



Keegan & Coppin
COMPANY, INC.

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broker.

SALE / LEASE

**124-148 S CLOVERDALE BLVD.
CLOVERDALE, CA**

**ONE-PROPERTY INVESTMENT
CENTRAL DOWNTOWN CORNER
LOCATION**

PRESENTED BY:

KEVIN DORAN, PARTNER
LIC # 01704987 (707) 528-1400, EXT 270
KDORAN@KEEGANCOPPIN.COM

MARSHALL KELLY, BROKER ASSOCIATE
LIC # 00801883 (707) 528-1400
MKELLY@KEEGANCOPPIN.COM



PROPERTY DESCRIPTION

Attractive, high visibility, downtown office building with second floor office space available for lease. Suite sizes available from 771 square feet to 2,781 square feet. Hard to find small office. Excellent for professional office. Distinctive architecture/features include abundant glass-line and a second floor alcove that opens to Cloverdale Boulevard. Mature landscaping.

HIGHLIGHTS

- 29,350+/- sq. ft. Mult-tenant Building Featuring Ground Floor Retail & Warehouse and 2nd Floor Office Suites
- Pride of Ownership Property
- Central Downtown Corner Location
- Extensive Glassline
- Cloverdale Boulevard Frontage
- 2nd Floor
- Elevator Served
- Available Immediately

SALE & LEASE TERMS

RATE: \$1.10 PER SQ. FT. (NEGOTIABLE)

OFFERING

SALE PRICE \$2,935,000
PRICE PSF \$100



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TOTAL BUILDING SQ. FT.
29,350+/- sq. ft.

LOT SIZE
34,070+/- sq. ft.; 10,866+/- sq. ft.

APN
01-123-019

ZONING
DTC - Downtown Commercial

BUILDING
Built in 1984
Concrete-Block & Wood Frame

UTILITIES
Water, Sewer, PG&E

PARKING
On-Site & Street

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FINANCIAL INFORMATION

SCHEDULED INCOME						
Lessee	Current Leases			Proforma Leases		
	Approx. SF	Rent/SF	Monthly Rent	Lease Exp.	Rent/SF	Monthly Rent
Ste 124 A	4,300	\$0.54	\$2,312.60		\$0.53	\$2,312.60
Ste 124 B	3,240	\$0.65	\$2,100.00		\$0.65	\$2,100.00
Store	9,300	VACANT	VACANT		\$1.10	\$10,230.00
Café	496	VACANT	VACANT		\$1.10	\$545.60
Ste 130	780	\$1.09	\$850.00		\$1.10	\$850.00
Ste 132	540	\$1.11	\$598.80		\$1.11	\$598.80
Ste 134	860	VACANT	VACANT		\$1.10	\$946.00
Ste 136	660	\$1.45	\$960.00		\$1.50	\$960.00
Ste 138	840	\$1.26	\$1,057.80		\$1.26	\$1,057.80
Ste 140	800	\$1.22	\$976.00		\$1.30	\$976.00
Ste 140 B	800	\$1.75	\$1,400.00		\$1.80	\$1,400.00
Ste 142	1,100	\$0.78	\$855.00		\$0.88	\$835.00
Ste 144	630	VACANT	VACANT		\$1.10	\$693.00
Ste 146	350	\$1.80	\$630.00		\$1.10	\$630.00
Ste 148	570	\$1.00	\$570.00		\$1.10	\$570.00
Total:			\$12,310.20			\$24,705
Annual Scheduled				Annual Projected		
Monthly x 12	\$147,722			Monthly x 12	\$296,458	



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ANNUAL EXPENSES

Current and Projected (P)	
Taxes	\$36,250
Insurance	\$5,680
Maintenance	\$22,650
Utilities	\$34,736
Common Area	\$3,244
Reserves	\$4,617
Management	\$7,380
Parking	\$7,448
Total Expenses	\$100,954

