

FOR SALE

Multi Tenant Medical Office

5300 Snyder Lane, Rohnert Park CA

Northern California's Premier Commercial Real Estate Firm



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PROPERTY SUMMARY



ASKING PRICE

Price:	\$1,895,000
Price per Sq. Ft.:	\$226.90

SITE / BUILDING

APN:	159-460-028
Zoning:	CO - Office Commercial
Estimated NOI:	\$155,341
Parking:	38 Parking Spaces
Gas & Electricity:	PG&E
Sewer & Water:	City of Rohnert Park
Building Size:	8,352+/- sq.ft.
Lot Size:	57,934 sq.ft.
Building Power:	Multiple Meters
Configuration:	6 Possible Suites. Functions as 5 suites currently.

5300 Snyder Lane

Stable Leased Medical Investment. Tenants include Sutter Health, a dentists and an endodontist. All tenants have been in the building in excess of 10 years. Tenants are on gross leases with annual adjustments. Sutter recently renewed and also Dr. Kuo. Building is exceptionally maintained with recent ADA upgrades to the building entry, ADA parking /loading, ramp and decking. The building perimeter provides a private garden-like setting visible from each tenant’s panoramic window line. Truly unique and relaxing office environment is a favorite of doctors and patients alike. Pride of ownership, very well maintained. Property grosses about \$18K per month with an annual NOI estimated to be \$155K based on 2026 rent roll. Suite D of about 1500 sq.ft recently vacated after over 10 years in the building to retire. This suite available for lease. Prime location situated on the hard corner of Snyder Lane and Rohnert Park Expressway. Located approximately 1.5 miles from US Hwy 101 and about 1 mile east of the proposed new Rohnert Park Downtown Development. Property includes nearly 14,000+/- Sq. Ft. excess land, providing potential future development opportunities on this strategic location.



RENT ROLL

Unit	Tenant	Sq. Ft.	Rent PSF	Rent Per Month	Annual Rent	% of SF	Lease Start Date	Lease Exp. Date	Remianing Options	Renewal Deadline	Bumps	Next Bump
A,B,E	Sutter Pacific Medical Foundation	3,648	\$ 2.10	\$ 7,660.80	\$ 91,929.60	43.7%	10/1/2005	9/30/2028	One (1) 3 Year	3/31/2028	annual 3%	10/1/2026
C	Endo1 Partners - California, LLC	1,284	\$ 2.61	\$ 3,356.24	\$ 40,274.88	15.4%	10/1/2013	1/31/2029	Two (2) Five Year	8/4/2028	annual 3%	2/1/2027
D	Eddie Kuo, DDS	1,920	\$ 2.35	\$ 4,512.00	\$ 54,144.00	23.0%	2/12/2003	3/31/2036	Two (2) Five Year	10/3/1935	Annual CPI w/3% cap	2/1/2027
F	Available PROFORMA	1,500	\$ 2.25	\$ 3,375.00	\$ 40,500.00	18.0%					n/a	
TOTALS		8,352		\$ 18,904.04	\$ 226,848.48	100%						

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FINANCIAL ANALYSIS

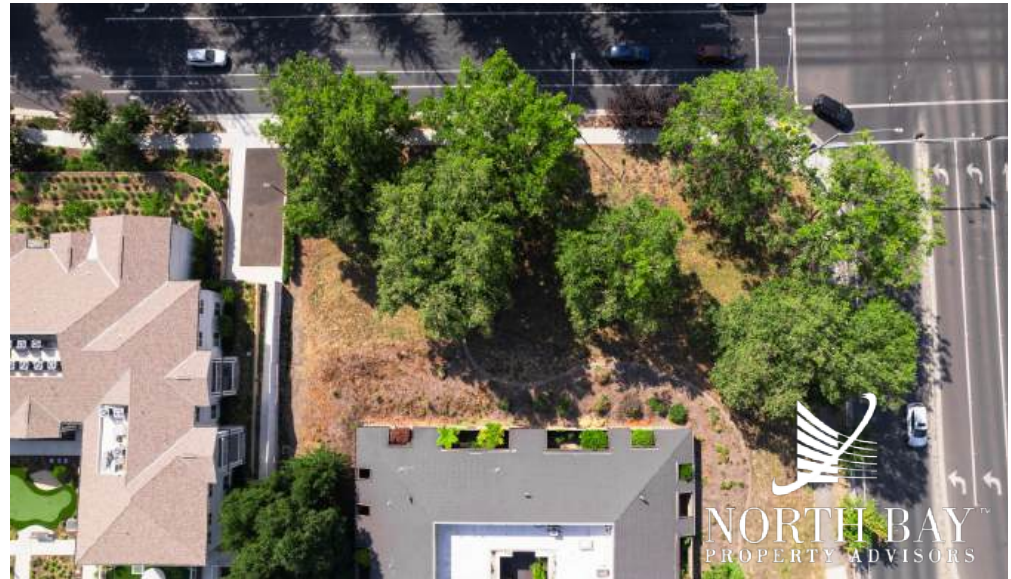
Name 5300 Snyder Lane,			
Location Rohnert Park			
Type of Property	Multi-Tenant Industrial	Purchase Price	\$ 1,895,000
Size of Property	8,352 (Sq. Ft./Units)	Acquisition Costs	
		Loan Points	\$ 10,000
Purpose	Investment Evaluation	Cash Invested	\$ 765,000
Assessed/Appraised Values		Potential No. 1	Balance
Land	20% \$ 379,000	1st	\$1,250,000
Improvements	80% \$ 1,516,000	2nd	\$7,901
Personal Property	\$ -		#Pmts. /Yr. 12
Total	100% \$ 1,895,000		Interest 6.50%
		Potential No. 2	Term 30
Adjusted Basis as 15-Jul-23	\$ 1,895,000	1st	
		2nd	

