNER/USER INVESTMENT

OFFERING MEMORANDUM

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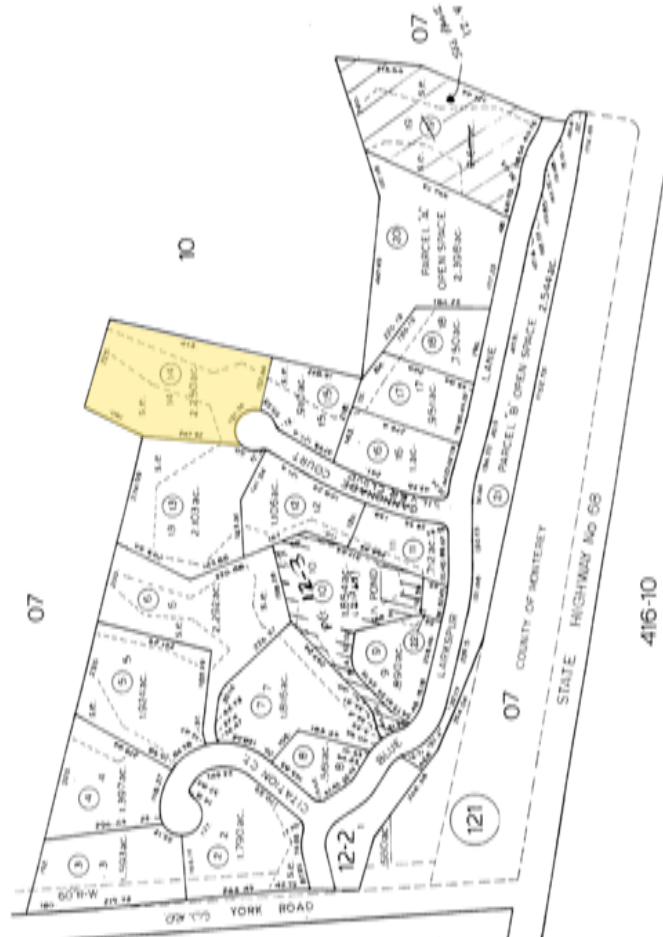
INVESTMENT OVERVIEW

Mahoney & Associates is pleased to present to the market 24551 Silver Cloud Ct. in Laguna Seca Park. The property is currently configured to accommodate 4 tenants. Three suites are configured for medical uses, and one suite as professional office. The ground floor can possibly be delivered vacant allowing for an owner user to occupy the property. The basement level is fully built out for office or storage.

PROPERTY DETAILS

Property Address	24551 Silver Cloud Ct. Monterey, CA 93940
APN	173-121-014
Lot Size	± 2.25 Acres
Total Building Size	± 10,617 SF
Year Built	2005
Zoning	VO/B-6-UR-D-S
Parking	42 Spaces (4/1,000 SF Parking)
Elevator	1 pedestrian elevator
Sprinklers	Fully sprinkled
HVAC	Heating & AC
Asking Price	\$3,270,000