ANNUAL OPERATING DATA

	Current Rent	Projected Rent	Loan Data
Scheduled Gross Income	\$147,722	\$296,458	
Plus Reimbursement	\$0	\$0	
Less Vacancy 3.0%	-\$4,432	3.0%	
Annual Adjusted Income	\$143,291	\$287,564	
Less Expenses	-\$100,954	(\$100,954)	
Annual NOI	\$42,337	\$186,610	
Less Annual Debt Service		(\$146,051)	
Cash Flow		\$40,559	
Cash Flow %	0.00%	4.66%	

Down Payment	\$870,000
Loan Amount	\$2,030,000
Interest Rate	6.00%
Amortization (Yrs)	30
Debt Service	(\$146,051)

* PROJECTED CAP RATE 6.4%

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FINANCIAL INFORMATION

RENT ROLL



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UNIT	TENANT	SQFT	LEASE RATE	NOTES
124 S. Cloverdale #A	Cabinet Maker	4,300+/-	\$2,312.16/Month	Plus \$113.00 (electrical) and \$14.84 (water)
124 S. Cloverdale #B	CW Mechanical (Electrical Contractor)	3,240+/-	\$2,100.00/Month-to-Month	Unit is 3,240+/- sf at rear of building
124 S. Cloverdale (Retail & Café)	VACANT	9,796+/-	\$1.10/SF	Café area: 496+/- SF & Ground floor: 9,300+/- SF
130 S. Cloverdale	California Wellness & Real Med Holdings LLC	780+/-	\$850.00/Month; \$1.09/SF	Five (5) year lease expiring 7/1/2028
132 S. Cloverdale	Kelder Engineering	540+/-	\$598.50/Month-to-Month	
134 S. Cloverdale	VACANT	860+/-	\$1.00/SF	
136 S. Cloverdale	The Cycle Club	660+/-	\$960.00/Month-to-Month	
138 S. Cloverdale	VACANT	840+/-	\$1.00/SF	
140 S. Cloverdale	County of Sonoma	800+/-	\$981.92/Month	
140 S. Cloverdale #B	California Wellness & Real Med Holdings LLC	800+/-	\$1,405.69/Month	Five year lease
142 S. Cloverdale	King Valley Chiropractic	1,100+/-	\$855.0/Month-to-Month	
144 S. Cloverdale	VACANT	630+/-	\$1.00/SF	
146 S. Cloverdale	VACANT	350+/-	\$1.00/SF	
148 S. Cloverdale	Steel Guitar Forum	570+/-	\$541.50/Month-to-Month	Unit located near rear stairwell
TOTAL BUILDING SF	29,350+/- SF			
TOTAL RENTABLE UNITS	25,266+/- SF			
TOTAL VACANT UNITS	12,476+/- SF			

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AREA DESCRIPTION

DESCRIPTION OF AREA

Cloverdale is located about 15 miles north of Healdsburg in the Alexander Valley wine region. It is just off Highway 101 and has a small-town charm with views of rolling hills, vineyards, and small farms.

The City of Cloverdale comprises 2.7 square miles with a 5-mile radius population of 11,032. The town has many amenities including the Center of Performing Arts, the History Center, the Arts Alliance Art Gallery, numerous restaurants and a downtown plaza with a number of events year-round.

