



333 E Main Street | Visalia, CA

Property For Sale

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
www.mdgre.com

**GRAHAM** | **& ASSOCIATES**

Matt Graham  
Lic# 01804235  
www.mdgre.com

to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

## PROPERTY DETAILS

**Address:** 333 E Main Street | Visalia, CA

**APN:** 094-296-006

**Building Size:** 10,448 +/- Sq. Ft.

**Lot Size:** 4,530 +/- Sq. ft.

**Zoning** CDT

**Sales Price** \$4,200,000.00



### Additional Comments:

Iconic three-story red brick building situated on a premier corner in Downtown Visalia. This building is home to the well-known and historic, Crowdaddy's Restaurant. The three stories allow for ample space for turnkey dining, bar, kitchen area and banquet space. Residential/office space occupies the third story, providing beautiful and one-of-a-kind views of Downtown. This is an ideal investment for either an owner/user or investment property. The business is available for sale separately and provides liquor license and management for a smooth transition to new owners. Please call for further details.



**Contact Broker:**  
Matt Graham  
Lic# 01804235

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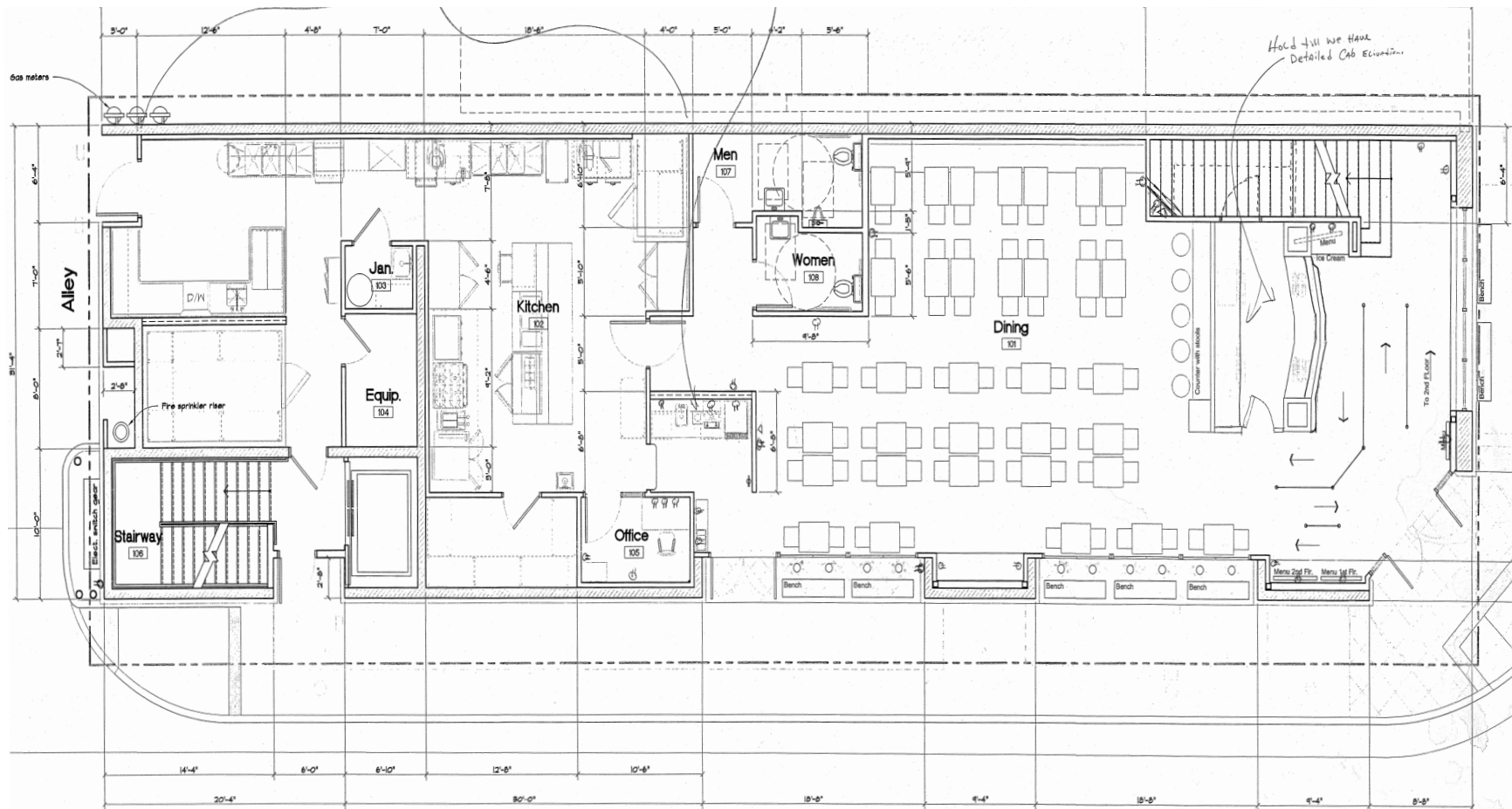
## FINANCIALS - PRO FORMA

