



FOR SALE



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648 Main St

Red Bluff, CA 96080

Property Summary

FOR SALE



PROPERTY DESCRIPTION

Introducing 648 Main St, Red Bluff, CA – a historic gem for the savvy retail investor. Located in the middle of Red Bluff's historic Main Street, this charming 2,000 SF property built in 1910 offers timeless character and modern potential in the heart of Red Bluff. With a prime location and a rich history, this building presents an exceptional opportunity for an investor seeking a distinguished office space with character and charm. Currently leased to longterm tenant, First Love Tattoo; please do not disturb tenant. Please contact Brian Merrion for appointment.

PROPERTY HIGHLIGHTS

- 2,000 SF historic building
- Built in 1910
- Prime Red Bluff location
- Character and charm
- Modern potential
- Ideal for retail
- Rich architectural details

OFFERING SUMMARY

| | |
|----------------|------------|
| Sale Price: | \$199,000 |
| Building Size: | 2,000 SF |
| NOI: | \$8,680.00 |
| Cap Rate: | 4.36% |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 280 | 797 | 3,417 |
| Total Population | 665 | 1,896 | 8,486 |
| Average HH Income | \$58,100 | \$57,388 | \$66,211 |

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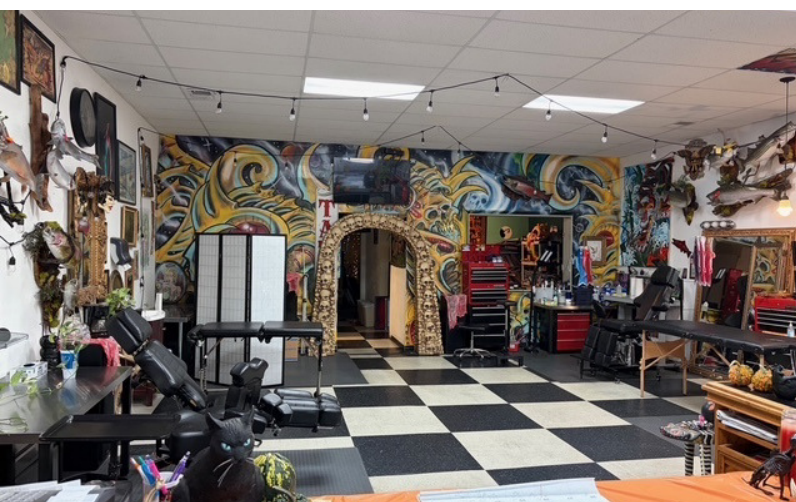
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Additional Photos