NEARBY AMENITIES

- Lake Sonoma
- County River Trail
- Cloverdale Airport
- Downtown Retailers

TRANSPORTATION ACCESS

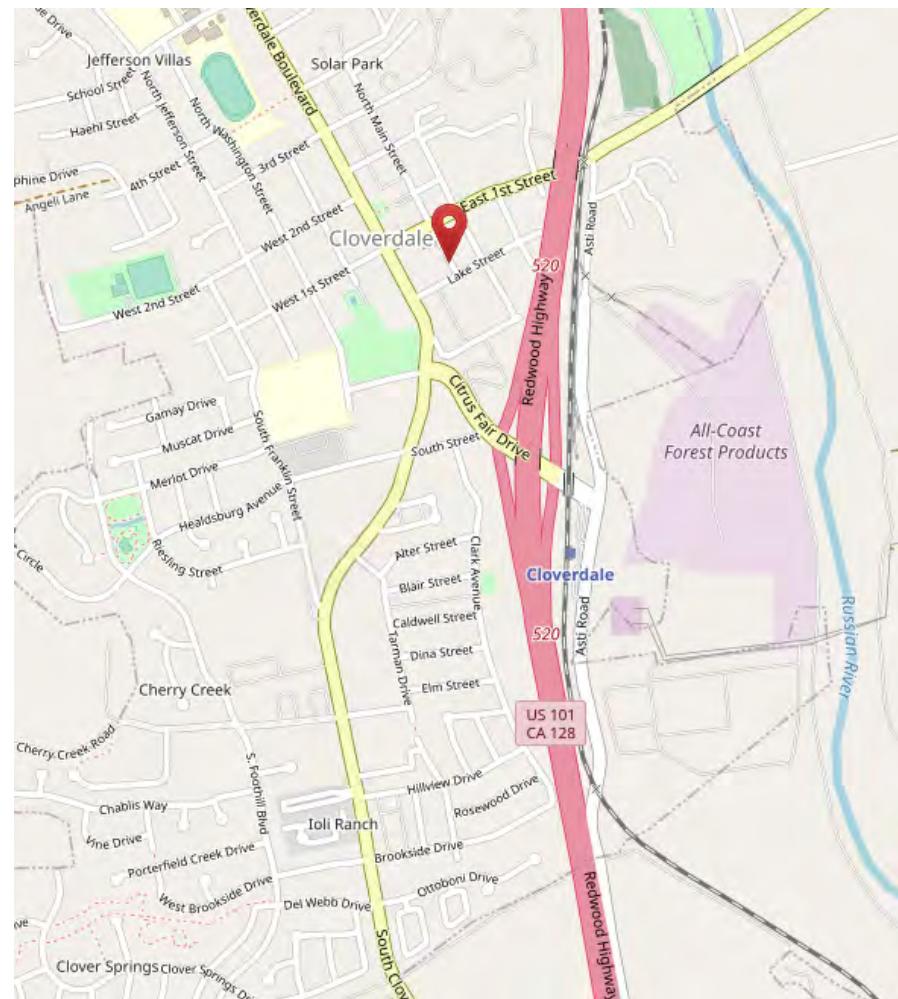
- Primarily Highway 101
- Bus Service

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	7,223	10,044	10,462
Est. Avg. HH Income	\$97,618	\$104,771	\$107,282



