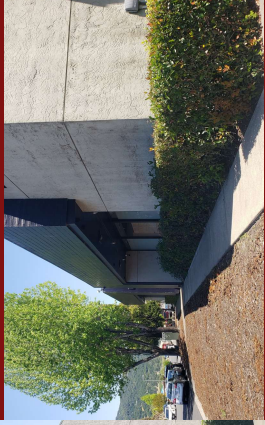


FOR LEASE OR SALE



240 East Todd Rd., Santa Rosa, CA. 95407



**Sale \$4,000,000 (\$241 psf)
Lease \$17,000/mo (\$1.025 psf)
Triple Net**

For Sale or Lease

Approximate Size

Building: 17,253 sq ft

Parcel Size: 1.03 Acres (+/- 44,867 sq ft)

Description: Wood frame/stucco construction with two 14' roll-up doors, skylight, 16' clear height in warehouse. Fully fire sprinklered. There are two electrical services 200 Amp + 400 Amps with 3 phase available. The building can be divided in two.

3-5 Year Lease

Price: Lease approximately \$1.025 per sq. ft./\$17,000 per month

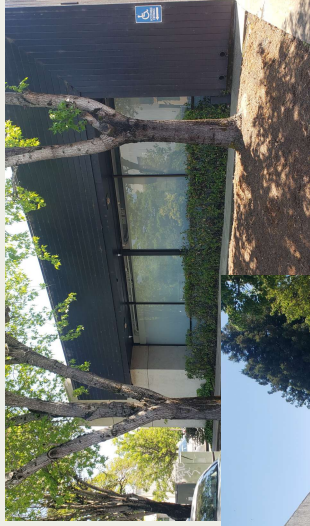
Term: 3-5 Years

Comments: Popular bulk retail location. There are a number of contractor suppliers in the immediate area.

Good Hwy. 101 access.

NOTE: County A.P. Size (16,588 Bldg., 15,600 lot) is incorrect.

All measurements need to be independently verified



Bryant Moynihan

Nexus Realty Group, Inc.

