



NOW AVAILABLE FOR SALE!

423 Fourth Street, Marysville CA

This exclusive key fob secured eight story office building is the tallest building in the area and provides the most majestic views available in the entire region. Occupants have superb views of the Sutter Buttes, Yuba River, Feather River, Historic Marysville Cityscape, Ellis Lake, Sierra Nevada Mountain Range, Coastal Mountain Range.

-Superb Downtown Location is a short walk to several fantastic downtown Restaurants & Entertainment venues, Adventist Health Rideout Hospital and Offices, City Hall, Yuba County Courthouse and the Yuba/Feather River and more!

-Features include: Eight stories. Superb Views, New Elevator, New Flat Roof(s), New Fire Alarm system, professionally maintained facility. Currently fifty-eight percent occupied.

Asking Price: \$2,889,000

6.00% Proforma CAP Rate

ATTRACTIVE SELLER FINANCING and SBA 504 AVAILABLE!

MEAGHER & TOMLINSON

ZAC REPKA CELL(530)870-7778

DRE:# 01451649

ZAC@WMMT.COM

The information contained in this offering was provided from sources deemed to be reliable however Broker or Owner makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.

423 4th St. Marysville, CA

Property Details:

19,901 Gross Square Feet

14,330 Rentable Square Feet (7,403 sf . ft. occupied)

Eight Floors. New Elevator and equipment.

Built 1927

Renovated 1980 (Buyer to confirm dates of renovations)

Set of Restrooms on every odd floor

New roof coverings on flat roofs over Floor 1.

Each floor is separately metered for Gas and Electric.

Interior Stairwell serves each floor centrally with access to two separate suite doors per floor, Elevator on each floor and restrooms on each odd floor.

Large Metal stairwell (emergency stairwell).

Two Parcels: 010-176-010 is 0.1152 Ac. (Building) and 010-176-012 is 0.249 Ac. (Parking Lot)

Seller Owned Solar System on Carport Structure

Property is listed National Register of Historic Places:

Name: Hart Building (Brown or Nagler Building)

NHRP listing date: January 28, 1982

Reference #: 82002285



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RENT ROLL

Hart Building											
Unit	Tenant Name	Square Footage	Lease Start	Lease End	Monthly Rent	Rent PSF/mo	Security Deposit	Last Payment Date	Balance Owed	Notes	
2E - First Floor East	North Valley Paralegal	616	9-Nov-24	8-Nov-26	1,320.30	2.14	1,211.10	4-Apr-26	0		
Street Facing - First Floor East	Ron Carlos	485			265.75	0.55		4-Apr-26	0	***Month to month lease ***	
Front - First Floor West	Tower Media Studios/ KETQ	953	16-Feb-24	15-Feb-29	635.44	0.67	611	1-Apr-26	0	Tower Media Studios/ KETQ pays all rent concurrently	
Rear - First Floor West	Tower Media Studios/ KETQ	450	1-Jan-23	31-Dec-27	839.52	1.87	792	1-Apr-26	0		
2nd Floor South	Friesen Family Radio	957	1-Dec-00	30-Dec-25	947.43	0.99		6-Apr-26	0	*** Tenant may sign new lease if desired	
2nd Floor North	Unoccupied	1092			1,365	1.25		N/A	N/A		
3rd Floor	Tower Media Studios/ KETQ	1893	1-Aug-19	31-Jul-26	2006.58	1.06	1893	1-Apr-26	0	***MTM - Tenant may sign new lease if desired ***	
4th Floor	Tower Media Studios/ KETQ	2049	1-Jan-25	31-Dec-29	2954.66	1.44	2868.27	1-Apr-26	0		
5th Floor	Unoccupied	1893			2,556	1.35		N/A	N/A		
6th Floor	Unoccupied	2049			2,561	1.25		N/A	N/A		
7th Floor	Unoccupied	1893			2,556	1.35		N/A	N/A		
8th Floor	Telus	2049	1-Feb-26	31-Jan-27	3,254.37	1.59		18-Mar-26	0	***Typically pay early ***	
Antenna Lease	Tower Media Studios/ KETQ		1-Aug-19	31-Jul-26	530.76			1-Apr-26	0		
Total Rentable Sq. Ft. (RSF)		16379									*** Possible use by owner/user Buyer
Gross Square Feet (GSF)		19901									Total possible additional 5,384 could be available
Total Actual Monthly Rent					12,754.81						
Total Actual Proforma Monthly Rent					21,792.81						
Total deposit							7,375.37				
Total occupied RSF		9452									

*Rent is due on the 5th of each month.