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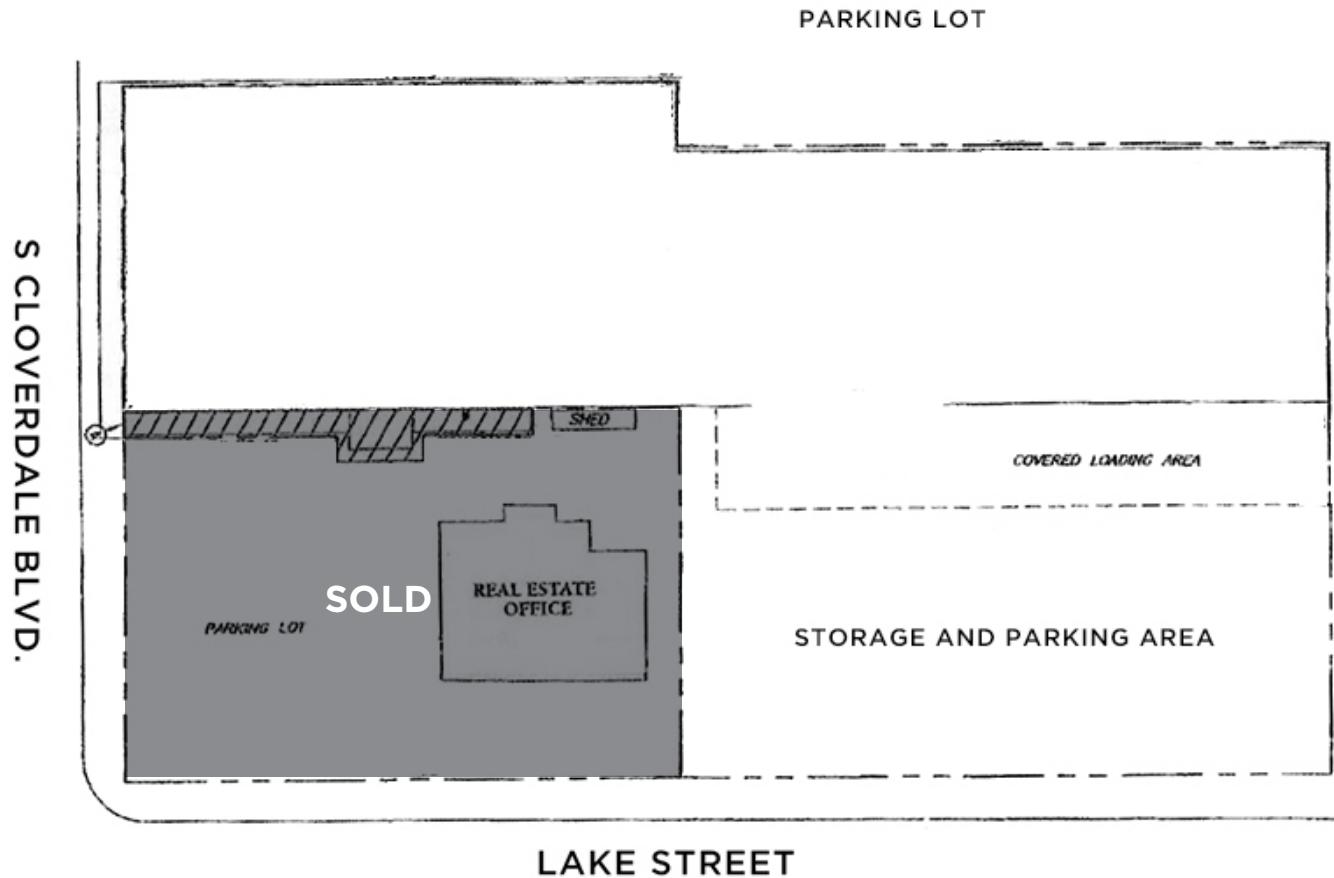


