



INCOME INVESTMENT W/ DEVELOPMENT POTENTIAL

4019 SEBASTOPOL RD

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Santa Rosa, CA 94583

PRESENTED BY:

GARY GUSTAFSON

O: 415.472.1660

gary.gustafson@svn.com

CalDRE #00414569

ADDITIONAL PHOTOS



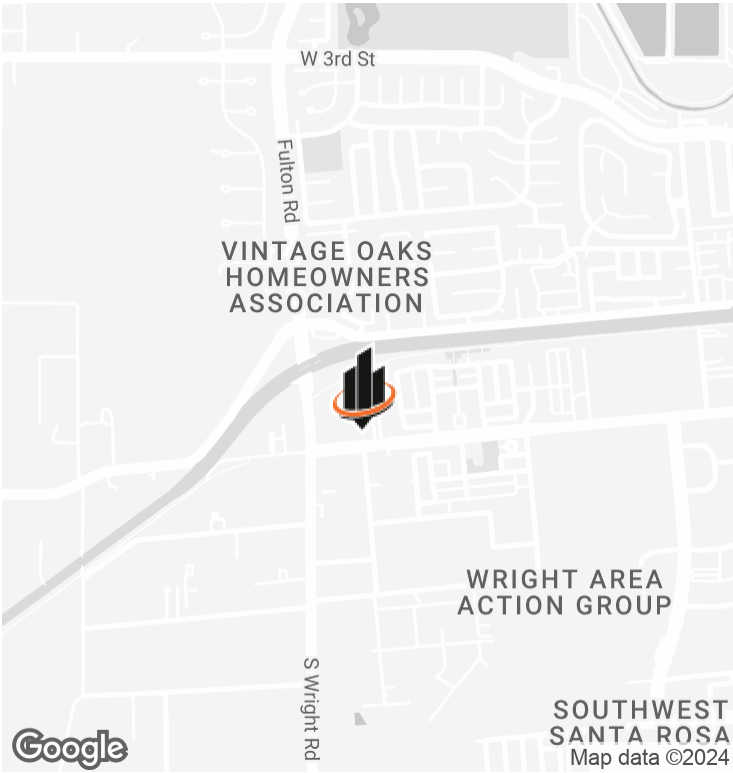
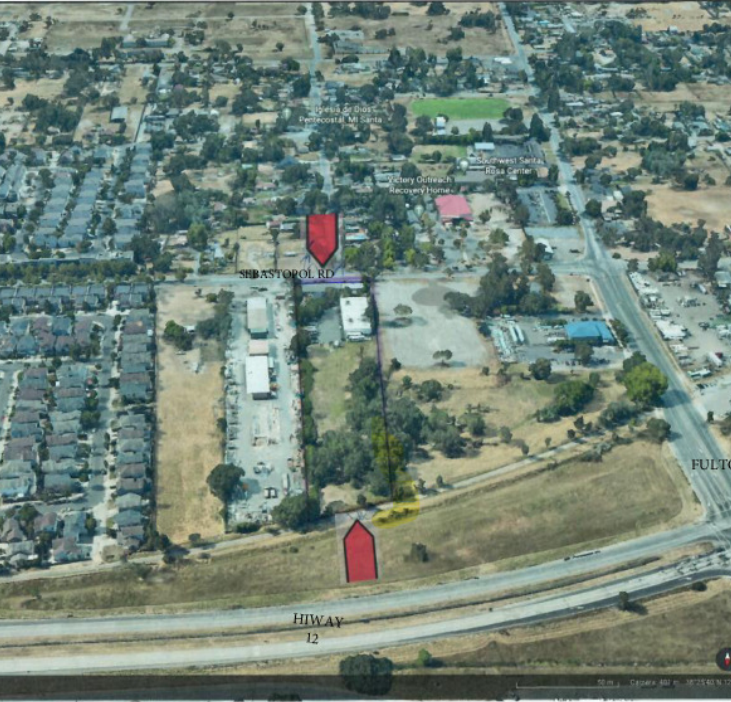
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,500,000
NUMBER OF TENANTS:	3
LOT SIZE:	174,240 SF
BUILDING SIZE (4 BUILDINGS):	14,500 SF
NOI:	\$132,228.00
CAP RATE (BEFORE 2024 RENT INC)	5.29%

TENANT INFORMATION

- *PARKER PERFORMANCE
Specializing in high performance automotive engineering
- *FRANKS TOWING & IMPOUND
Towing services, ajuto storage and impound
- *CAR-LITE FOUNDATION
A community non profit providing bikes & repair service