Broker License B314676

707.484.2566 direct

707.769.5280 office

bryant@nexusrealty.com

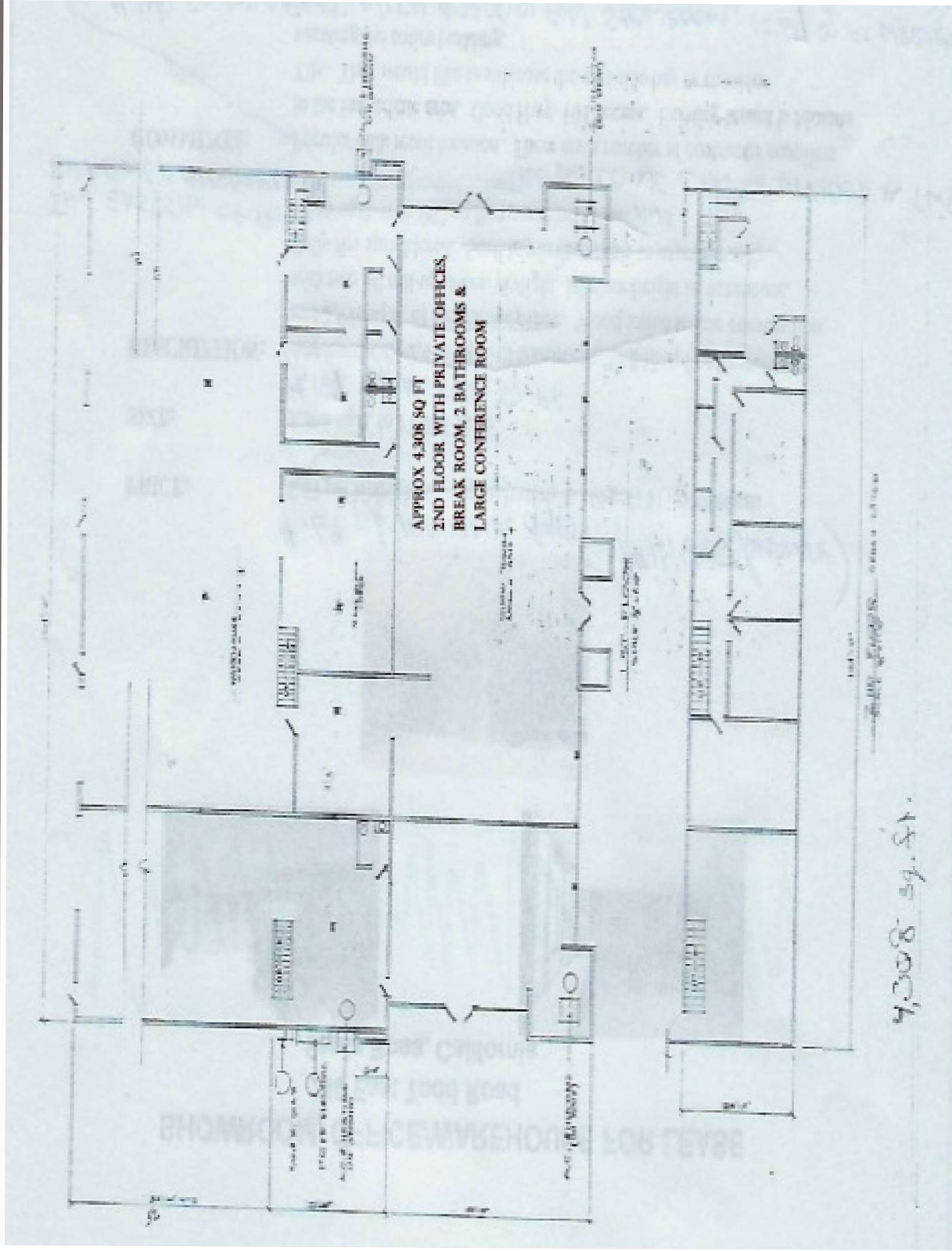
office@nexusrealty.com



P.O. Box 2210 Petaluma, CA 94953

Building Floor Plan

240 East Todd Rd., Santa Rosa, CA. 95407



Bryant Moynihan

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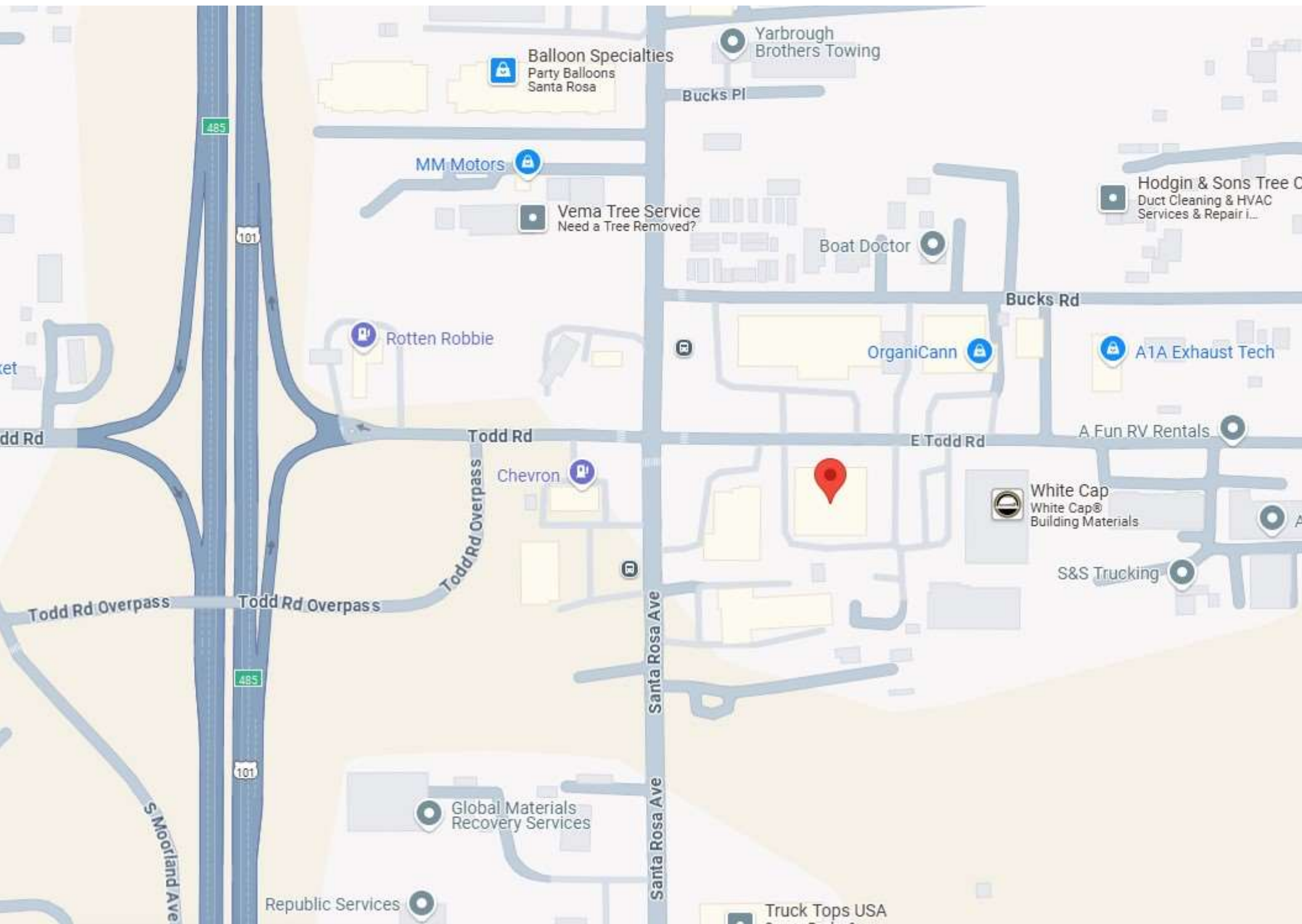
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COUNTY ASSESSOR'S PARCEL MAP

