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COMMERCIAL.

*Commercial Building  
Available for Sale*

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## *HIGHLIGHTS*

- *Price: \$2,300,000.00*
- *Price pre SQFT: \$179.47*
- *SQFT: 12,815*
- *SQFT Lot: 52,708*
- *Acres: 1.210*
- *Property Type: Mixed Use*
- *Zoning: C2*
- *Cap Rate: 7%*
- *Listing ID: SN24177085*
- *Parcel #: 012160071000*
- *County: Butte*
- *Plenty of parking on site*



*2075 Baldwin Avenue  
Oroville, CA 95965*

[www.selectcommercialgroup.com](http://www.selectcommercialgroup.com)



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*2075 Baldwin Avenue*



*This property is a multi-tenant facility, including a children's daycare, a work training center building, and five apartments leased through work training center. The property was rebuilt and refurbished a year and a half ago. The building sits next to Hewitt Park. Has great parking and the city of Oroville has funding to refurbish the park. This building sits in a great location. The current lease runs through 2027 with options to renew. Call agent to set up a showing. Please do not disturb the tenants.*

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2075 Baldwin (ALL)

2075 Baldwin

Orville, CA 95928

## 5-Year Cash Flow Analysis

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Fiscal Year Beginning August 2024

## ASSUMPTION / INPUTS

Purchase Price	\$2,300,000
Year 1 Potential Income	\$283,950
Vacancy & Credit Loss	0.00%
Year 1 Expenses	\$35,000
Acquisition CAP Rate	10.82%
Sale Price - CAP Rate	7.00%

Acquisition Costs	2.00%
Annual Income Increase	3.00%
Other Income Increase	3.00%
Annual Expense Increase	N/A
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%



## Investment Performance (%)







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# Photos

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*Photos*

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# City Overview

## CITY OF OROVILLE

*Oroville had a recent 20% population increase. Home prices are up a massive 27.8% (approximately \$63,500) in the second quarter of 2019 compared to the third quarter of 2019 compared to the third quarter of 2018 due to the camp fire. These are the highest Oroville's home quarters have been since they began providing economic snapshots in 2010. Employment in Oroville has increased in six of the last eight quarters.*

*Over 14.4 million in building permits were issued in the second quarter of 2019 (the highest level since 2010). Oroville Hospital has a \$200 million expansion underway which will provide employment for over 700 new employees.*



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*For More Information,  
Contact us:*

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*Frank Ross*

*Broker® | DRE # 01014400*

*530-624-6375*

*Frank@norcalemail.com*

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