

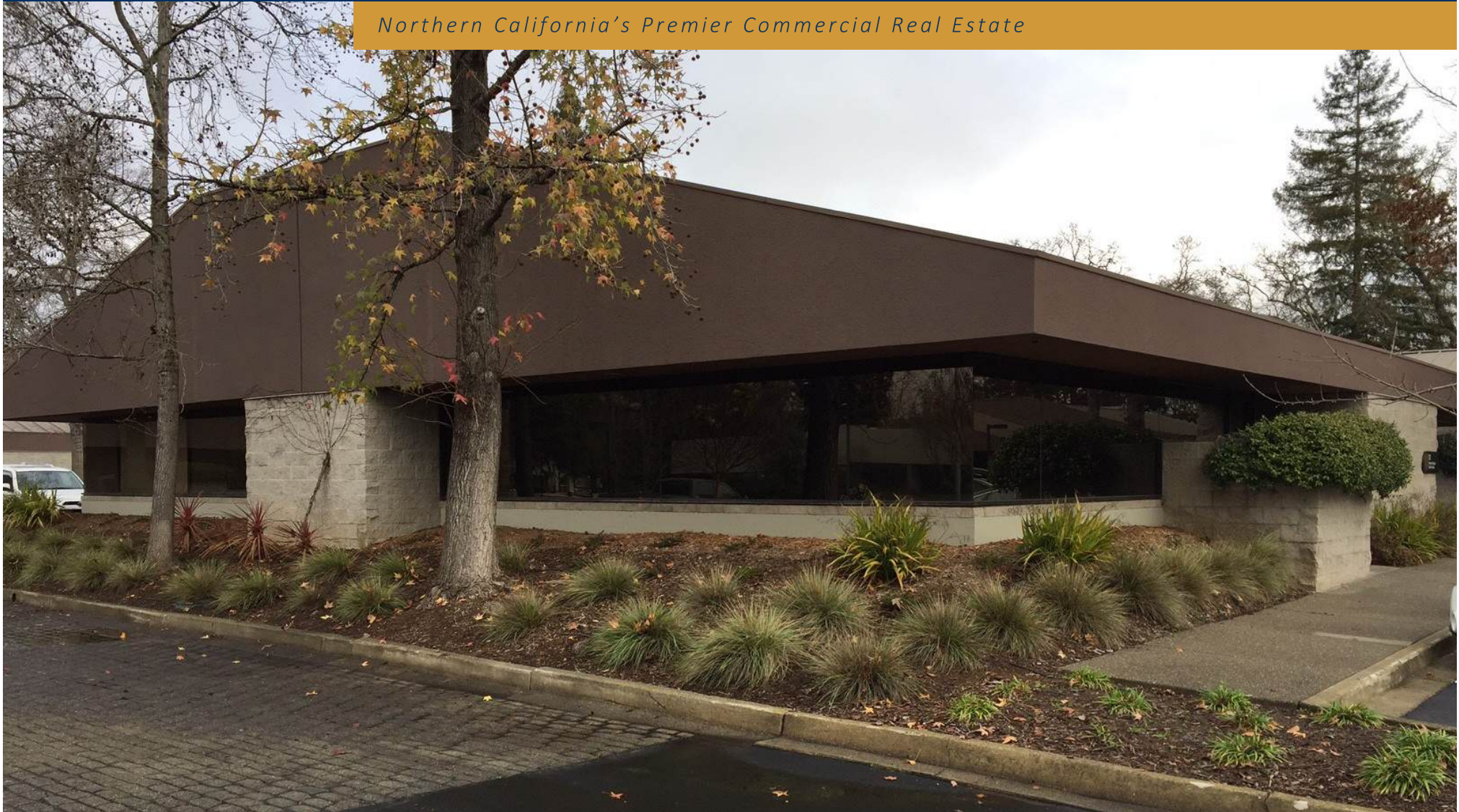


FOR SALE – OFFICE SPACE

THE OAKES OFFICE CONDOMINIUM

1400 N. DUTTON AVE SUITE #9

Northern California's Premier Commercial Real Estate



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



SITE SUMMARY

PRICING

Asking Price:	\$419,000
Price per Sq. Ft.:	\$263.19

BUILDING

Building Size	1,592+/- Sq. Ft.
Building / Construction Type:	Concrete Block
Stories	One (1)
Fire Suppression:	Yes
Restroom:	Shared Restroom Core
Year Built:	1982

