



Keegan & Coppin
COMPANY, INC.

FOR SALE

566 PORTAL STREET
COTATI, CA

STANDALONE WAREHOUSE

MAJOR PRICE REDUCTION

Go beyond broker.

PRESENTED BY:

RUSS MAYER, PARTNER
LIC # 01260916 (707) 664-1400, EXT 353
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DEMI BASILIADES, SREA
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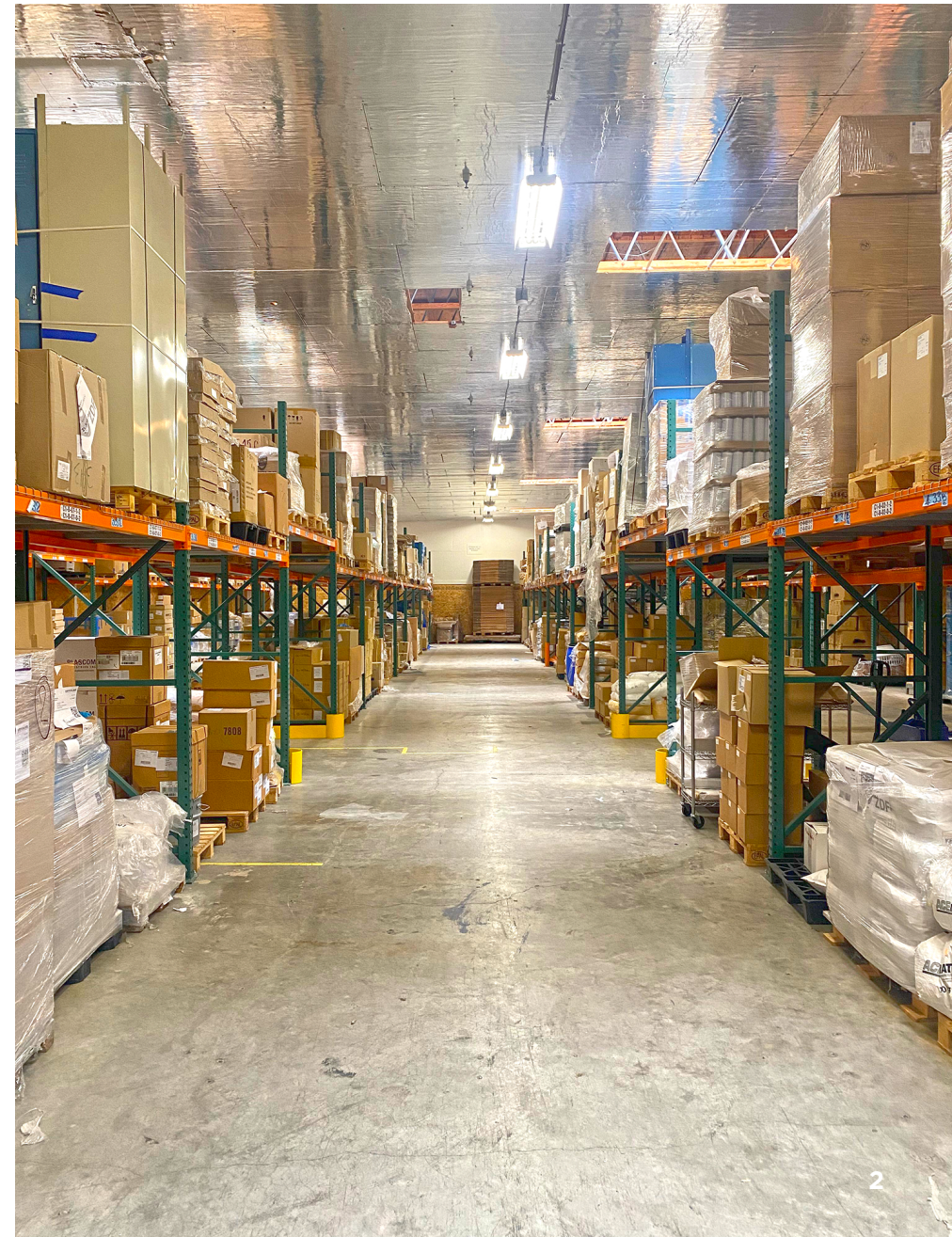
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COTATI, CA