	\$/SQ FT or \$/Unit	% of GOI				COMMENTS/FOOTNOTES
1 POTENTIAL RENTAL INCOME			\$ 228,375	\$ 2.28		PROFORMA RENT
2 Plus: Other Income (affected by vacancy)			\$ -	\$ -		
3 Less: Vacancy & Cr. Losses		(3% of \$	6,851)			Estimated
4 EFFECTIVE RENTAL INCOME						
5 Plus: Other Income (not affected by vacancy)						
6 GROSS OPERATING INCOME			\$ 221,524			
OPERATING EXPENSES:						
7 Real Estate Taxes	1.125%		\$ 21,319	\$ 0.21		Estimated based on \$1.895M
8 Personal Property Taxes						
9 Property Insurance			\$ 4,813	\$ 0.05		Actual
10 Off Site Management Professional Mgmt.	5.0%		\$ 11,076	\$ 0.11		Estimated
12 Day Porter			\$ -	\$ -		
13 Professional Fees			\$ -	\$ -		
14 Parking Lot Sweep			\$ -	\$ -		
15 Garbage / Refuse			\$ -	\$ -		
16 Security - Night Patrol			\$ -	\$ -		
17 General Cleaning & Maintenance			\$ 5,806	\$ 0.06		Actual
18 Utilities:			\$ -	\$ -		
19 Water & Sewer			\$ 11,948			Actual
20 PG&E			\$ -	\$ -		
21 Pest Control			\$ -	\$ -		
22 Workers Comp			\$ -	\$ -		
23 Fire Systems			\$ -	\$ -		
24 HVAC Maintenance			\$ -	\$ -		
25 Repairs			\$ 9,005	\$ 0.09		Actual
26 Landscaping			\$ -	\$ -		
27 Miscellaneous			\$ 2,215	\$ 0.02		Estimated 1% of Gross
28			\$ 66,182	\$ 0.54		29.88% of Gross Rents
29 Other Expenses by Owner NOT reimbursable in CAM			\$ -	\$ -		
30			\$ -	\$ -		
33 Blank						
34 TOTAL OPERATING EXPENSES			\$ 0.66	66,182	29%	Expenses as a % of PGOI
35 NET OPERATING INCOME			\$ 11.35	155,341	8.20%	Cap Rate
36 Less: Annual Debt Service			\$ 11.35	94,810	1.64	Debt Coverage Ratio
37 Less:						
38 Less:					8.30	Gross Rent Multiplier
39 Less:						
40 CASH FLOW BEFORE TAXES			\$ 7.25	\$60,531		
41				\$60,531	7.91%	
42						

