



LEASED OFFICE INVESTMENT

564 S DORA ST, UKIAH, CA 95482

Presented By:

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Leased Office Investment

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PROPERTY INFORMATION

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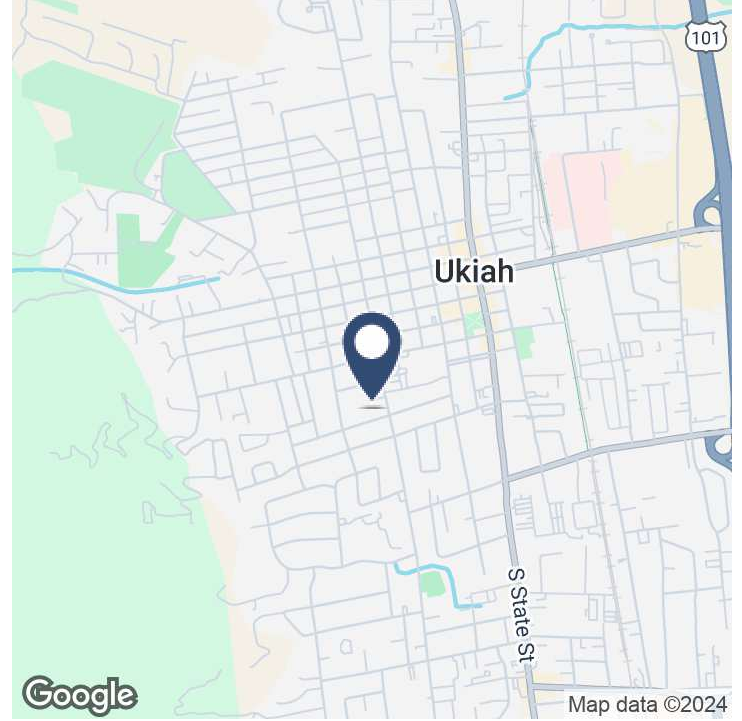
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,095,000
Building Size:	22,505 SF
Available SF:	
Lot Size:	1.19 Acres
Number of Units:	11
Price / SF:	\$93.09
Cap Rate:	8.0%
NOI:	\$167,638
Zoning:	R3

PROPERTY OVERVIEW

Explore the incredible opportunity presented by this prime investment property in Ukiah, CA. With a spacious 22,505 square foot building, this property boasts high occupancy, offering a secure and lucrative investment opportunity. Positioned in the R3 zone, this property provides versatility for potential future use. Priced below the October 2022 appraisal and potentially offering assumable financing, this investment promises exceptional value. Don't miss the chance to acquire this turnkey office building investment and secure a strong foothold in the thriving Ukiah market.

PROPERTY HIGHLIGHTS

- - 22,505 SF building
- - 11 units, 2 unleased currently
- - Zoned R3
- - Prime location in Ukiah
- - Potential assumable financing
- - Priced below October 2022 appraisal
- - Turnkey investment opportunity
- - Strong foothold in Ukiah market

Leased Office Investment

Property Description



PROPERTY DESCRIPTION

Explore the incredible opportunity presented by this prime investment property in Ukiah, CA. With a spacious 22,505 square foot building comprising 11 units, this offering a secure and lucrative investment opportunity. Positioned in the R3 zone, this property provides versatility for potential future use. Priced below the October 2022 appraisal and potentially offering assumable financing, this investment promises exceptional value. Don't miss the chance to acquire this turnkey office/office building investment and secure a strong foothold in the thriving Ukiah market.

LOCATION DESCRIPTION

Discover the charming city of Ukiah, CA – the ideal location for your next office investment. Nestled in picturesque Mendocino County, Ukiah offers a perfect blend of small-town charm and modern amenities. With its beautiful natural surroundings, including the nearby Russian River and Lake Mendocino, the area provides an inviting backdrop for professionals and businesses alike. Explore the diverse local dining and shopping options in downtown Ukiah, or take a short drive to the renowned Ukiah Valley Wine Country. Envision the potential of this prime location for your next office building investment.