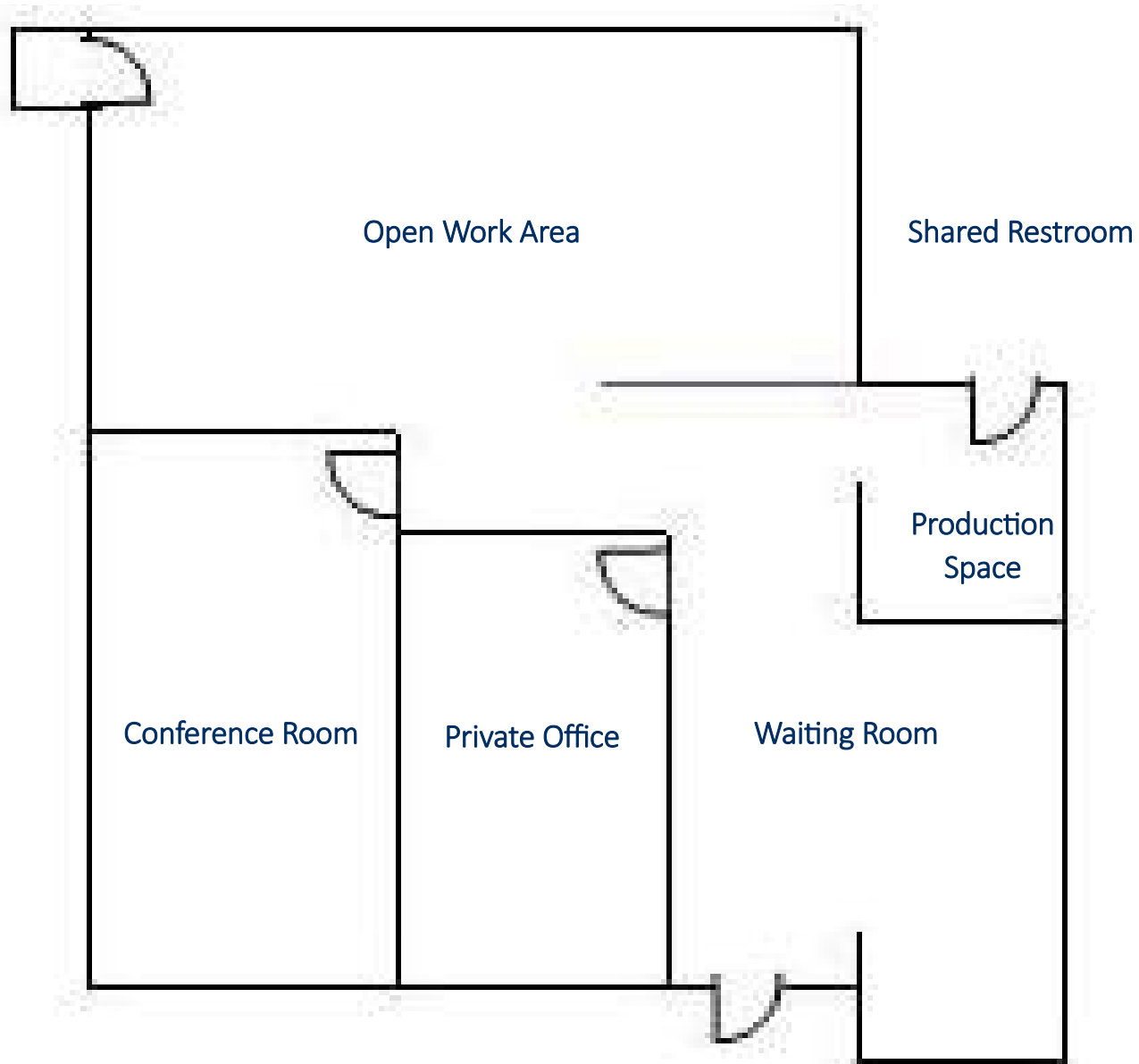
SITE

APN:	036-450-009
Lot Size:	1,592+/- Sq. Ft. 0.03+/- Acres
Zoning & General Plan:	BP-SA
Water & Sewer:	City of Santa Rosa
Utilities:	PG&E