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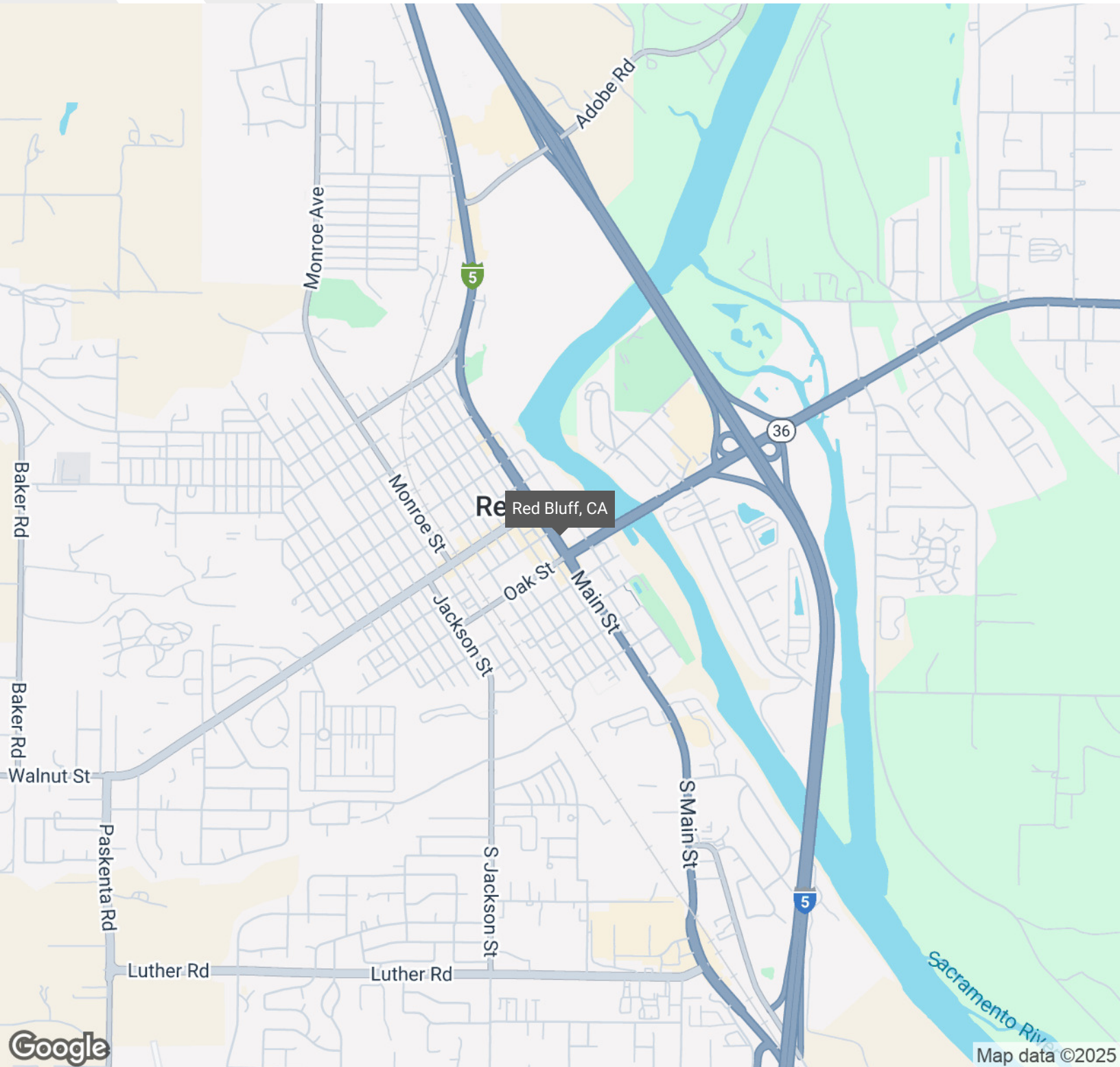
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Regional Map

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Financial Summary

FOR SALE

INVESTMENT OVERVIEW

| | |
|----------------------------|-----------|
| Price | \$199,000 |
| Price per SF | \$100 |
| GRM | 15.95 |
| CAP Rate | 4.36% |
| Cash-on-Cash Return (yr 1) | 4.36% |
| Total Return (yr 1) | \$8,680 |

OPERATING DATA

| | |
|------------------------|----------|
| Gross Scheduled Income | \$12,480 |
| Total Scheduled Income | \$12,480 |
| Gross Income | \$12,480 |
| Operating Expenses | \$3,800 |
| Net Operating Income | \$8,680 |
| Pre-Tax Cash Flow | \$8,680 |

FINANCING DATA

| | |
|--------------|-----------|
| Down Payment | \$199,000 |
|--------------|-----------|

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Income & Expenses

FOR SALE

INCOME SUMMARY

| | |
|--------------|-----|
| Vacancy Cost | \$0 |
|--------------|-----|

| | |
|---------------------|-----------------|
| GROSS INCOME | \$12,480 |
|---------------------|-----------------|

EXPENSES SUMMARY

| | |
|--------------------------|-----|
| Property Management Fees | \$0 |
|--------------------------|-----|

| | |
|-------------------------|---------|
| Maintenance and Repairs | \$1,221 |
|-------------------------|---------|

| | |
|----------------|---------|
| Property Taxes | \$1,400 |
|----------------|---------|

| | |
|-----------|---------|
| Insurance | \$1,179 |
|-----------|---------|

| | |
|-----------|-----|
| Utilities | \$0 |
|-----------|-----|

| | |
|----------------------|-----|
| Cleaning/Landscaping | \$0 |
|----------------------|-----|

| | |
|--|---------|
| Non-Operating Expenses (not included in total): Depreciation | \$3,100 |
|--|---------|

| | |
|---------------------------|----------------|
| OPERATING EXPENSES | \$3,800 |
|---------------------------|----------------|

| | |
|-----------------------------|----------------|
| NET OPERATING INCOME | \$8,680 |
|-----------------------------|----------------|