PRO FORMA	In Place	PSF	Pro Forma	Comments
<b>Rental Revenue</b>				
Base Rent	144,000	13.78	219,408	\$1.75/sf pro forma
CAM Income	21,701	2.08	57,900	\$0.46/sf pro forma
<b>Effective Gross Revenue</b>	165,701	15.86	277,308	\$2.21/sf pro forma
<b>Operating Expenses</b>				
Property Taxes	21,701	2.08	46,200	1.1% of valuation
Insurance	11,700	1.12	11,700	market estimate
Repairs & Maintenance	7,800	0.75	7,800	\$650/month (estimate)
Management	-	-	11,000	4.0% of EGR
Utilities	-	-	-	tenant pays direct
Administrative	-	-	-	
<b>Total Operating Expenses</b>	41,201	3.94	76,700	28% of EGR
<b>NET OPERATING INCOME</b>	<b>124,500</b>	11.92	<b>200,608</b>	
Capitalization Rate	2.96%		4.78%	assumes current/new tenant signs new lease
<b>VALUATION</b>	<b>\$4,200,000</b>	401.99		

**FINANCIALS - RENT ROLL**

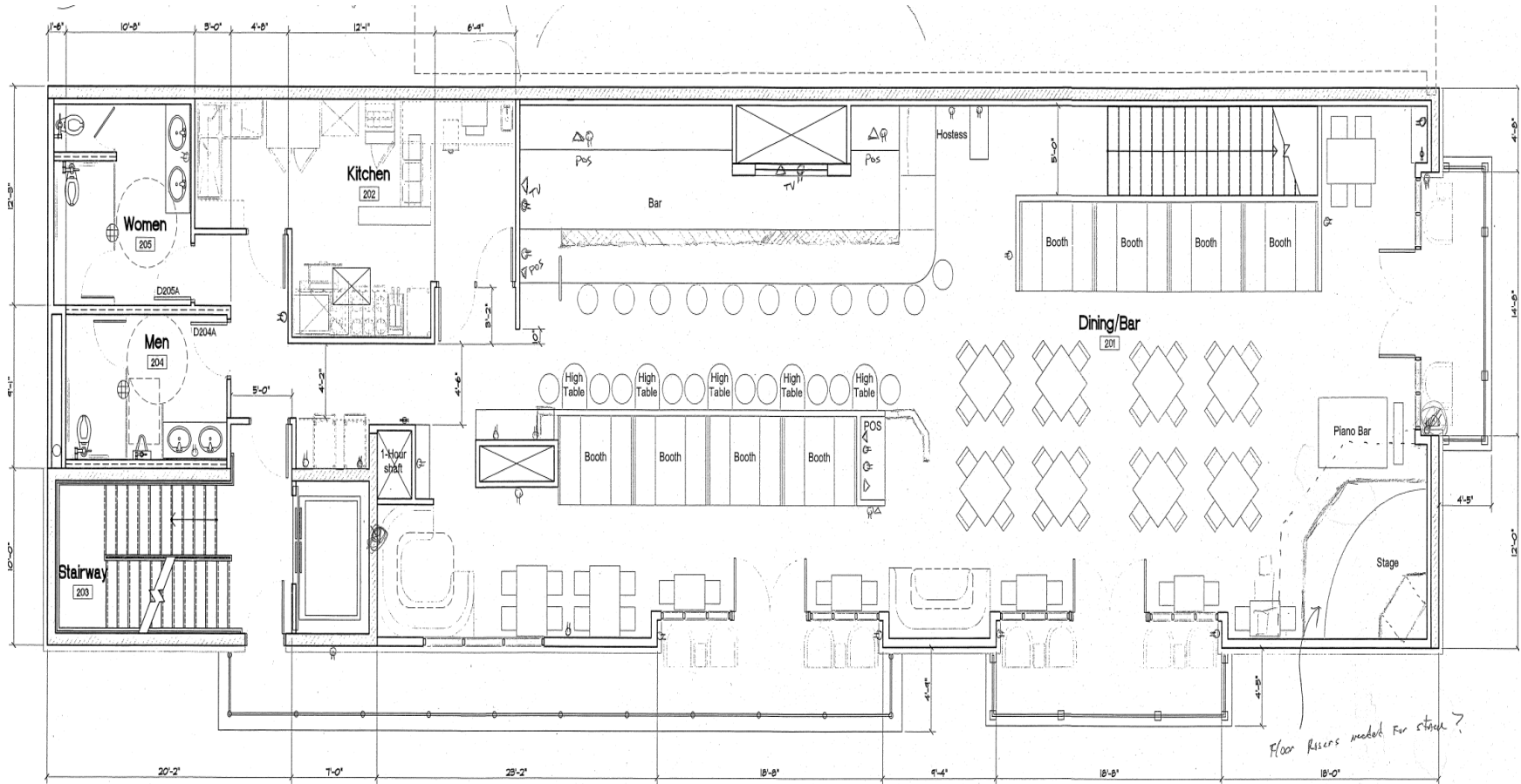
<b>RENT ROLL</b>						
<u>Floor</u>	<u>Tenant</u>	<u>Expiration</u>	<u>SF</u>	<u>Monthly Rent</u>	<u>PSF/MO</u>	
1st	Crawdaddy's	MTM	3,398	\$6,000.00	\$1.77	
2nd	Crawdaddy's	MTM	3,525	\$6,000.00	\$1.70	
3rd	Residential/Banquet	MTM	3,525			
			10,448	\$12,000.00	\$1.16	