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AERIAL PHOTOS



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PARCEL MAP

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA **159-46**
7-000
7-007

PM NO. 94

ROHNERT PARK MEDICAL CENTER SUBDIVISION

REVISED

10-06-03=27 LSL
02-24-05=28 LSL
02-09-16=Adj.Pg. KR
06-03-22=TRA-RVW

REC. 9-24-84 IN BK. 361, MAPS, PGS. 37-38

REC. 3-14-79 IN BK. 285, MAPS, PG. 8-10

PM NO. 33

ROHNERT PARK PM 85

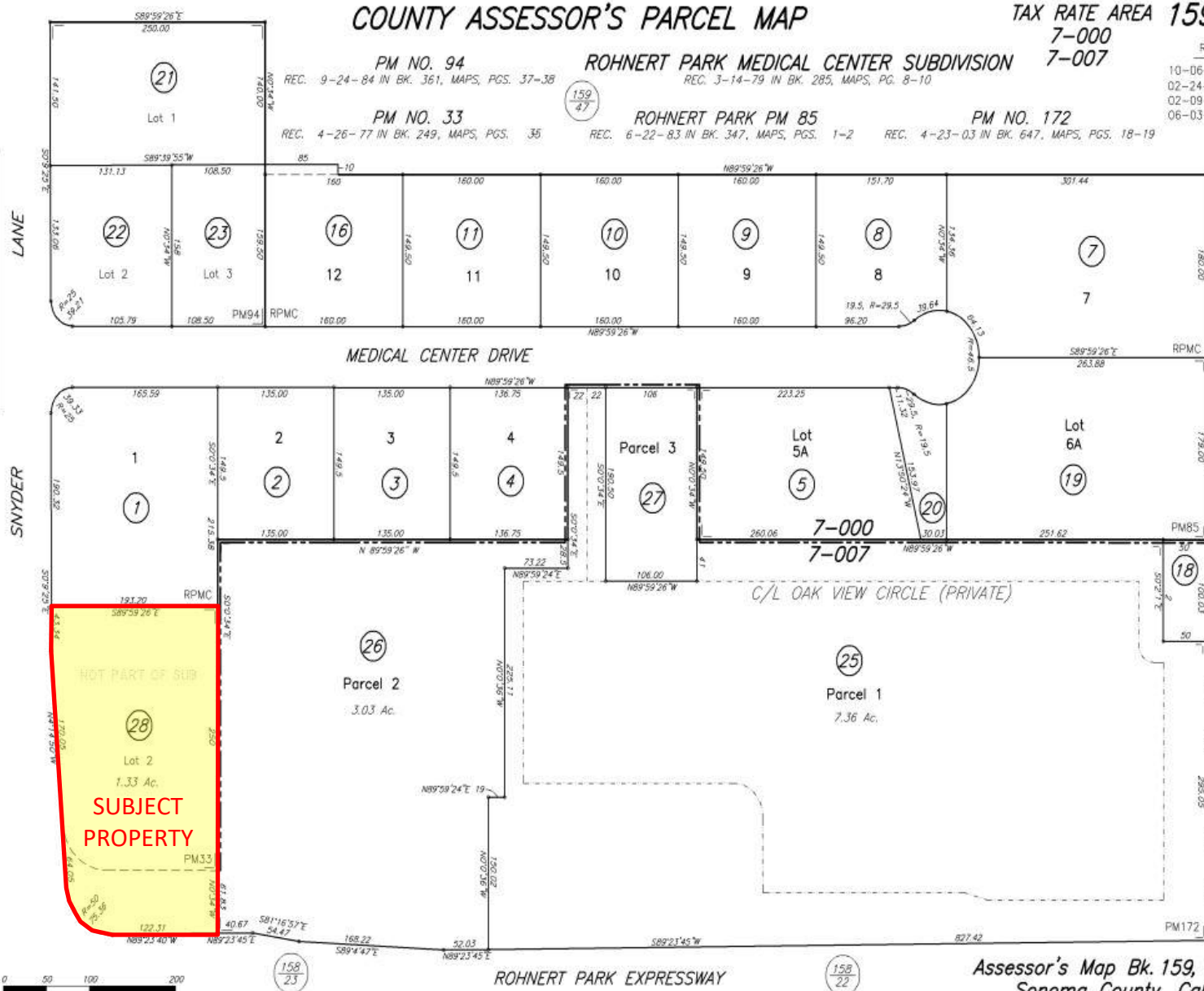
PM NO. 172

REC. 4-26-77 IN BK. 249, MAPS, PGS. 35

REC. 6-22-83 IN BK. 347, MAPS, PGS. 1-2

REC. 4-23-03 IN BK. 647, MAPS, PGS. 18-19

NOTE: THIS MAP WAS PREPARED FOR PUBLIC INFORMATION PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.