PROPERTY HIGHLIGHTS

- 14,400 SF in 4buildings
- Zoned CG / R18 for diverse development opportunities
- 100% occupancy with strong annual income
- Lease agreements are gross with rent escalations
- Potential small lot Res sub or_multi-family development
- Prime residential growth location
- Owner will consider financing

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INCOME & EXPENSES

INCOME SUMMARY		DEVELOPMENT OPPORTUNITY WITH INCOME	
PARKER PERFORMANCE			\$102,000
FRANKS TOWING SERVICES			\$21,600
COMMUNITY BIKES			\$30,000
VACANCY COST			(\$3,072)
GROSS INCOME			\$150,528
EXPENSES SUMMARY		DEVELOPMENT OPPORTUNITY WITH INCOME	
PROPERTY TAXES (CURRET INCLUDING ADD ONS)			\$10,880
INSURANCE (CURRENT)			\$4,500
MAINT / REPAIRS TENANT RESPONSIBLE FOR ALL EXCEPT WELL / SEPTIC)			\$3,000
WATER / SEWER (WELL WATER / SEPTIC SYSTEM)			\$0
P.G.& E. (INDIVIDUAL METERED)			\$0
OPERATING EXPENSES			\$18,300
NET OPERATING INCOME			\$132,228

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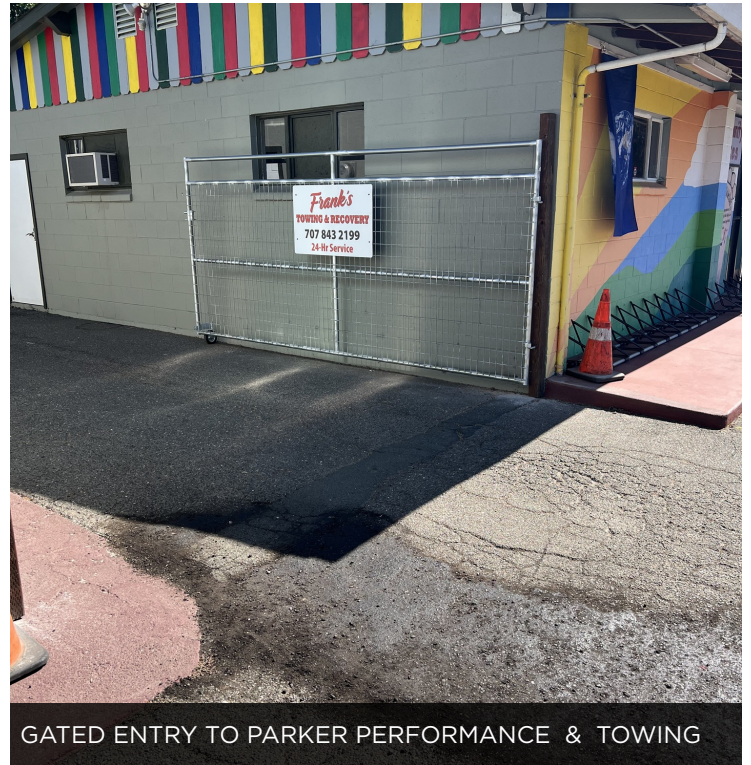
COMMUNITY BIKES