# FLOOR PLAN - 1st FLOOR



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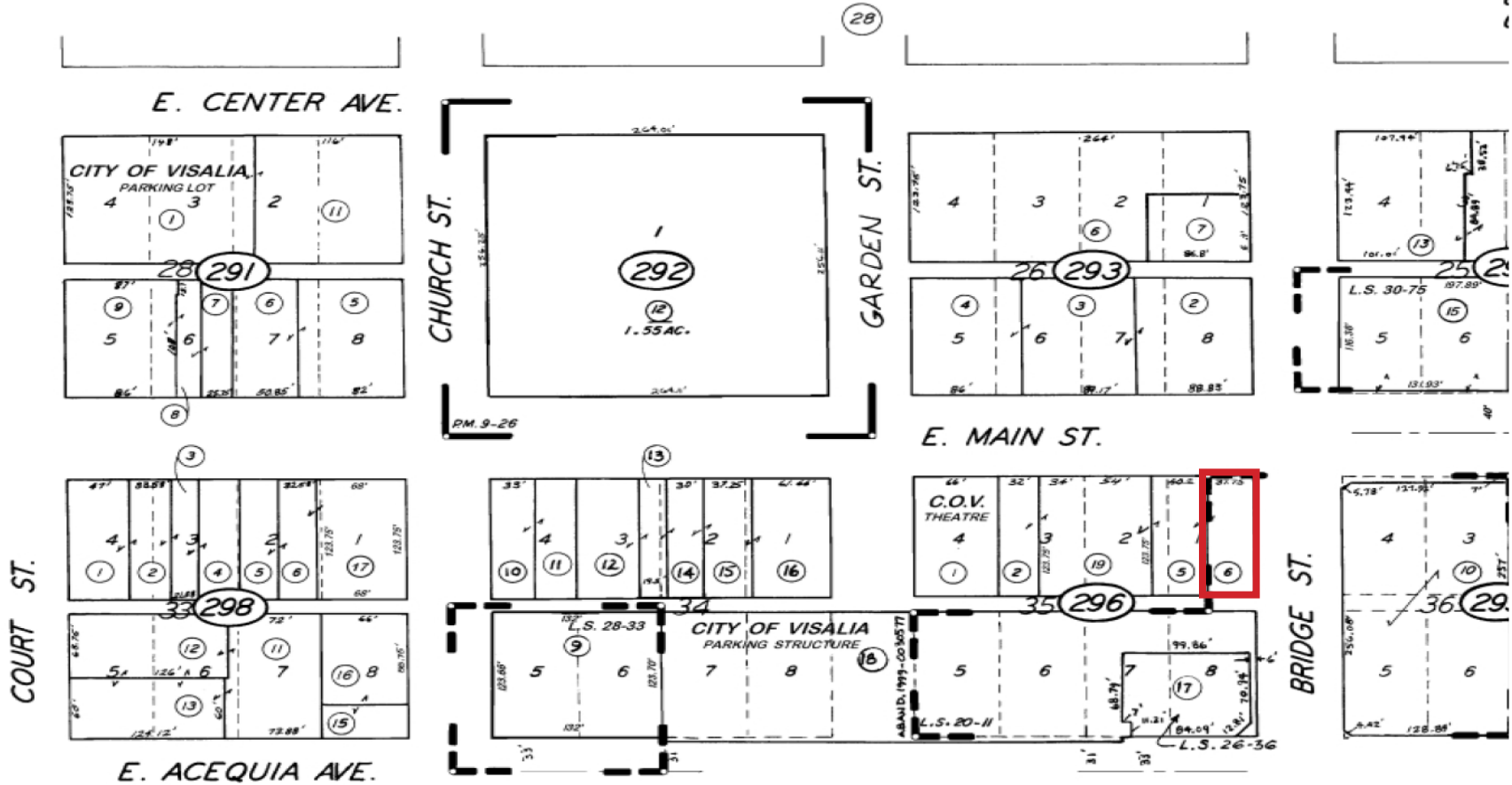
# FLOOR PLAN - 2nd FLOOR