FLOOR PLAN





PARCEL MAP

THE OAKS

REC. 4/27/82 IN BK. 330, MAPS, PG. 46-51

A CONDOMINIUM

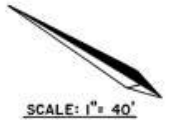
TAX RATE AREA
4-002

36 - 45

NOTE: FOR INFORMATION NOT SHOWN HEREON REFER
TO RECORDED SUBDIVISION MAP BK. 330, PG. 46

53°01'25"E
466.73

41
16

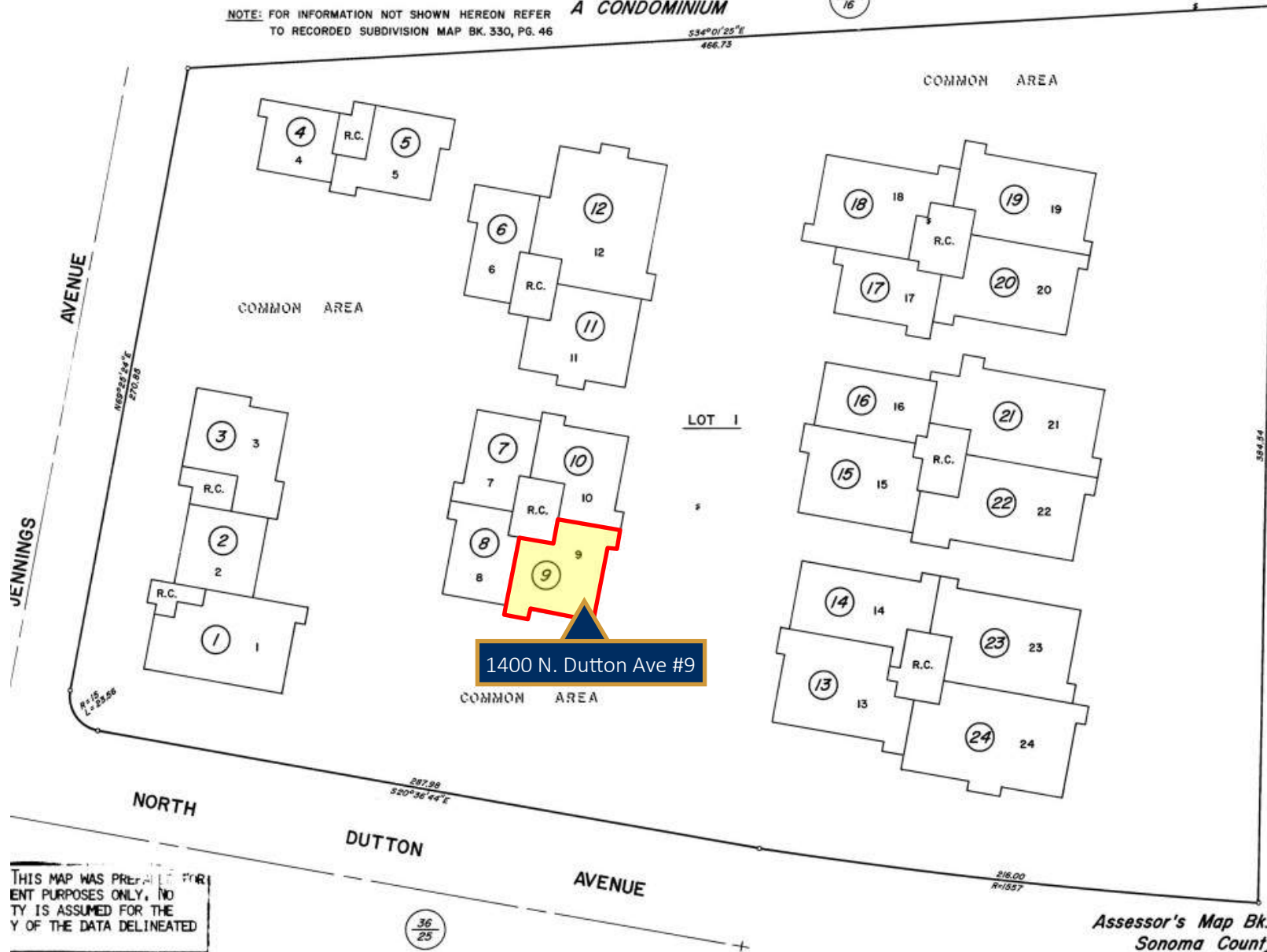


R.C. - RESTRICTED
COMMON AREA

36
25

REVISION DATE

____/____/____
____/____/____



1400 N. Dutton Ave #9

Assessor's Map Bk. 36, Pg. 45
Sonoma County, Calif.