SCALE: 1"=100'

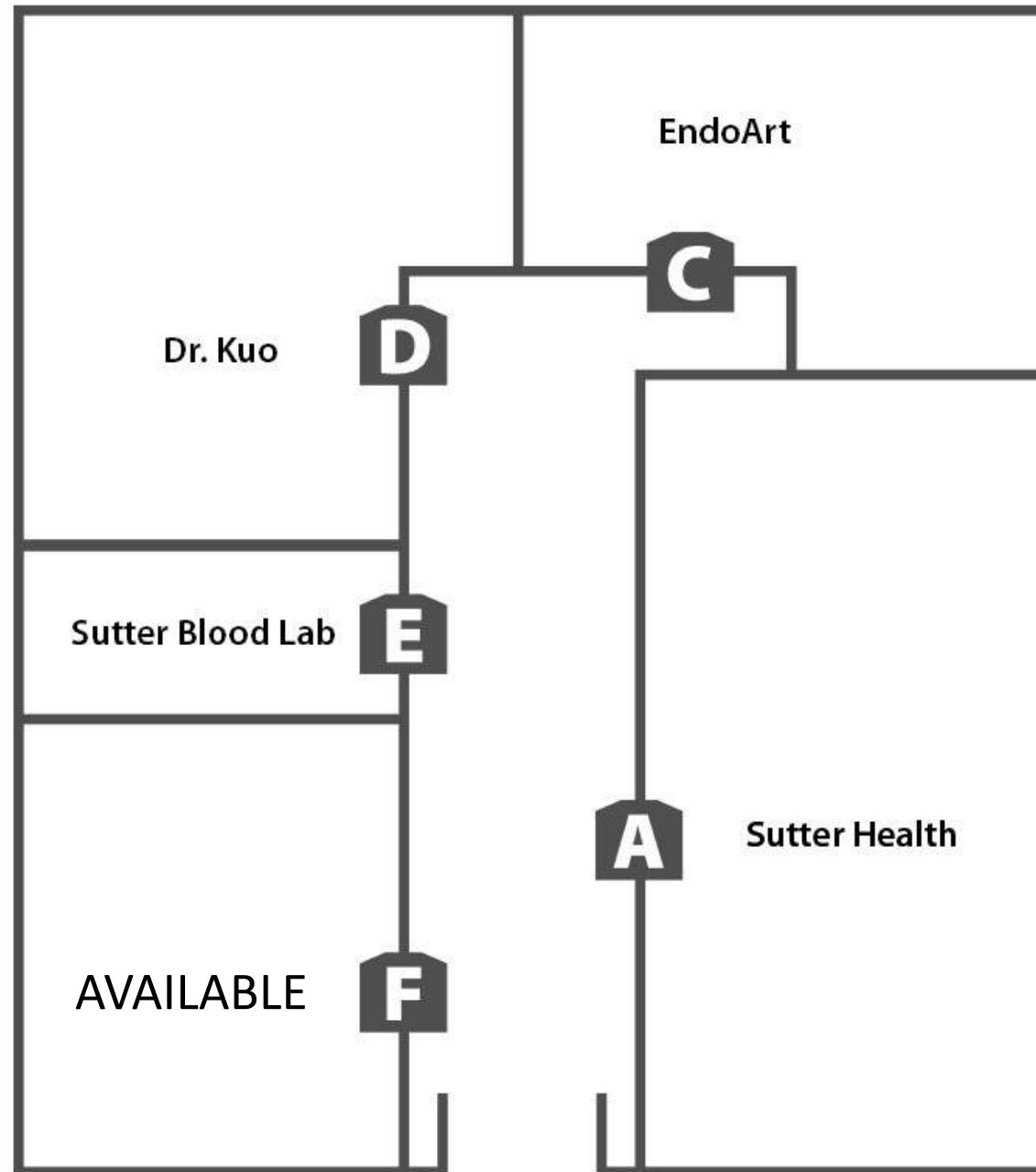


NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Assessor's Map Bk. 159, Pg. 46
Sonoma County, Calif. (ACAD)
KEY 10-6-03=27 LSL



FLOOR PLAN





EXCESS LAND



This parcel contains a significant amount of excess land, offering possibilities for potential future development.