COMMUNITY BIKES OFFER BYCLES AND REPAIRS TO THE COMMUNITY



COMMUNITY BIKES HAS TWO BUILDING



GATED ENTRY TO PARKER PERFORMANCE & TOWING

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PARKER PERFORMANCE



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FRANKS TOWING & IMPOUND



FRANKS TOWING & IMPOUND OFFICE



WASHER / DRYER



FULL KITCHEN

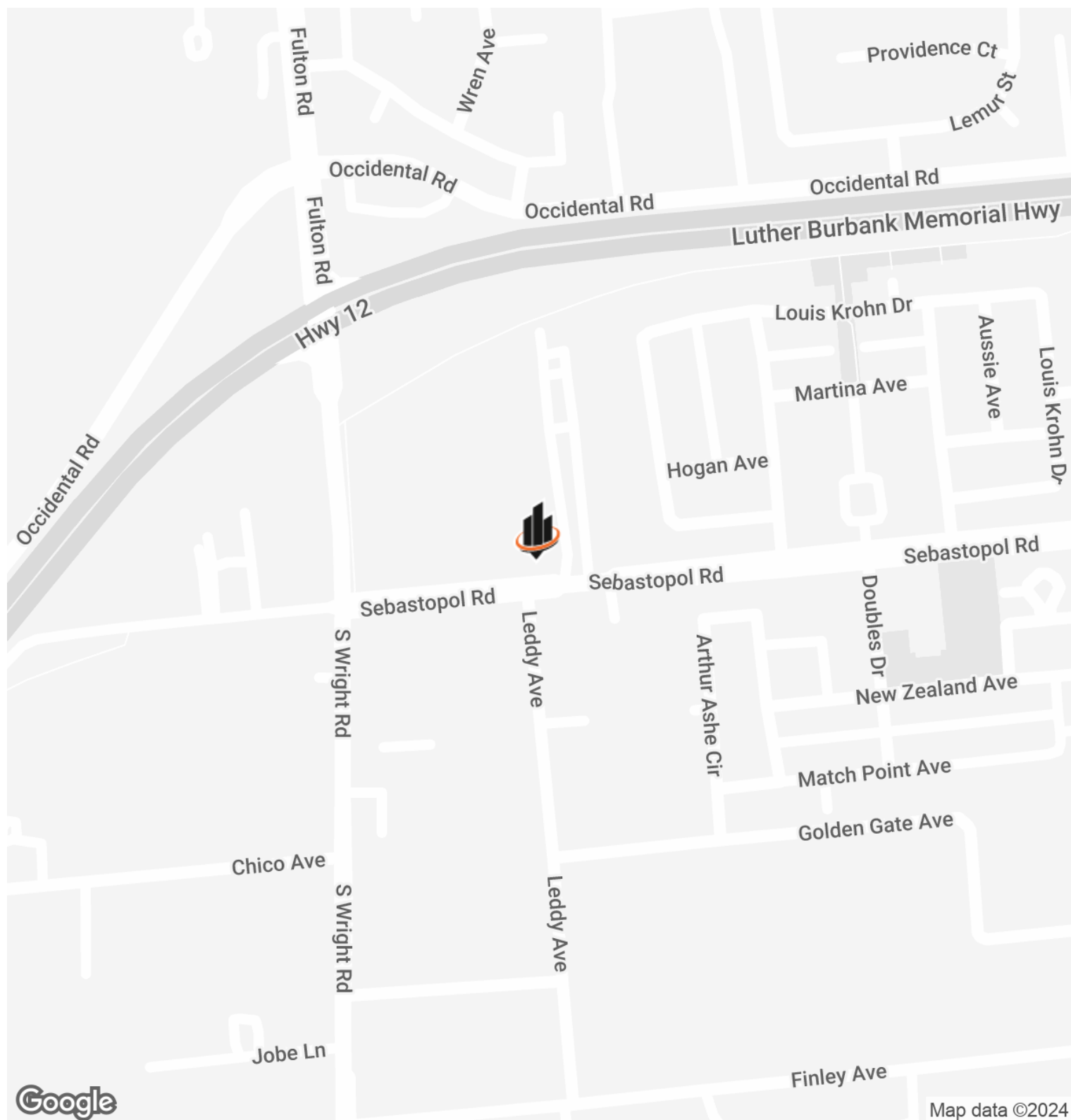
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LOCATION MAP