THIS MAP WAS PREPARED FOR
INFORMATIONAL PURPOSES ONLY. NO
WARRANTY IS ASSUMED FOR THE
ACCURACY OF THE DATA DELINEATED



OWNER USER ANALYSIS

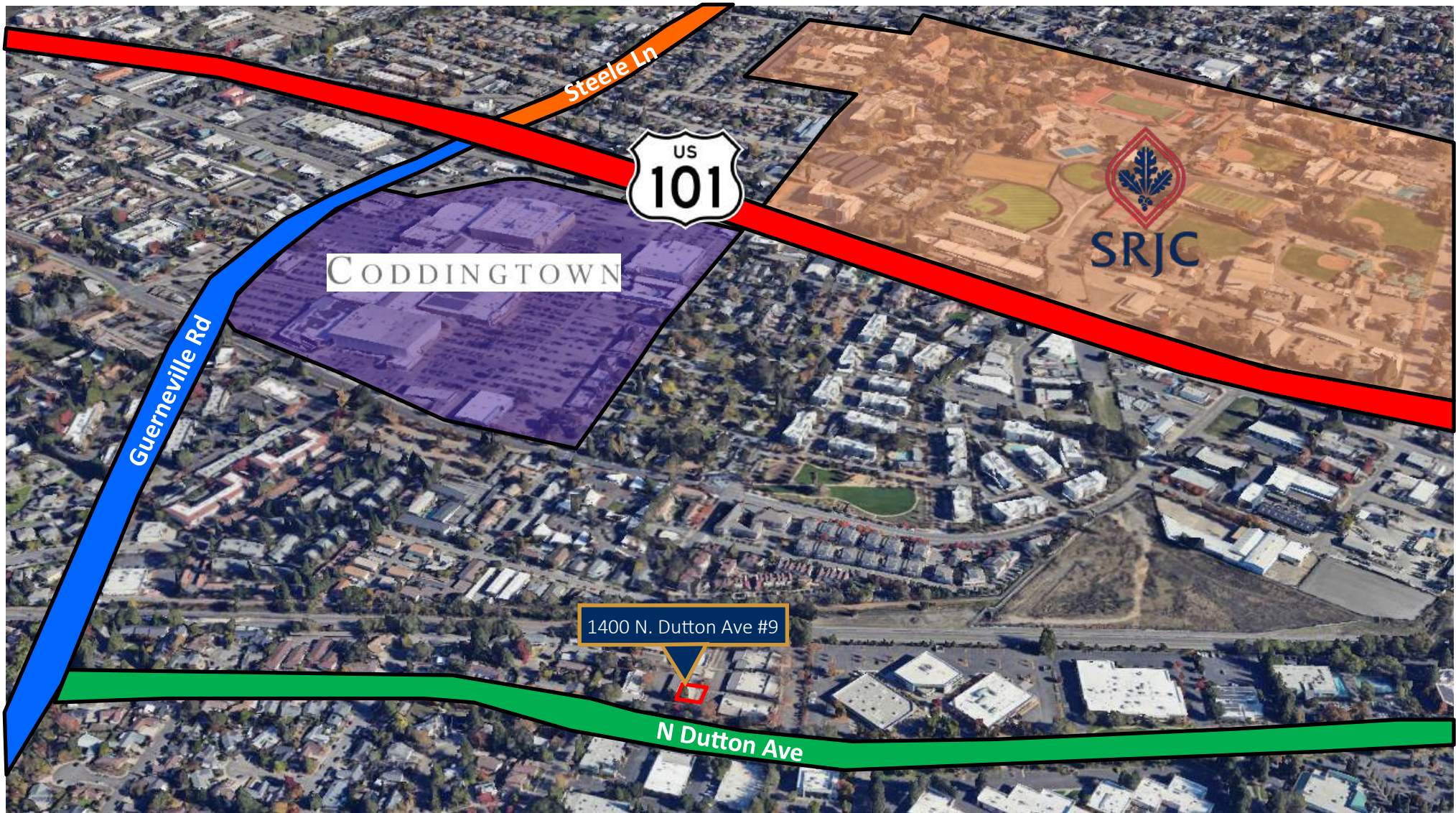
Asking Price		Per Sq. Ft. \$263.19		\$419,000	1400 N. Dutton Unit 9		
Contract Price				\$419,000			
Tenant	Sq. Footage	Rental Rate	Mo. Rent	Comments			
Upstairs	1,592	\$ 2.60	\$ 4,139	To be Occupied by Buyer			
	-		\$ -				
	1,592		\$ 4,139.20				
ANNUAL EXPENSES				ANNUAL LOAN EXPENSE			
Property Taxes	\$4,693	1.12%		<u>Bank First (Loan No. 1)</u>		<u>SBA 2nd (Loan No. 2)</u>	
Insurance		In OA		LTV	\$209,500	50%	\$167,600
Owners Association	\$10,957	Monthly \$913.16.		Interest Rate	6.25%		5.94%
Maint. / Janitorial	\$1,500	Estimate		Term in Yrs.	30		25
Water & Sewer		In OA		Pmts. Per Yr.	12	<u>Total Cash</u>	12
Garbage		In OA		Start Date	9/1/2012	\$41,900	9/1/2012
