



Laundry Building | Hanford, 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

425 W 7th St | Hanford, CA

GRAHAM | & ASSOCIATES

Property For Sale

PROPERTY DETAILS

Address: 425 W 7th Street | Hanford, CA

APN: 012-064-009

Square Feet Available: 16,462 +/- Sq. Ft.

Lot Size: 0.86 +/- Acres

Zoning: DC

Sales Price: \$2,400,000.00



Additional Comments:

Historic Hanford “Laundry Building” is available for sale as a highly desirable leased investment. The iconic Laundry Building was constructed in the early 1900s and is now functions as home to professional businesses. It is situated on a hard to come by large private lot with ample parking. Well located near downtown Hanford amenities and Highway 198 - the main thoroughfare to Visalia and neighboring cities. Please call for further details.



Contact Broker:

Matt Graham
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FINANCIALS - PRO-FORMA

REVENUE	2021	2022	PSF	Pro Forma	Comments
Rental Revenue					
Base Rent	193,114	209,429	12.72	246,930	\$1.25 PSF pro forma
Utility Income	55,155	59,100	3.59	59,100	
Less: General Vacancy	-	(6,283)	(0.38)	(6,283)	3% of Base Rent
Effective Gross Revenue	248,269	262,247	15.93	299,748	
OPERATING EXPENSES					
Operating Expenses					
Property Taxes	15,359	26,400	1.60	26,400	1.10% of valuation
Insurance	5,977	6,000	0.36	6,000	
Utilities	55,155	59,100	3.59	59,100	
Management	-	15,735	0.96	15,735	6.00% of EGR
Landscaping & Janitorial	27,665	15,000	0.91	15,000	
Repairs & Maintenance	18,382	5,000	0.30	5,000	
Security	1,139	1,139	0.07	1,139	
Administrative	10,182	4,000	0.24	4,000	
Total Operating Expenses	133,859	132,374	8.04	132,374	50% of EGR
NET OPERATING INCOME	114,410	129,873	7.89	167,373	
Capitalization Rate	4.77%	5.41%		6.97%	
VALUATION		\$2,400,000	145.79		

FINANCIALS - RENT ROLL

Suite	Tenant	Type	Expiration	SF	Monthly Rent	PSF/MO	PRO FORMA	
102	AgPro Insurance	MG	06/30/23	997	\$1,046.85	\$1.05	\$1.25	
103	Panoche the Salon	MG	06/30/26	500	\$525.00	\$1.05	\$1.25	
104	Family Dental Center	MG	08/30/23	1,301	\$1,431.10	\$1.10	\$1.25	
106	Hair Gypsy	MG	12/31/26	1,137	\$1,250.70	\$1.10	\$1.25	
108	South Valley Dental	MG	06/30/26	1,119	\$1,174.95	\$1.05	\$1.25	
109	Simply Cremations	MG	03/31/26	1,164	\$1,280.40	\$1.10	\$1.25	
110	Parker Insurance	MG	12/31/24	533	\$559.65	\$1.05	\$1.25	
111	Parker Insurance	MG	12/31/24	687	\$727.35	\$1.06	\$1.25	
112	Parker Insurance	MG	12/31/24	737	\$735.15	\$1.00	\$1.25	
208	Ruggles Dental Lab	MG	12/31/26	401	\$441.00	\$1.10	\$1.25	
202/204	Parker Insurance	MG	12/31/24	3,742	\$3,929.10	\$1.05	\$1.25	
210/212	Parker Insurance	MG	12/31/24	1,403	\$1,473.15	\$1.05	\$1.25	
214-218	Parker Insurance	MG	12/31/24	2,741	\$2,878.05	\$1.05	\$1.25	
				WALT 1.87	16,462	\$17,452.45	\$1.06	\$1.25