TODD ROAD LIGHT INDUSTRIAL ZONE
 REC. 12-29-1976 IN BK. 242, MAPS, PGS. 4 & 5
 Ptn of Parcel Map No. 2629
 REC. 02-23-1972 IN BK. 167, MAPS, PGS. 7-28



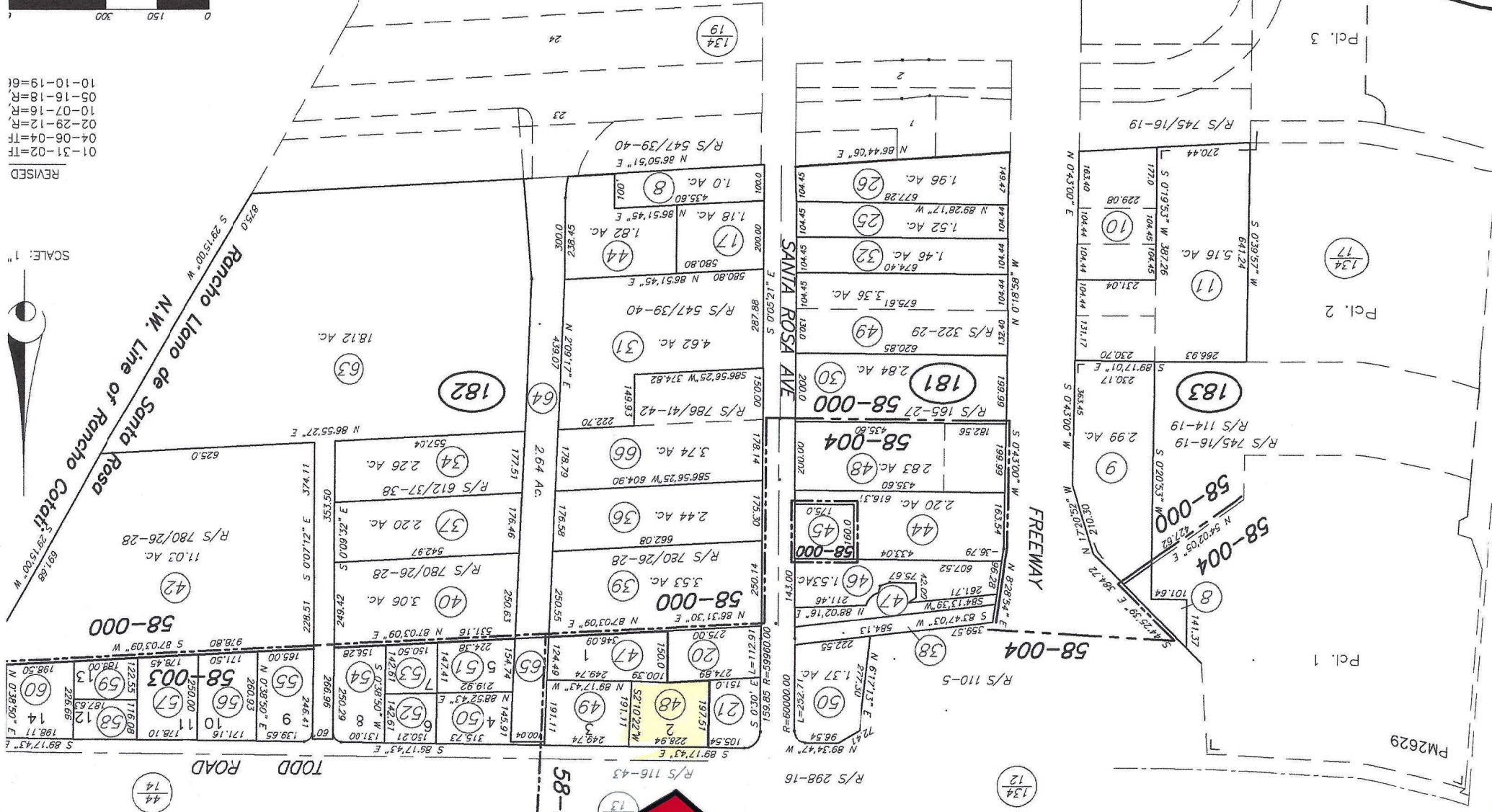
TAX RATE AREA
 58-000
 58-003
 58-004

Assessor's Map Bk. 134,
 Sonoma County, Calif.



REVISID
 01-31-02=TF
 04-06-04=TF
 02-29-12=RF
 10-07-16=RF
 05-16-18=RF
 10-10-19=6E

SCALE: 1" = 300'

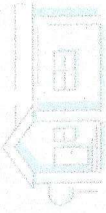


NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e., recorded survey maps, recorded deeds, prior assessment maps, etc.)

Assessor's parcels do not necessarily include legal lots. To verify legal parcel status, development or planning division, city or county.

240 E Todd Rd, Santa Rosa, CA 95407-8236, Sonoma County

APN: 134-182-048-000 CLIP: 1193372362

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	\$145,260	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	16,588	15,600	1986	WHSE	

OWNER INFORMATION

Owner Name Full	Bingo Company LLC & Ds & Bs LL	Tax Billing Zip	94904
Tax Billing Address	6 Elizabeth Cir	Tax Billing Zip+4	3032
Tax Billing City & State	Greenbrae, CA	Owner Occupied	No

TAX INFORMATION

Tax ID	134-182-048-000	% Improved	73%
Parcel ID	134182048	Lot	2
Tax Area	058003		
Legal Description	MAP 242 PG 46 LOT 2		

ASSESSMENT & TAX

Assessment Year	2024	2023	2022
Assessed Value - Total	\$1,203,851	\$1,180,247	\$1,157,106
Assessed Value - Land	\$329,817	\$323,350	\$317,010
Assessed Value - Improved	\$874,034	\$856,897	\$840,096
YOY Assessed Change (\$)	\$23,604	\$23,141	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$18,161		