SITE PLAN



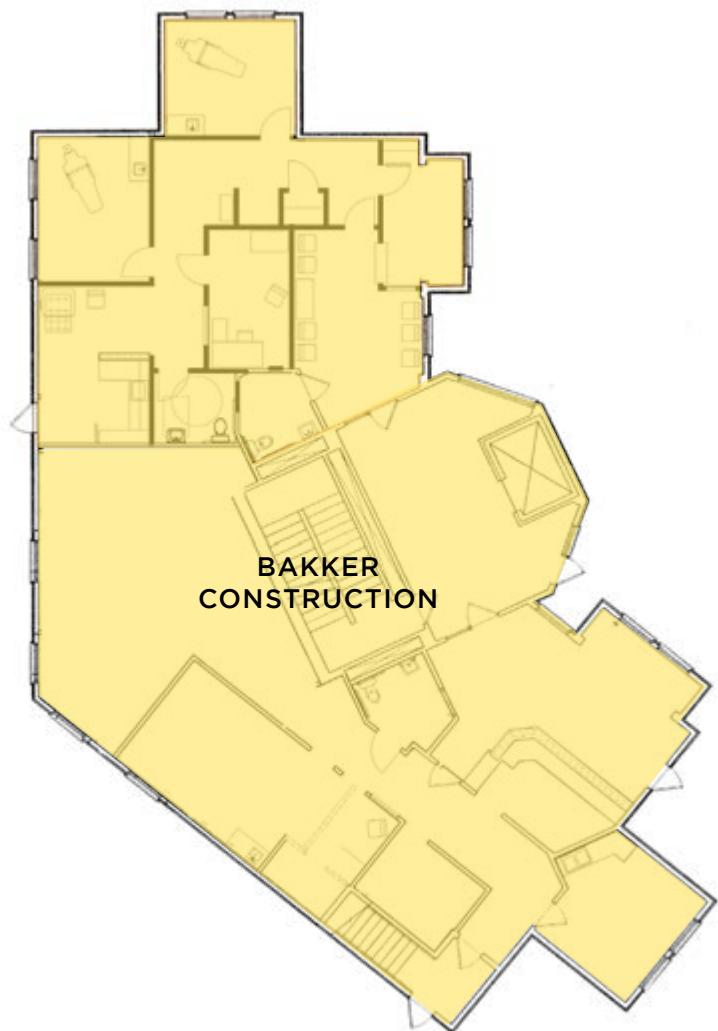
RENT ROLL

UNIT	TENANT	LEASE TERM	APPROX SQ/FT	CURRENT MO RENT	ANNUAL RENT	ANNUAL INCREASES	LEASE TYPE	OPTIONS
101	Bakker Construction	9/1/2023 to 11/30/2026	1,939 SF	\$3,394.19	\$40,730.28	3% Annual	Modified Gross	2-1 year options
102	Bakker Construction	12/1/2023 to 11/30/2026	1,533 SF	\$2,683.49	\$31,263.96	3% Annual	NNN	1-5 year options
201	Richard Westbrook	8/1/2021 to 9/30/2026	1,355 SF	\$2,420.04	\$29,040.48	2% Annual	NNN	2-3 year options
202	Dr. William Dodson	3/3/2006 to 2/28/2026	2,445 SF	\$5,911.73	\$70,940.76	3.25% Annual	NNN	None
Basement	--	Month to Month	1,831 SF	--	--	--	--	--
TOTAL	--	--	9,103 SF	\$14,409.45	\$178,967.16	--	--	--

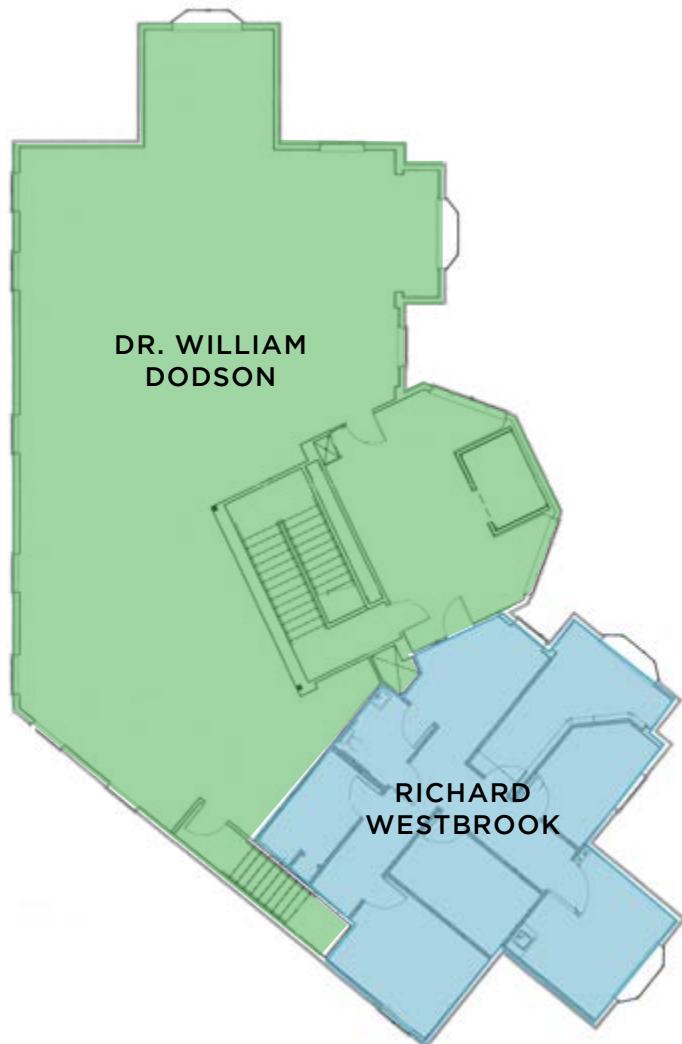
Suite 101 & 102 can be combined for a single owner user.