SITE DESCRIPTION

Developed property with exterior access for many units and plenty of parking

PARKING DESCRIPTION

Several separate parking areas

LOAN DESCRIPTION

There is an existing loan on the property with Redwood Credit Union

POWER DESCRIPTION

PG&E

GAS DESCRIPTION

PG&E

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Complete Highlights



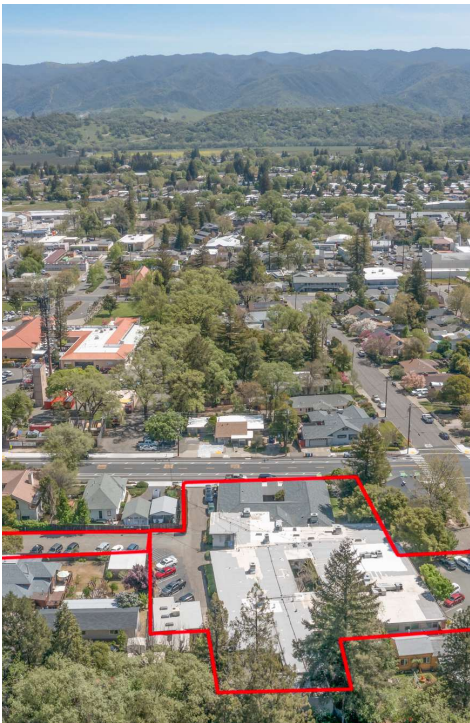
PROPERTY HIGHLIGHTS

- - 22,505 SF building
- - 11 units, 2 unleased currently
- - Zoned R3
- - Prime location in Ukiah
- - Potential assumable financing
- - Priced below October 2022 appraisal
- - Turnkey investment opportunity
- - Strong foothold in Ukiah market
- - Versatile R3 zoning
- - Secure and lucrative investment opportunity



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Additional Photos



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LOCATION INFORMATION

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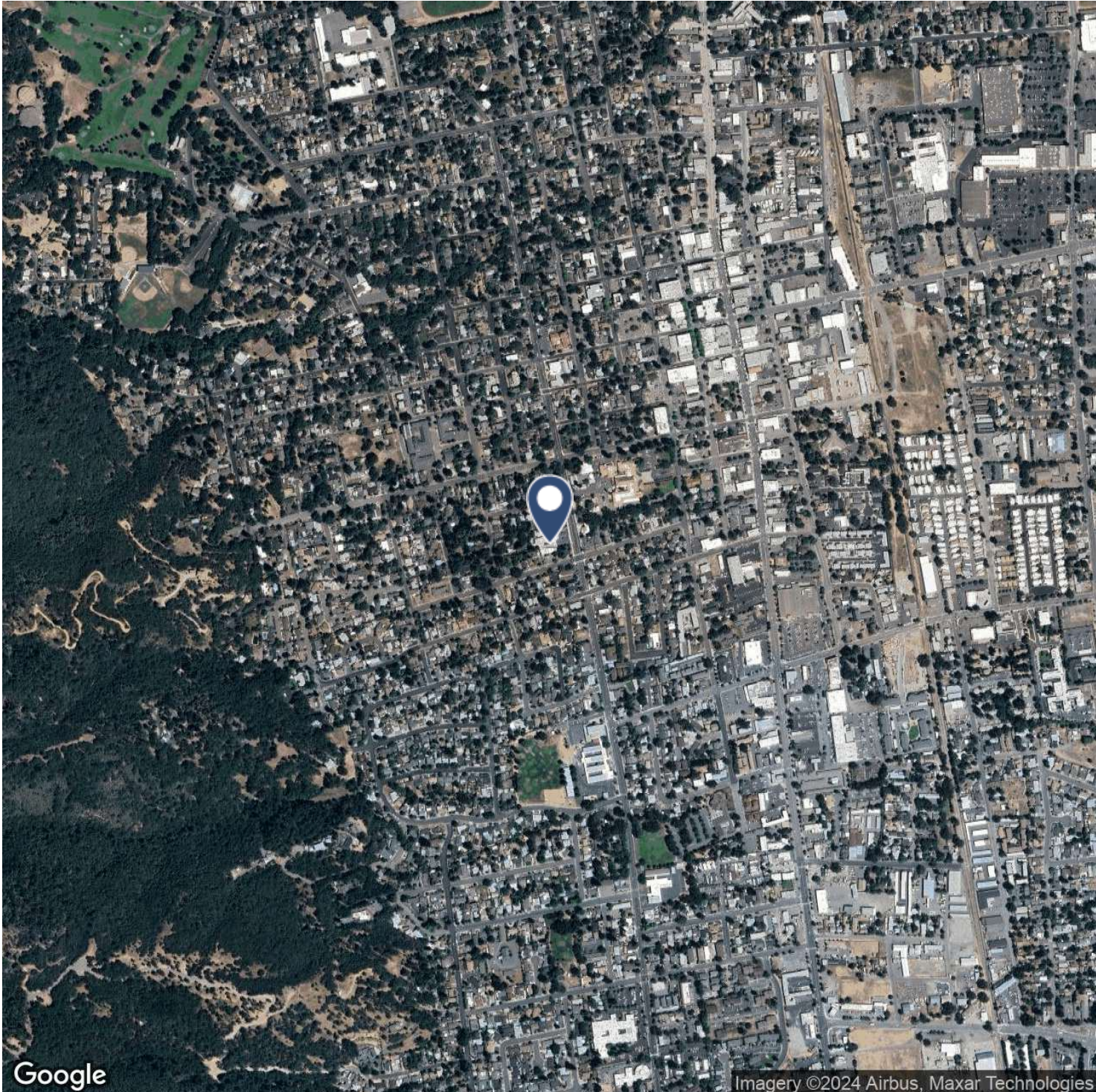
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Regional Map