WAREHOUSE FOR SALE





EXECUTIVE SUMMARY



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COTATI, CA

WAREHOUSE FOR SALE

PROPERTY INFORMATION

HIGHLIGHTS

- Standalone Industrial Building
- 800 Amp Capacity/400 Amp 3-Phase Available
- 13,515 +/- sq. ft. Building — 3,561 +/- sq. ft. Office
- Divides into 5 Units
- Newly Remodeled Office & Showroom
- Abundant and Secure On-Site Parking
- Four (4) Restrooms
- Five (5) 12'x15' and Two (2) 12'x14' Grade Level Roll Up Doors
- 16 Ft Clear Height
- Insulated Drop Ceiling In Warehouse
- Motion-Activated LED Lighting in Warehouse
- Fully Fire Sprinklered
- Centrally Located and Conveniently off Highways 101 & 116
- .77 +/- Acre Lot
- Zoned IG - (General Industrial District)

DESCRIPTION OF PREMISES

Conveniently located in central Cotati. Close to Highway 101 and Highway 116. The location offers excellent access to the county's industrial businesses and a short drive to all amenities.

SALE TERMS

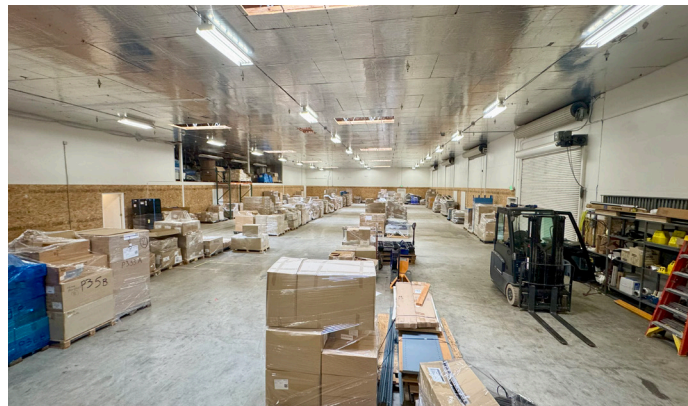
Seller Financing Available

Will Beat Market Rates

Call Broker for Details

OFFERING

Sale Price	\$3,225,000
	\$2,600,000
Price PSF	\$192 +/-



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PROPERTY DESCRIPTION



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BUILDING SIZE

13,515+/- SF

LOT SIZE

0.77+/- Acres

APN

144-010-075

YEAR BUILT

1986

ZONING

IG - General Industrial

STORIES

Partial second-floor

PARKING

Secured on-site

HVAC

Office portion

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SBA LOAN SCENARIO



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SBA 504 loan scenario (90% Loan to Value)

Project Amount: **\$2,600,000**

First loan amount: \$1,300,000

SBA loan amount: \$1,040,000

Amortized: bank 1st DOT **25** yrs

Amortized: SBA 2nd 25 yrs

Bank interest rate **6.850%** \$9,064 Mo.

SBA 504 interest rate: **6.230%** \$6,847 Mo.

Monthly payment: \$15,911

Cash down payment \$260,000

Estimated Bank Fees and Reports

Bank & SBA:

Bank loan fee **\$41,600**

SBA 504 loan fee (Financed by SBA) \$22,360

Appraisal \$3,500

Environmental \$2,100

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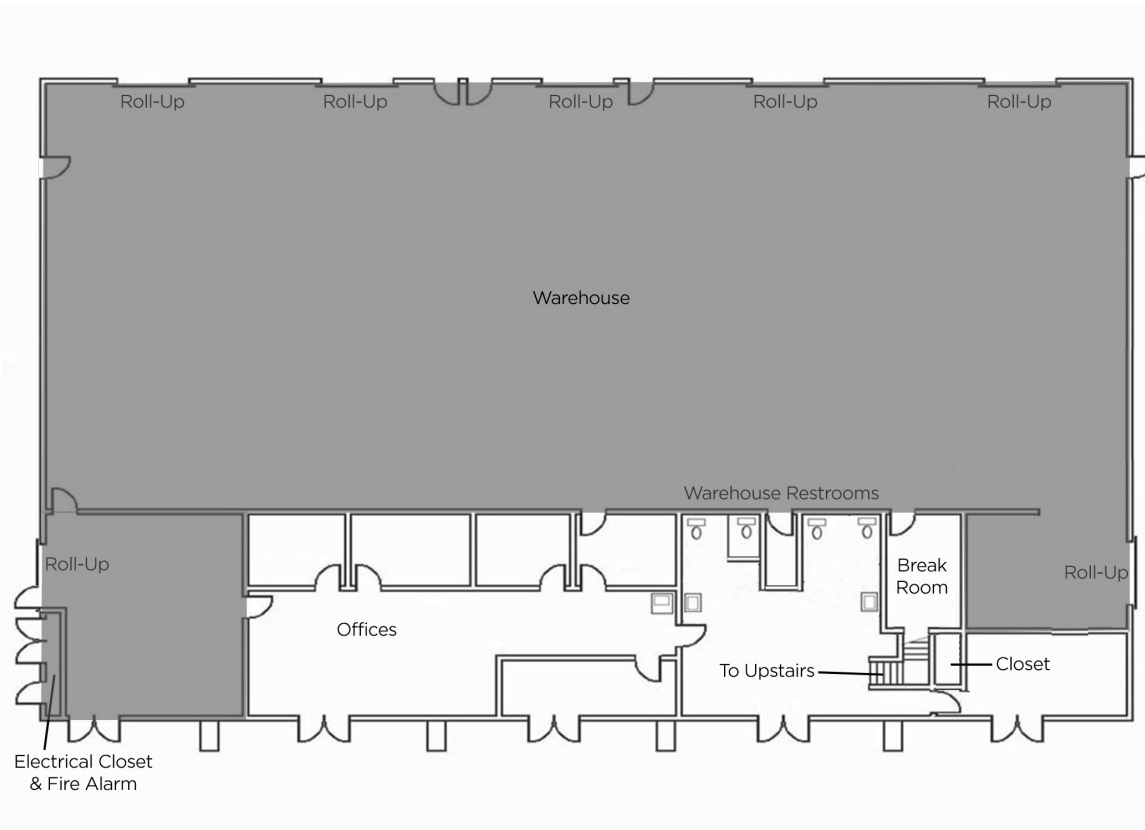