2023	\$19,960	\$1,799	9.9%
2024	\$18,775	-\$1,185	-5.94%

Special Assessment

Ms-Sonoma Mosquito #1	Tax Amount
St Bay Area Restoration	\$12.00
Ws Dam-Russian River Pros	\$12.00
Santa Rosa High Bond 2002	\$84.26
Bellevue Elem 2008 Qscb Bonds	\$108.34
So Co Junior College Bond	\$132.42
Bellevue Elem 2014 Bonds	\$132.42
Santa Rosa High 2014 Bond	\$156.50
Soco Jr College 2014 Bond	\$216.68
Bellevue Elem Bonds 2008	\$234.74
Sr High Dist 2022 Bond	\$252.80
Bellevue Elem 2020 Bonds	\$337.06
So Co Fire Dist Spec Tax	\$361.14
So Co Fire Dist 2006 Tax	\$450.00
South Park Sanit-Sewer	\$1,862.84
	\$2,383.16

LAST MARKET SALE & SALES HISTORY

Recording Date	07/11/1984	Document Number	47111
Sale Price	\$145,260	Deed Type	Deed (Reg)
Owner Name Full	Bingo Company LLC & Ds & Bs LL		

Recording Date	02/18/2022	12/16/2021	10/14/2013	01/29/2002	09/20/1994
Sale Price					\$587,591
Nominal	Y	Y	Y	Y	
Buyer Name	Bingo Co LLC	Solvason Kenneth & Ci ara	Ks & Ds LLC	Solvason LLC	Solvason Kenneth & Ci ara
Seller Name	Solvason Kenneth & Ci ara	Ks & Ds LLC	Solvason LLC	Solvason Kenneth & Ci ara	Forestier George & Pa mella
Document Number	12419	136277	101230	14197	107981

Property Details

Courtesy of Bryant Moynihan, Bay Area Real Estate Services

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Document Type	Grant Deed	Grant Deed	Grant Deed	Grant Deed	Grant Deed
Recording Date	02/11/1985	07/11/1984			
Sale Price	\$10,000	\$145,260			
Nominal					
Buyer Name		Nase Werner Jr			
Seller Name				Associates Leasing Inc	
Document Number	8881	4711			
Document Type	Grant Deed	Deed (Reg)		STMT	Deed (Reg)