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Aerial Map





FINANCIAL ANALYSIS

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Financial Summary

INVESTMENT OVERVIEW	THE UKIAH PROPERTY
Price	\$2,095,000
Price per SF	\$93
Price per Unit	\$190,455
GRM	9.59
CAP Rate	8%
Cash-on-Cash Return (yr 1)	8%
Total Return (yr 1)	\$167,638

OPERATING DATA	THE UKIAH PROPERTY
Gross Scheduled Income	\$218,505
Total Scheduled Income	\$218,505
Gross Income	\$218,505
Operating Expenses	\$50,867
Net Operating Income	\$167,638
Pre-Tax Cash Flow	\$167,638

FINANCING DATA	THE UKIAH PROPERTY
Down Payment	\$2,095,000

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Income & Expenses

INCOME SUMMARY	THE UKIAH PROPERTY
GROSS INCOME	\$218,505
EXPENSES SUMMARY	
OPERATING EXPENSES	\$50,867
NET OPERATING INCOME	\$167,638

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DEMOGRAPHICS

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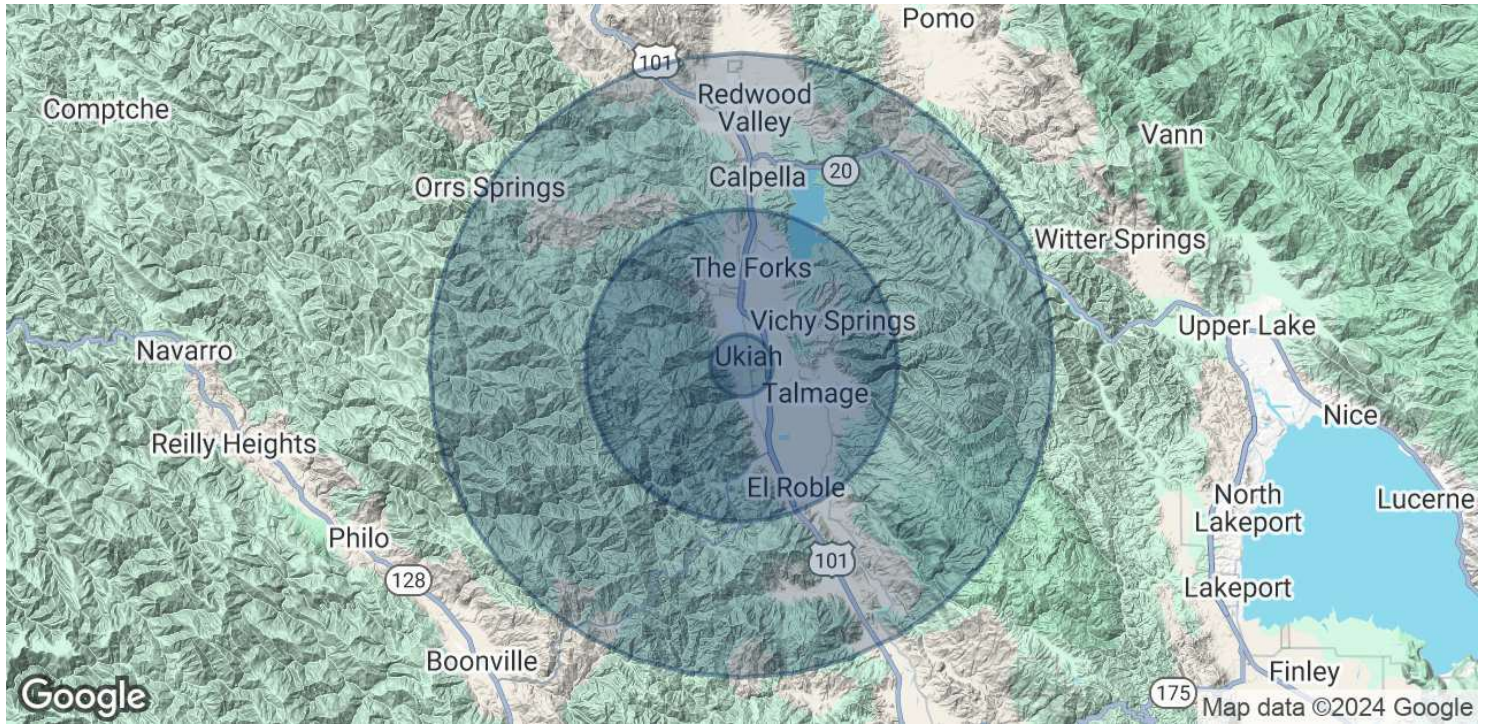
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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,814	29,206	37,330
Average Age	41	40	41
Average Age (Male)	39	39	40
Average Age (Female)	43	42	42
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,834	11,009	13,962
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$85,013	\$89,899	\$94,432
Average House Value	\$535,773	\$536,182	\$562,253

Demographics data derived from AlphaMap



ADVISOR BIOS

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Advisor Bio 1

ROSEMARIE CORRIGAN

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CalDRE #00880048

PROFESSIONAL BACKGROUND

Rosemarie has sold investment real estate in California since 1985. She has consistently been a top producing agent at various brokerages. In the early 1990's she obtained the CCIM designation from the National Association of Realtors, based on rigorous coursework and extensive production requirements. Rosemarie has unique experience with business properties and hospitality properties. Among the Inns she has represented are: The Applewood Inn to the current owner, The Thistle Dew Inn in Sonoma, The Sonoma Cottage Inn and Spa, The Parkside Inn in Sacramento, The Elk Cove Inn in Mendocino, and the Bay Hill Mansion in Bodega Bay. Rosemarie currently represents the sellers of the Coast Guard House in Point Arena, The Applewood Inn in Guerneville and the Hennessey House in Napa.

EDUCATION

BS in Speech Communication from Emerson College, Boston MA
MA in Rhetoric from the University of Wisconsin-Milwaukee

MEMBERSHIPS

National Association of Realtors
California Association of Realtors
North Bay Association of Realtors

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