



OFFICE MEDICAL INVESTMENT PROPERTY

1001 - 1043 Stine Road
Bakersfield, CA 93309

ACCESS POINT
TO DEVELOP

OFFICE MEDICAL/INVESTMENT PROPERTY

1001-1043 Stine Road, Bakersfield, CA 93309

OFFERING MEMORANDUM

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I. Executive Summary

- **Overview:** The property at 1001-1043 Stine Road, Bakersfield, CA 93309, presents a lucrative investment opportunity with strong income potential and significant development possibilities.
- **Key Features:**
 - Prime location near the Ming Avenue mall
 - 24/7 surveillance by Citiguard Security
 - 0.97 acres of undeveloped land with potential uses including a Tesla charging station, gas station, multifamily building, or additional commercial space
 - Opportunity for significant rent increases

II. Property Location and Surroundings

- **Address:** 1001-1043 Stine Road, Bakersfield, CA 93309
- **Location Highlights:**
 - Close proximity to the Ming Avenue mall
 - Surrounded by various amenities and businesses
- **Security:** Comprehensive 24/7 surveillance by Citiguard Security

III. Current Property Details

- **Land Area:** 0.97 acres of vacant land available for future development
- **Building Configuration:**
 - **Single Story:** Medical spaces (dentistry, State Farm, beauty salon), Citiguard Security
 - **Two-Story Buildings:** Various commercial spaces including A New You and S&L Construction
- **Zoning Information:** Commercial with potential for mixed-use development

IV. Development Potential

- **Vacant Land:** 0.97 acres with multiple development options
 - **Potential Uses:** Tesla charging station, gas station, multifamily building, or additional commercial space
 - **Landscaping Opportunities:** Possible landscaping between the two two-story buildings
- **Neighbor Interest:** Potential offers from neighbors for easement land, estimated in the range of several hundred thousand dollars

V. Tenant Overview

- **Current Tenants:**
 - **Single Story:** Dentistry, State Farm, Beauty Salon, Citiguard
 - **Middle Two-Story Building:** A New You is interested in leasing adjacent space for 3 years
 - **Upstairs Tenants:** S&L Construction is considering expansion into 1009
- **Lease Terms and Requests:**
 - **Dentist:** Seeking a 10-year lease with credit incentives
 - **Miracle Ear:** Corporate tenant from Texas, with a market rent value of \$1,500

VI. Recent Property Improvements

- **Upgrades:**
 - Complete repainting of the property
 - Installation of functional rolling gates
 - Replacement of multiple AC units
 - Remodeled buildings, including the church

VII. Market Analysis

- **Rent Trends:**
 - **Historical Rent Increase:** From \$13,500/month to current rent [Insert Current Amount]

1001 - 1043 STINE ROAD BAKERSFIELD CA 93309

3 Buildings	Suite	Tenants	Rentable Square Footage	Current Monthly Rent	Pro Forma Monthly Rent	Lease Commencement	Lease Expiration
3 Buildings							
2 Story Building (Occupies Entire Building)	1003	Pastor Robert Evans (Church)	5,142 RSF	\$5000.00	\$5,200	7/1/2023	\$5200 from 8/31/2026 to 8/31/2028
Middle 2 Story Building	1005	Acram Abed dba Executive Realtors	1,760 RSF	\$2000.00	\$2350.00	8/12/2019	12/31/2024 with option for 3 year extension
Middle 2 Story Building	1007	Heidi Henderson dba A New You	450 RSF	\$700.00	\$1000.00	11/1/2019	Will be doing 3 year extension
Middle 2 Story Building	1011	S&L Building, Inc. (Signers: Stepen & Lacey Moreland)	1,500 RSF	\$2200.00	\$2500.00	11/1/2020	5/31/2024
Middle 2 Story Building	1009	Johanna Ramirez (Before and After)	900 RSF	\$950.00	\$1,000	7/3/2023	7/31/2024
Single Story Building	1019	CitiGuard Security Services	1,029 RSF	\$1250.00	\$1500.00	10/15/2020	06/31/2025
Single Story Building	1023	Beauty Nail Salon	720 RSF	\$1400.00	\$1500.00	6/1/2013	12/31/2024
Single Story Building	1029	Rene A. Herrera, DDS	970 RSF	\$1400.00	\$1500.00	10/1/2014	12/31/2024 12:00 AM
Single Story Building	1035	Pete Bozanich dba Bozanich Insurance Agency	700 RSF	\$1000.00	\$1500.00	4/1/2003	7/3/2023
Single Story Building	1039	Yakdan Al Qaisi	816 RSF	\$1350.00	\$1,500	2/1/2023	Month-to-Month
Single Story Building	1043	JBA Investments Inc. dba Miracle Ear of Kern County	787 RSF	\$1100.00	\$1,450.00	7/1/2005	Month-to-Month
Middle Building 2 Story Restrooms 1005 & 1009			138 RSF				
Total	1001-1043	11 Units	14,912 RSQ	\$18,350.00	\$21,000.00		
				\$220,200.00	\$252,200.00		
			GOI Current/ProForma	\$220,200	PRO FORMA GOI	\$252,200.00	
			Total Operating Expenses	(\$26,245)	PRO FORMA Expenses	(\$34745.00)	
			Taxes	(\$19,245)	PRO FORMA Taxes	(\$26245.00)	
			Insurance	(\$8,000)	PRO FORMA Insurance	(\$8000.00)	
			Net Operating Income (NOI)	\$193,955	PRO FORMA NOI	\$217,255.00	