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PHOTOS



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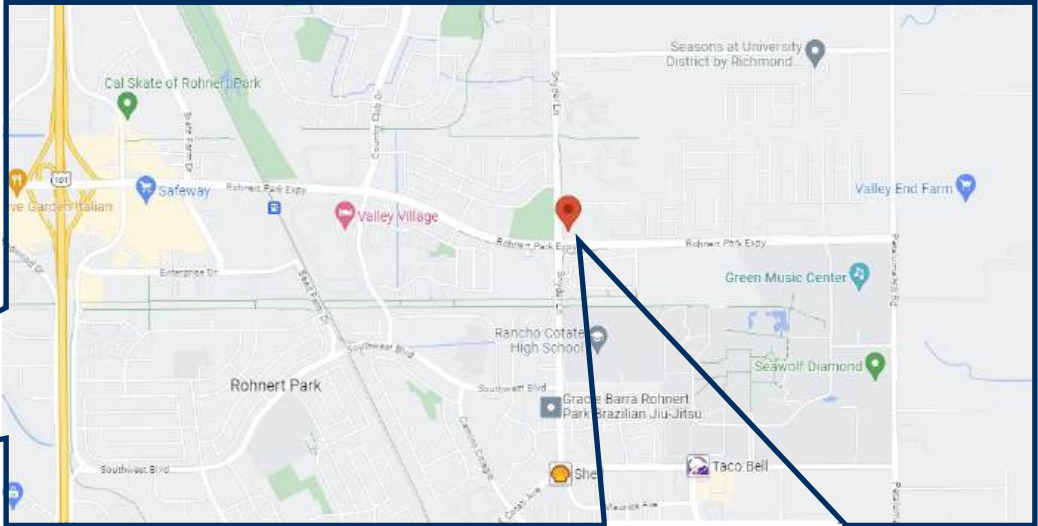
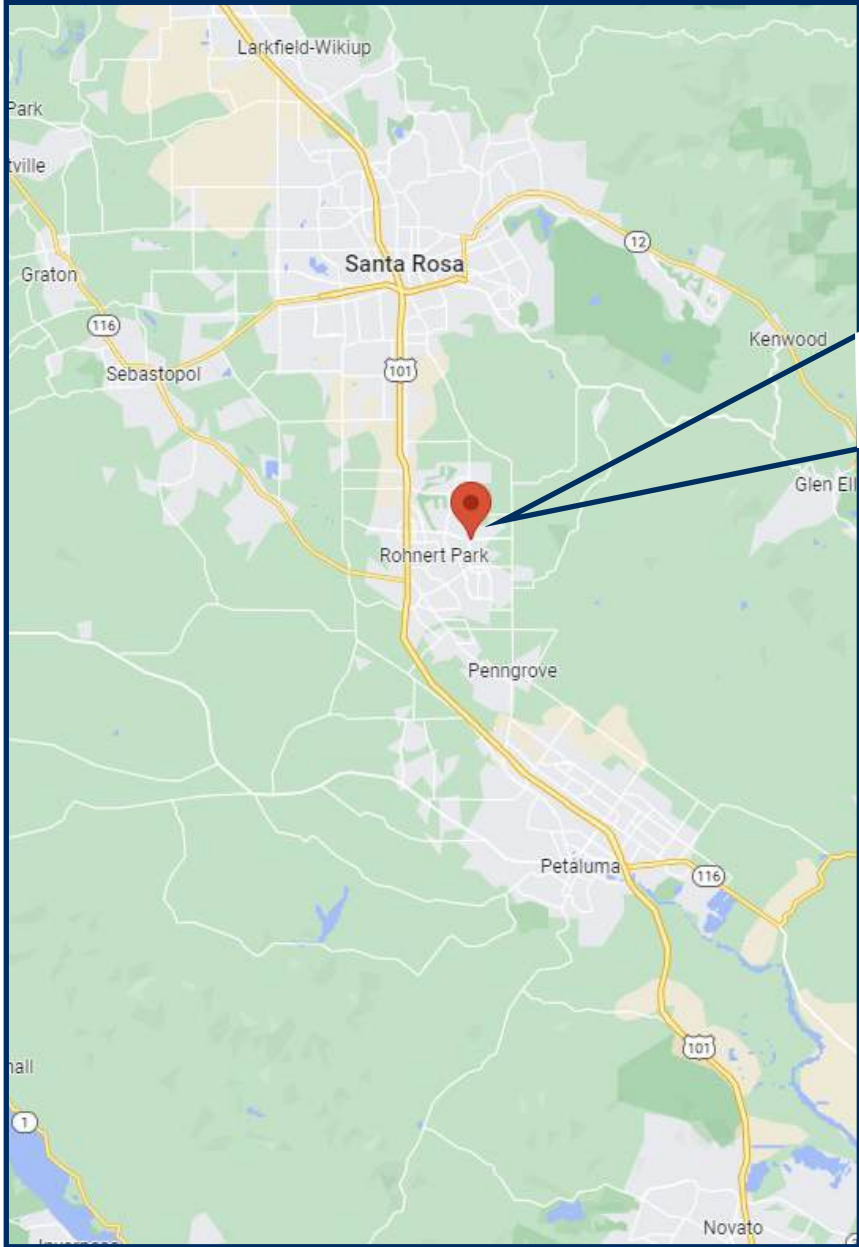
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MAPS



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LISTING TEAM



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