SITE PLAN



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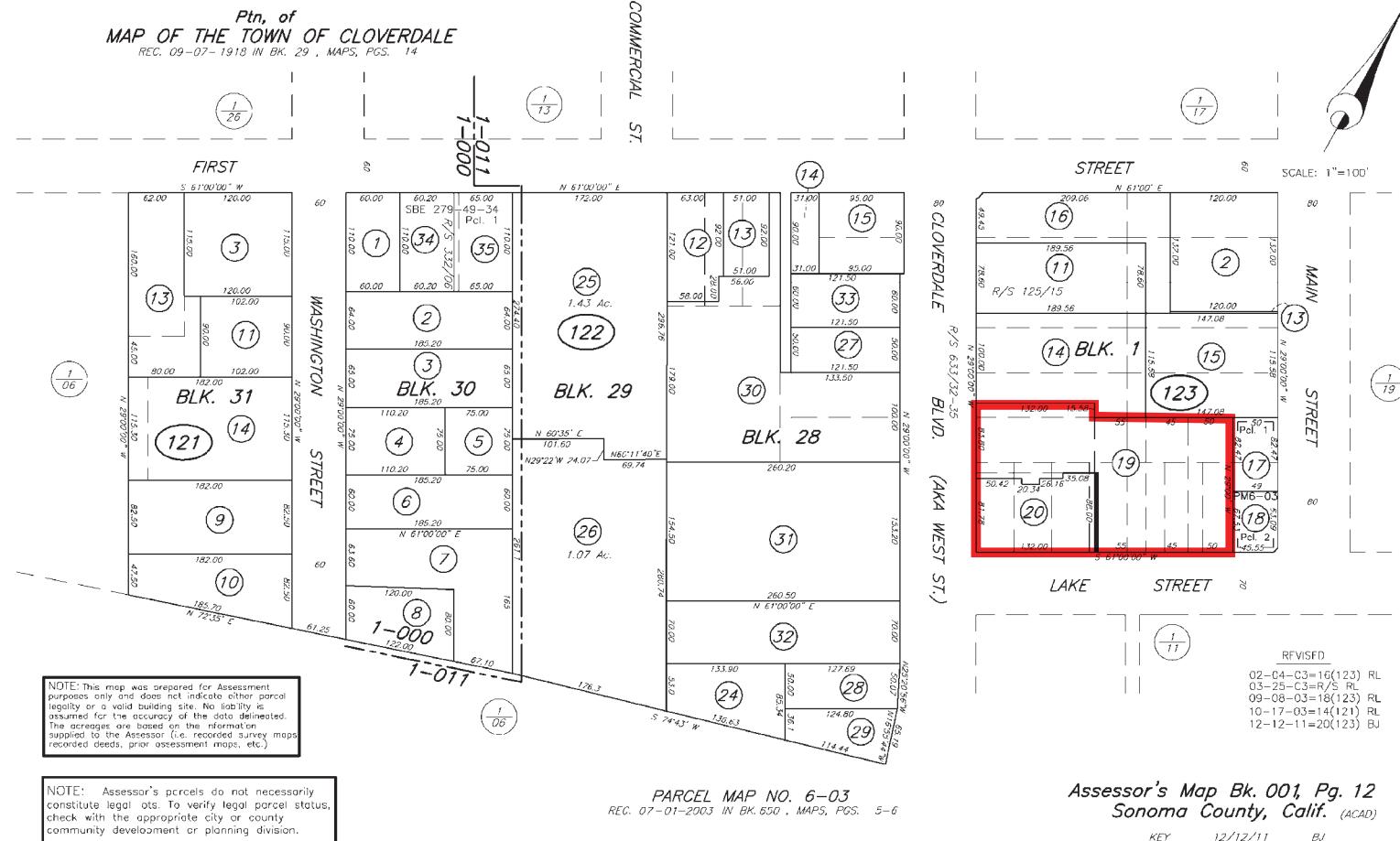
PARCEL MAP

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COUNTY ASSESSOR'S PARCEL MAP



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PROPERTY PHOTOS



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MARKET SUMMARY



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CLOVERDALE SUMMARY

Cloverdale, the northernmost town in Sonoma County, is located in the picturesque Alexander Valley wine region just off of California's Highway 101. Small town charm and friendly people welcome visitors to this city that is framed by oak-studded rolling hills, vineyards, and small farms

The city proper covers 2.7 square miles with a population of approximately 11,032 (5 mile radius) and is surrounded by oak-studded rolling hills, outstanding recreational opportunities, wineries, vineyards and small farms.

- Walkable and bikable neighborhoods dotted with family-oriented parks
- Apartments and home prices ranging from the affordable to luxury
- River Park on the Russian River and many more walking, hiking and biking trails
- Moderate winters, warm summers
- Balmy summer nights to enjoy downtown plaza events and Farmers Market

Cloverdale is the ideal location for companies looking to relocate where business innovation is encouraged and employee quality of life is exceptional. The city is proud home to Reuser Inc., manufacturer and bulk distributor of organic landscaping materials and Asti Winery, both recipients of many awards for sound

environmental business practices. In Cloverdale, entrepreneurial and traditional businesses co-exist and complement each other.

The City appreciates all businesses and works to retain businesses, encouraging expansion in Cloverdale. Cloverdale is a great place to live, work, play – and do business.

Home to approx. 500,000 people, **Sonoma County** is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure, hospitality, educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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LOCATION MAP



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