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INVESTMENT OUTLOOK

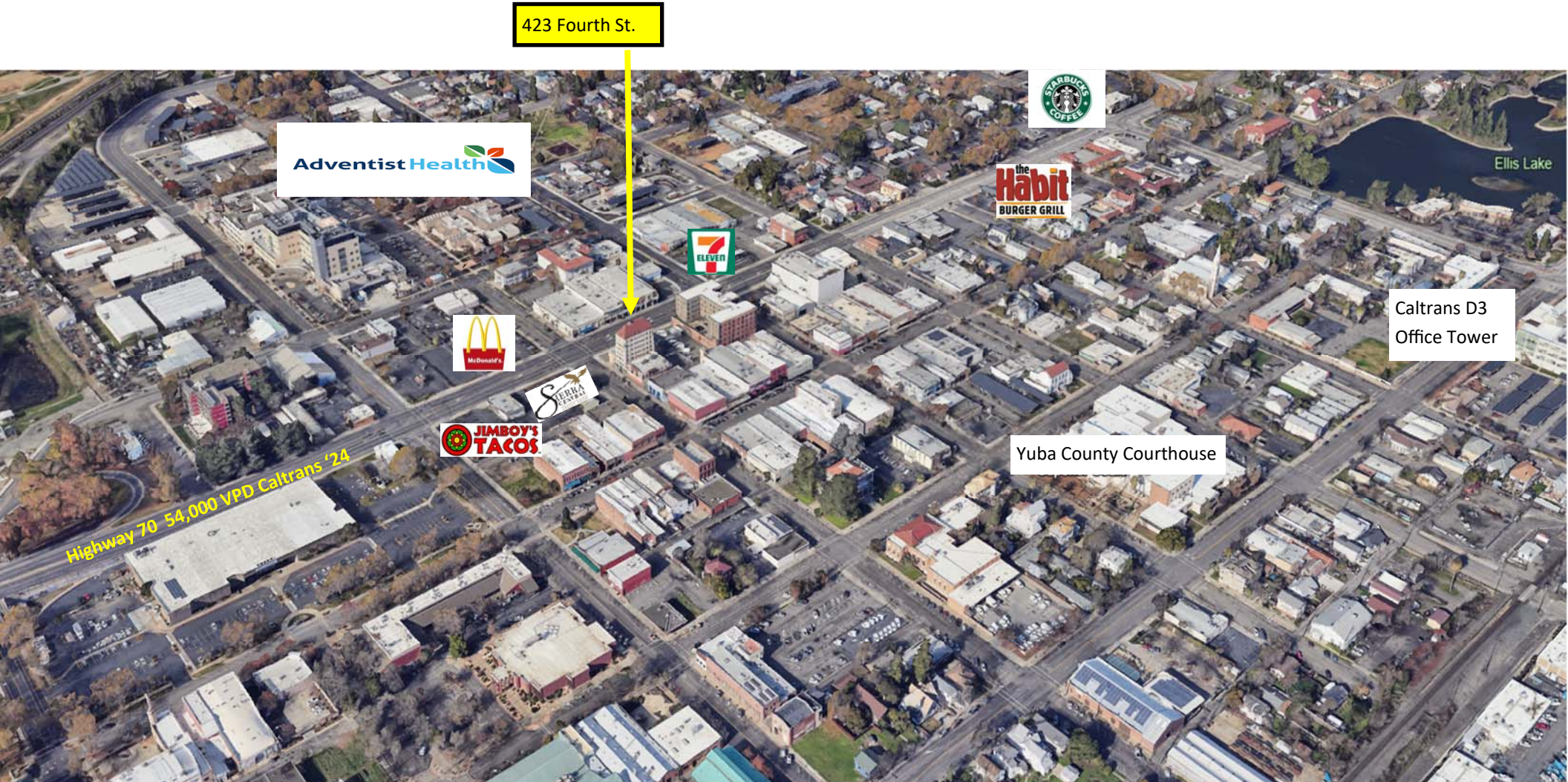
INCOME / EXPENSE (Proforma)

Purchase Price	2,889,000	
Gross Rental Income (GRI)	261,513	Proforma
Less Vacancy	6,538	
Effective Rental Income (ERI)	254,975.175	
Expenses:		
Property Tax	33,224	Estimate at 1.15% of Purchase Price
Property Insurance	16,108	Actual
Repairs and Maintenance	6,000	Estimate
Pest Control	1,200	Estimate
Off Site Management	6,538	Estimate at 2.5% of GRI
Garbage Water sewer	13,000	Actual
Elevator & Fire Maintenance	3,839	Actual
Security	600	Estimate
Landscape	600	Estimate for parking lot blowing, weeds
Accounting	250	Estimate
Legal	250	Estimate
Total Expenses	81,608	31.21 % expense ratio
NOI	173,366.85	
CAP Rate	6.00%	Proforma



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