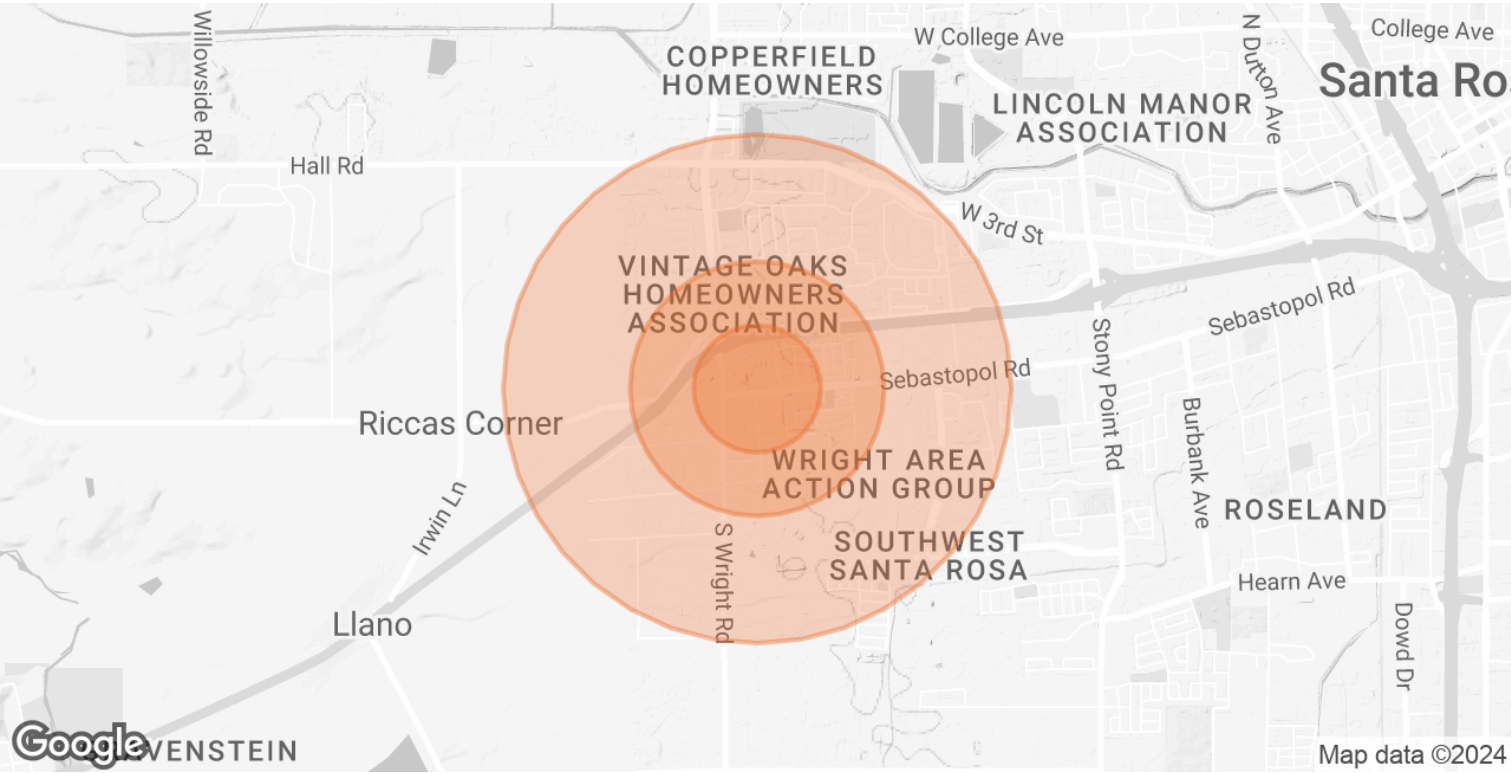
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,839	5,167	12,498
AVERAGE AGE	31.3	33.3	38.8
AVERAGE AGE (MALE)	35.1	36.8	40.1
AVERAGE AGE (FEMALE)	29.2	30.7	37.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	448	1,345	3,765
# OF PERSONS PER HH	4.1	3.8	3.3
AVERAGE HH INCOME	\$108,810	\$114,467	\$107,974
AVERAGE HOUSE VALUE	\$444,067	\$482,610	\$501,043

2020 American Community Survey (ACS)

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ADVISOR BIO 1



GARY GUSTAFSON

Managing Director

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PROFESSIONAL BACKGROUND

Gary Gustafson has been a leader in the real estate community for more than 40 years. His last 30 years have focused on commercial real estate, with expertise in land, office, retail, multi-family and industrial properties. He has successful relationships with both national and local with companies, such as AVIS and Budget Rental Cars, ACE Hardware, Dollar Tree, Sherwin Williams, O'Reilly Auto Parts, Natural Mattress Store, Turrentine Wine Brokers, Enterprise, Dollar General, Family Dollar Store, Change Integration Systems and Platt Electric Supply. Additionally, Mr. Gustafson has worked with many of the industry leaders in the residential development industry, such as the New Home Company, Ryder Communities, Lafferty Communities, Blue Homes, and NFH.

Mr. Gustafson began his real estate career in residential, when he joined the staff of Frank Howard Allen and Company. He quickly moved up to office manager of their Novato Office. Under his direction, that office became the top unit producer for the company with a staff of 40 agents. His efforts did not go unnoticed by the real estate industry and he was then recruited to Valley Realty where he was appointed corporate Vice President and Regional Manager, overseeing 11 offices and 600 sales associates. Upon the merger of Valley Realty with Coldwell Banker, Mr. Gustafson started his own company to serve the needs of his investor clients through limited partnership offerings, primarily in the medium office market. He was responsible for the conception and development of more than 1,000,000 square feet of class A and B offices in the Western United States.

A native of Tiburon, California Mr. Gustafson, received a degree in Engineering from Northrup Institute of Technology. He joined Rockwell International as a member of the technical staff responsible for the development and implementation of the operational resource and maintenance programs for the B-1 and shuttle projects. During his time at Rockwell he became interested in real estate both as an investment vehicle and career.

Throughout the years, Mr. Gustafson's clients have benefited from his discipline, creativity, and the knowledge of both engineering and the intricacies of the fluctuating real estate market, to make him one SVN's top sales leaders year after year.

EDUCATION

B.S. Aerospace Engineering (minor in Economics), Northrup Institute of Technology, Commercial Pilot / Multi Engine, Airframe & Power Plant, US Navy Submarine School

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