FLOOR PLANS

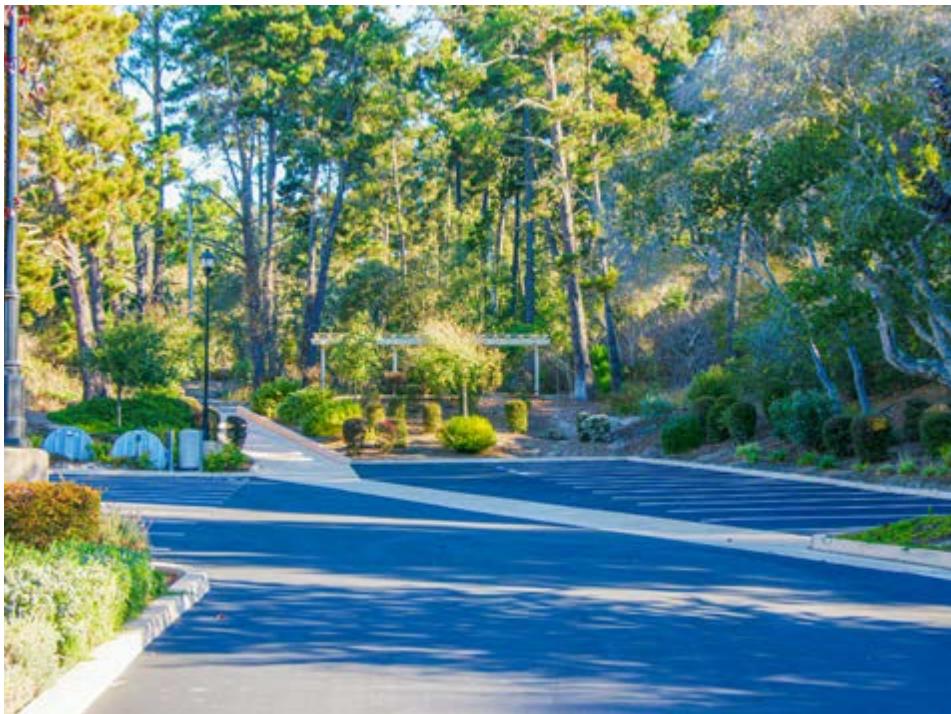
FIRST FLOOR



SECOND FLOOR



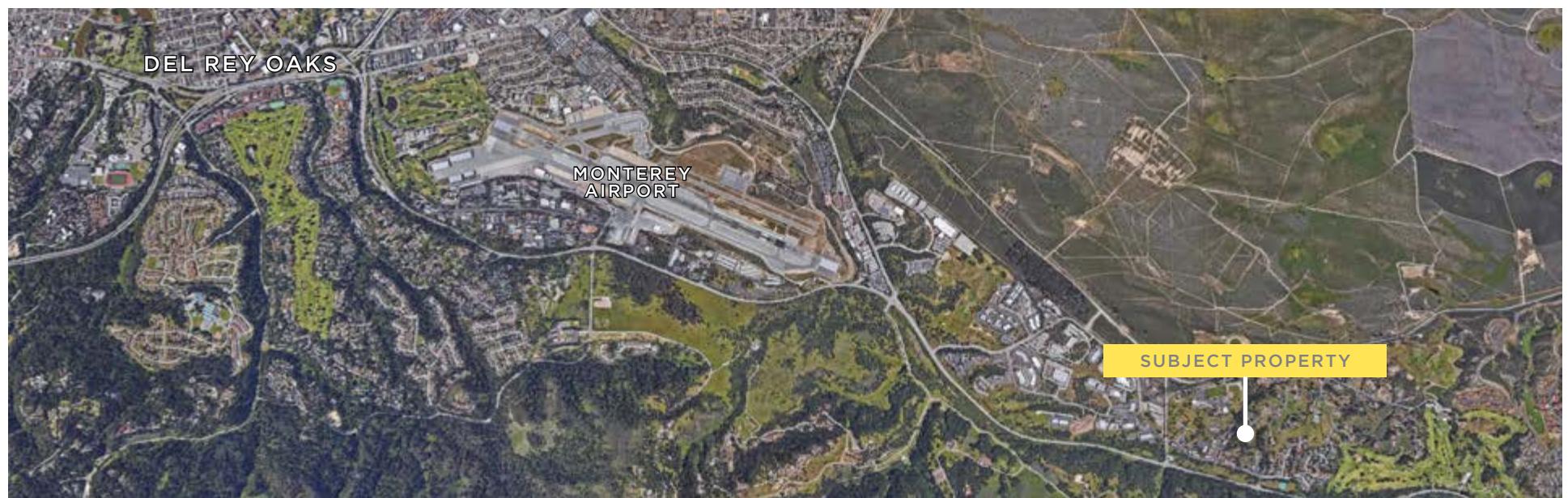
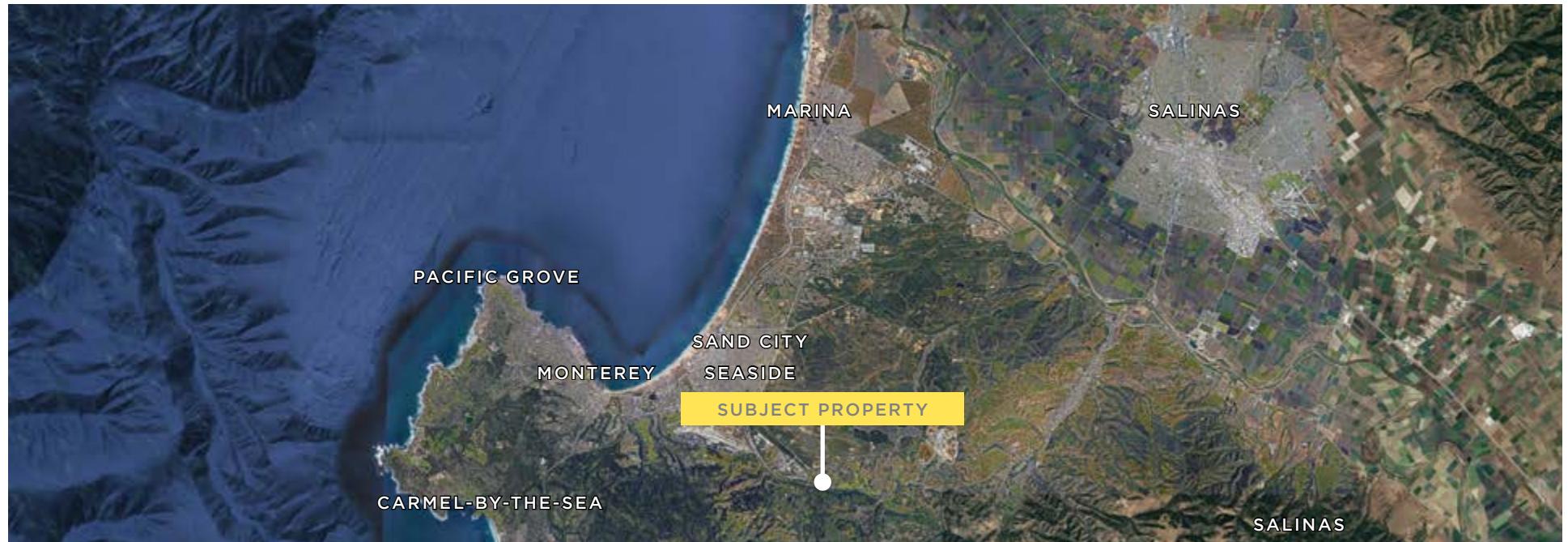
*Entire ground floor can be delivered vacant at close of escrow.



AERIAL MAP



LOCATION MAP



DISCLAIMER

Mahoney & Associates (M&A) hereby advises all prospective purchasers of property as follows: All materials and information received or derived from M&A and its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop-ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither M&A and its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. M&A will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.** Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. M&A makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. M&A does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by M&A and in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

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