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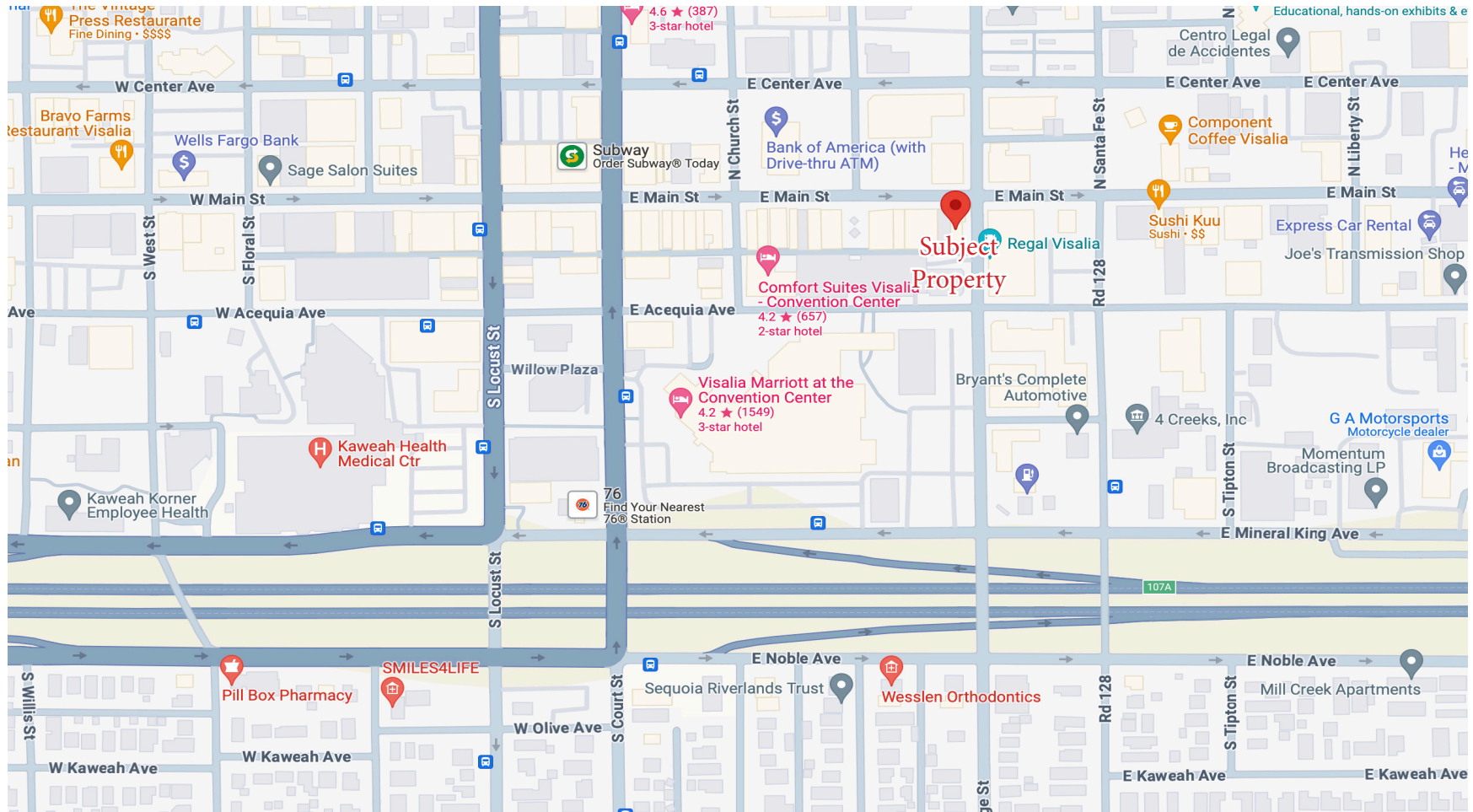
# TAX MAP

POR. SE. 1/4 OF SW. 1/4 SEC. 29, T.18S., R.25E., M.D.B.&M.



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# LOCATION MAP



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## PROPERTY LAYOUT



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## PROPERTY PHOTOS



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## PROPERTY PHOTOS



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