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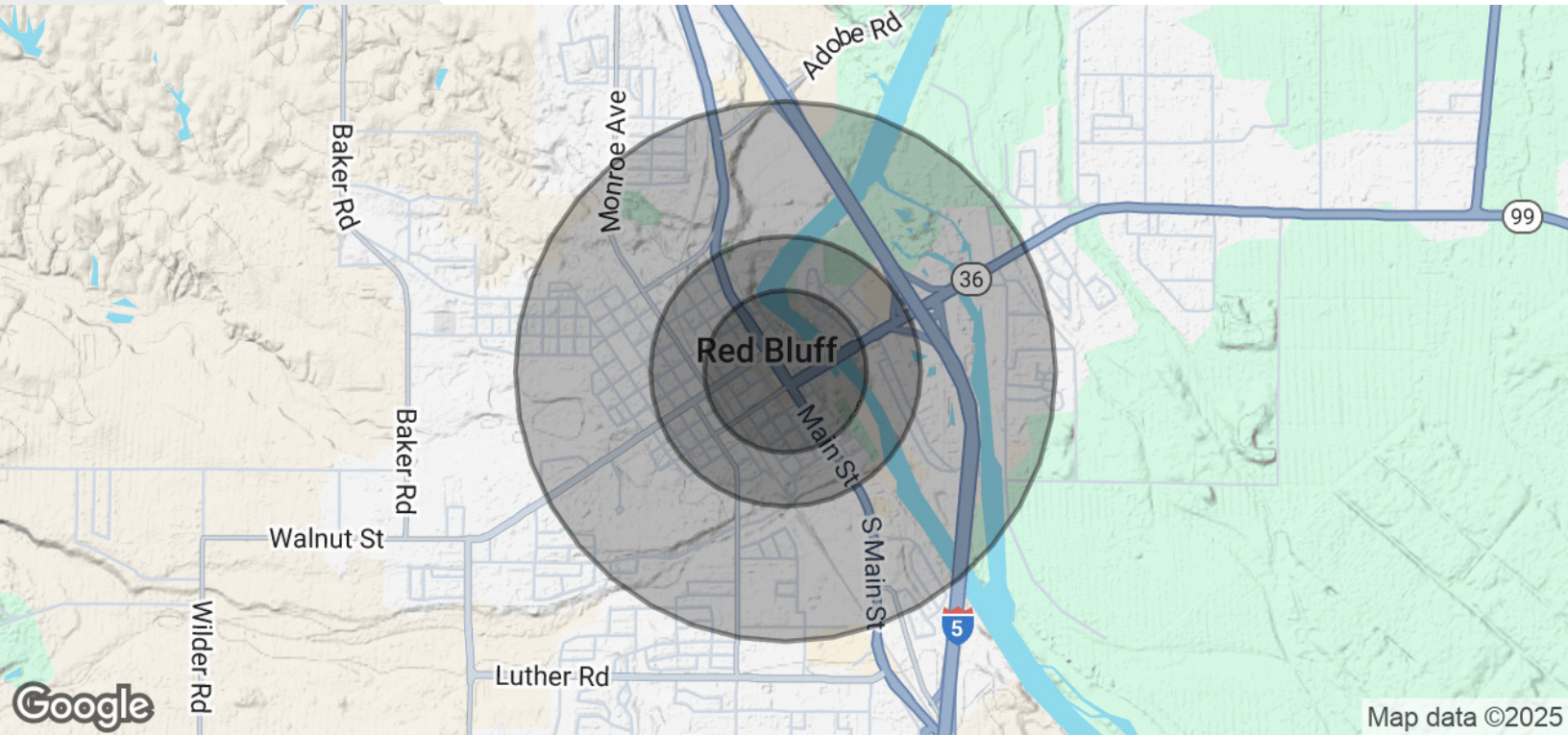
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Demographics Map & Report

FOR SALE



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 665 | 1,896 | 8,486 |
| Average Age | 41 | 39 | 39 |
| Average Age (Male) | 40 | 38 | 38 |
| Average Age (Female) | 42 | 41 | 41 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 280 | 797 | 3,417 |
| # of Persons per HH | 2.4 | 2.4 | 2.5 |
| Average HH Income | \$58,100 | \$57,388 | \$66,211 |
| Average House Value | \$277,673 | \$292,498 | \$309,195 |

Demographics data derived from AlphaMap

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