TAX MAP

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW,
SEPTEMBER 2020

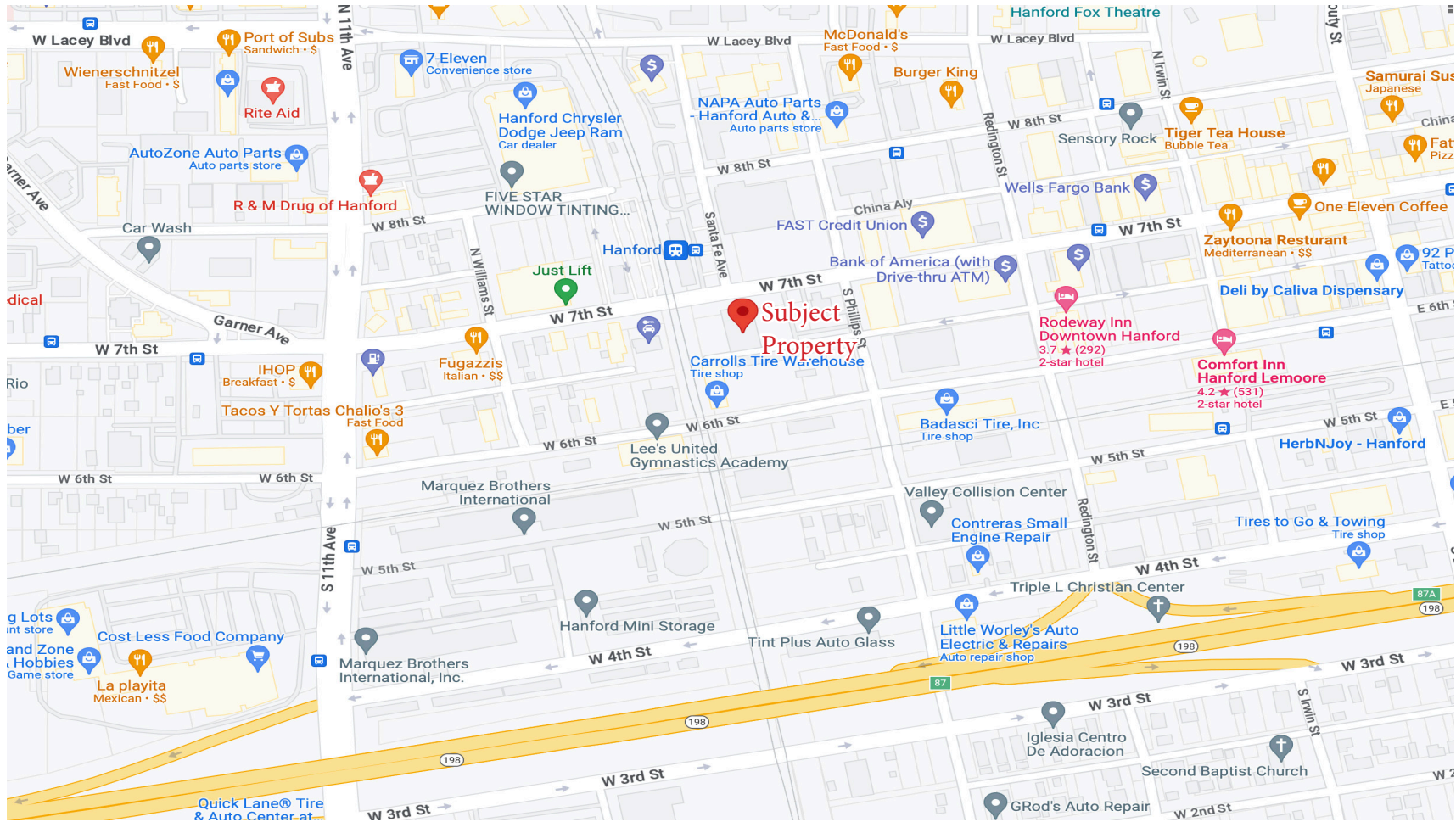
KINGS COUNTY ASSESSOR'S MAP

12-06



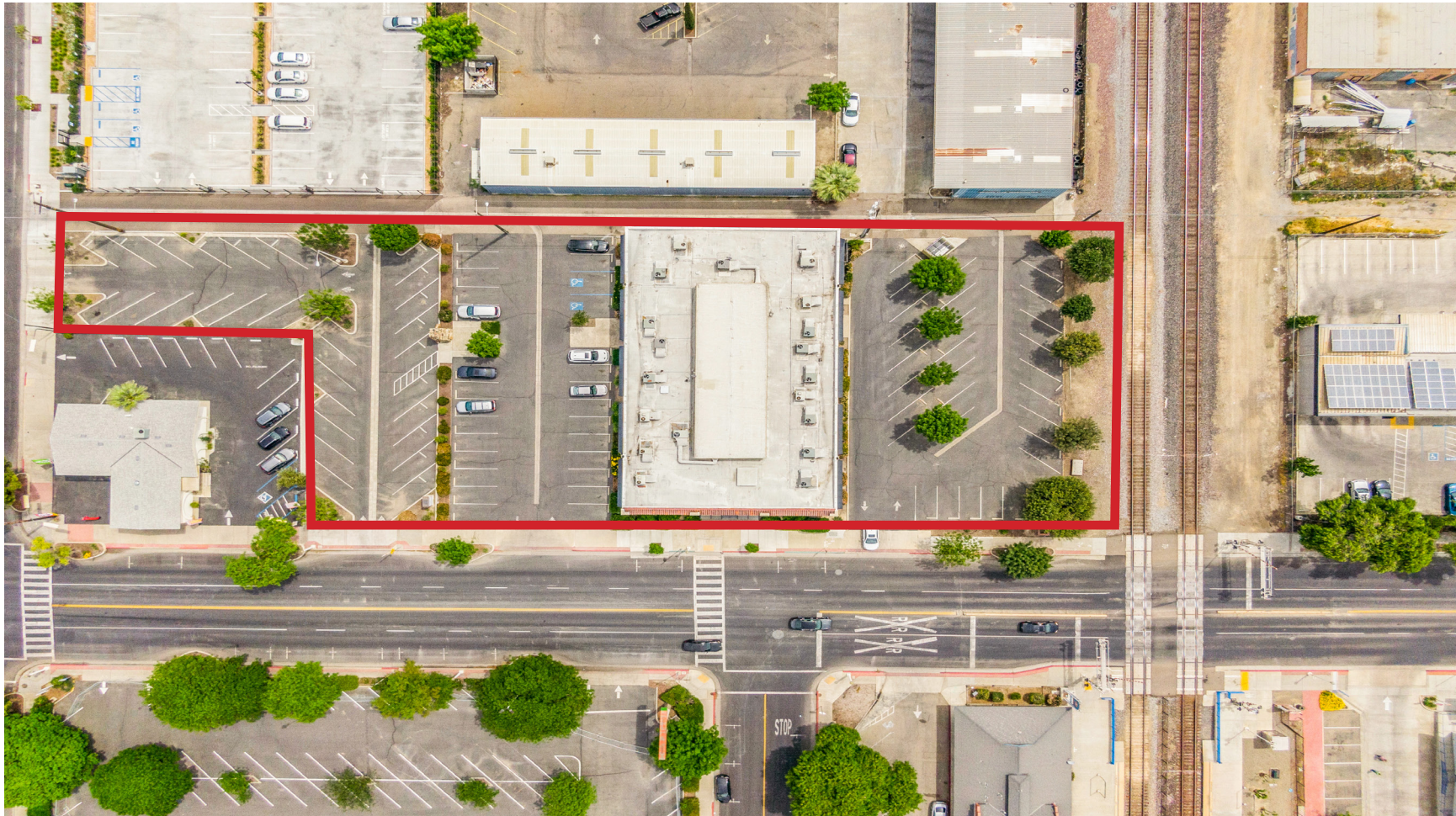
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LOCATION MAP



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PROPERTY LAYOUT



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PROPERTY AERIAL



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PROPERTY PHOTOS



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