Investment Property Offering

Property Summary

- Address: 1001-1043 Stine Road, Bakersfield, CA 93309
- Offering Price: \$2,900,000
- Building Square Footage: 15,142 sq ft
- Occupancy Rate: 100%
- Year Built: 2001

- Parcel ID: 164-380-24-00-6
- Lot Size: 2.14 acres
- Vacant Land: 0.97 acres

Current Financial Metrics

- Gross Operating Income (GOI): \$217,800/year (\$18,150/month)
- Operating Expenses: \$26,745/year
- Net Operating Income (NOI): \$191,555/year

Pro Forma Financial Metrics

- Pro Forma Gross Operating Income (GOI): \$246,600/year
- Pro Forma Net Operating Income (NOI): \$220,355/year

Loan Details

- Loan Amount: \$2,025,000 (70% loan-to-value ratio)
- Interest Rate: 5.5% (fixed)
- Loan Term: 25 years
- Monthly Mortgage Payment: \$12,259
- Annual Debt Service: \$147,108

Debt Service Coverage Ratio (DSCR)

- **Current DSCR:**
 - Annual Debt Service: \$147,108
 - DSCR Calculation: $\frac{191,555}{147,108} \approx 1.30$
 $1.30 \times 147,108 = 191,555 \approx 1.30$
- **Pro Forma DSCR:**
 - Pro Forma Annual Debt Service: \$147,108 (unchanged)
 - Pro Forma DSCR Calculation: $\frac{220,355}{147,108} \approx 1.50$
 $\approx 1.50 \times 147,108 = 220,355 \approx 1.50$

Down Payment

- **Required Down Payment: 25% of the Purchase Price**
- **Purchase Price: \$2,900,000**
- **Down Payment Amount: \$725,000**

Expense Breakdown

- **Property Insurance: \$7,000/year**
- **Property Taxes: \$19,245/year**
- **Water and Trash: \$500/year**

- **Total Operating Expenses: \$26,745/year**

Summary and Conclusion

- **Current Net Operating Income: \$191,555**
 - **Pro Forma Net Operating Income: \$220,355**
 - **Current Debt Service Coverage Ratio: 1.30**
 - **Pro Forma Debt Service Coverage Ratio: 1.50**
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- **Financial Documentation:** Accurate and comprehensive financial statements, including rent rolls, operating expenses, and income projections.
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XI. Summary and Conclusion

- **Current Net Operating Income:** \$191,555
- **Pro Forma Net Operating Income:** \$220,355
- **Current Debt Service Coverage Ratio**

Guide to Bank Loan Requirements

1. Down Payment

- **Required Down Payment: 25% of the Purchase Price**
 - **Purchase Price:** \$2,700,000
 - **Down Payment Amount:** \$675,000

The down payment is a crucial component in securing a commercial real estate loan. It represents the portion of the purchase price that the borrower must cover with their own funds. A higher down payment can strengthen the loan application by reducing the loan-to-value (LTV) ratio and demonstrating the borrower's financial commitment.

2. Cash Flow and Debt Service Coverage Ratio (DSCR)

- **Current Financial Metrics:**
 - **Gross Operating Income (GOI):** \$217,800/year (\$18,150/month)
 - **Operating Expenses:** \$26,745/year (including Taxes, Insurance, Water & Trash)
 - **Net Operating Income (NOI):** \$191,555/year
- **Pro Forma Financial Metrics:**
 - **Pro Forma GOI:** \$246,600/year
 - **Pro Forma NOI:** \$220,355/year
- **Monthly Mortgage Payment Calculation:**
 - **Loan Amount:** \$2,025,000
 - **Interest Rate:** 5.5% (fixed)
 - **Loan Term:** 25 years
 - **Monthly Mortgage Payment:** \$12,259
- **Debt Service Coverage Ratio (DSCR):**
 - **Current DSCR:**
 - **Annual Debt Service:** \$147,108 (Monthly Payment × 12)
 - **DSCR Calculation:** \$191,555 / \$147,108 ≈ 1.30
 - **Pro Forma DSCR:**
 - **Pro Forma Annual Debt Service:** \$147,108 (unchanged)
 - **Pro Forma DSCR Calculation:** \$220,355 / \$147,108 ≈ 1.50

PROPERTY SUMMARY

Offering Price	\$2,900,000.00
Building SqFt	15,142 SqFt
Occupancy Rate	100%
Year Built	2001
Parcel ID	164-380-24-00-6
Zoning Type	C-0 / R3
Lot Size (acres)	2.14
Land Lot Size	.97 Acres
Number of Tenants	11
Occupant type	Mixed Office/Medical

INVESTMENT SUMMARY

Presenting an exceptional investment opportunity, this expansive commercial property spans 15,142 rentable square feet across three separate buildings, nestled on a generous 2.14-acre lot. Hosting a diverse tenant mix of 11 businesses, including a church, real estate and general office spaces, as well as medical offices housing a dentist, ear doctor, and a security company, this property offers both stability and diversity in income streams. Boasting an R3 zoning and over 1.25 acres easily convertible to commercial use, this site holds immense potential for further development. Its gated access ensures security while the well-maintained premises provide an inviting environment. Prospective buyers are encouraged to check rental details and engage with the listing agent for comprehensive information, making this an enticing opportunity for those seeking both immediate returns and future growth potential.