FLOOR PLANS

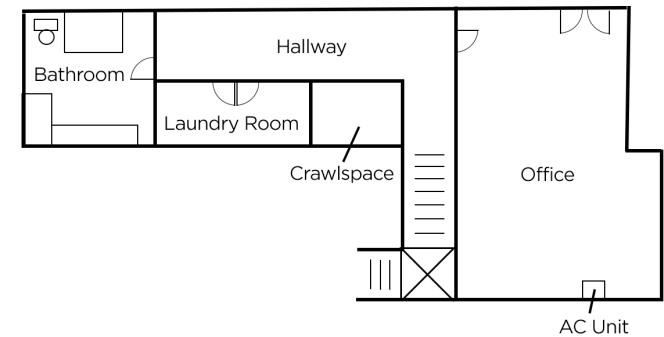


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FIRST FLOOR



SECOND FLOOR

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PROPERTY PHOTOS



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AREA DESCRIPTION



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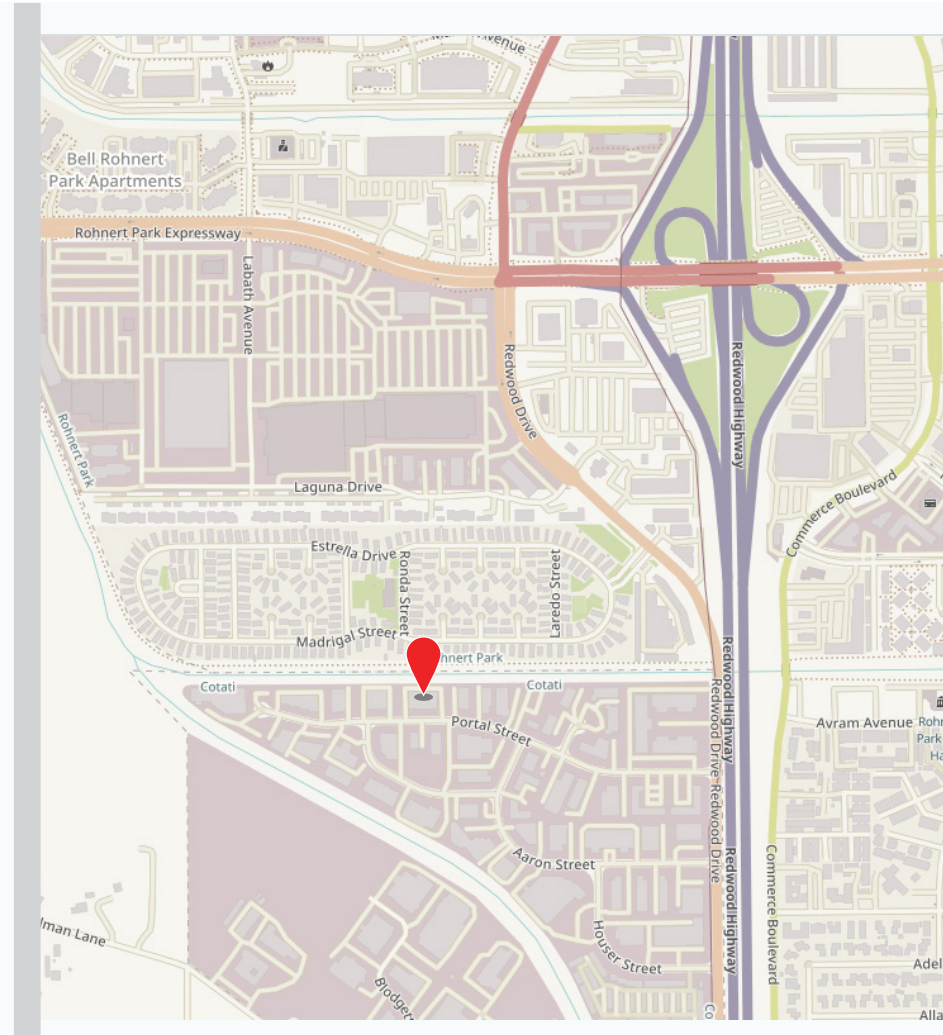
DESCRIPTION OF AREA

Founded in 1893, Cotati has long been considered the hub of Sonoma County by virtue of its central location, and its distinct and historic hexagonal plaza. The subject property is located in an established business park with easy access to both U.S. Highway's 101 and 116. Companies located in the business park include; Dunn Edwards Paint, Sonoma County Harley Davidson, Outdoor Pro Shop, Sonoma Outdoor, British European Motors, AAA Cotati Auto & Tires Center and others. A Lowes Home Improvement Center, the Graton Resort & Casino along with several other commercial businesses complete a dense mix of retail, wholesale and industrial oriented businesses in the immediate area.

NEARBY AMENITIES

- Many retailers, including: Lowe's Home Improvement, Grocery Outlet, Target, Walgreens, Peet's Coffee, Raley's, Safeway, McDonald's, etc.
- Banks, including: Bank of America, Exchange Bank, Chase Bank, Summit State Bank, Redwood Credit Union, & more.
- Many nearby gas stations

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	11,406	58,781	82,356
Est. Avg. HH Income	\$78,434	\$105,007	\$101,961



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LOCATION MAP



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MARKET SUMMARY



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ECONOMIC DEVELOPMENT

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 and hospitality sector, August marked the 28th consecutive month of year-over-year increases. 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 for 38 consecutive months. And business and professional services jobs have increased from a year earlier for 13 consecutive months. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

RECREATION

Sonoma County is renowned for its outstanding wineries, breathtaking vistas of the Pacific Ocean, rolling hills, and friendly atmosphere. The landscape is perfect for spending a day at one of the many spas or wine tasting rooms, mountain biking the various trails and country roads, or kayaking down the majestic rivers. The area is also known for its exquisite cuisine, much of which is cultivated in the orchards, gardens, and fields of Sonoma County.

Whether you are looking for a relaxing weekend getaway, or you feel like exploring the outdoors, Sonoma County has something for everyone. Located in the heartland of Wine Country, Sonoma County has more than 370 local wineries. There is a wide array of guided tours which explore the county's culture and history, and offer tastings of the finest wines in the country. When the sun sets, you can continue your relaxing stay at one of the finer resorts in the area. From day spas to beautiful golf courses, Sonoma County has become synonymous with the elegant and relaxing getaway.

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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

Keegan & Coppin Company, Inc.

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