PG & E	\$2,400	Est \$200/month		<u>Total CLTV</u>			
Reserves	\$1,500	Est \$125/month				\$377,100	
Misc.	\$0			Monthly Pmt.	\$ 1,290	90%	\$ 1,073.91
	\$21,050	\$ 1.10	per sq. ft.	Total Monthly Debt Service	\$ 2,364	\$ 1.48	per sq. ft.
				Total Annual Debt Service	\$28,366		
FINAL ANALYSIS & CONCLUSIONS				TAX DEPRECIATION		LOAN REDUCTION	
Other Rents Received	\$49,670.40			Improvement Value	\$ 335,200	80%	
Annual Debt Service	(\$28,366)			Depreciation Yrs.	39.0		5 yrs. 7 yrs.
Expenses	(\$21,050)			Annual Dep.	\$ 8,595		Total Debt Service: \$ 141,831 \$ 198,563
Cost to Occupy per Yr.	\$254	0.61%		Tax Savings / Bracket	\$ 2,149	25%	Total Interest: \$ 110,872 \$ 152,342
\$/sq.ft./Mo. to Occupy - Pre Tax	\$0.01			Avg. psf / Month	\$ 0.11		Reduction: \$ 30,958 \$ 46,221
							Loan Reduction per Yr. Avg. \$ 6,192 \$ 9,244
				ESTIMATED MARKET APPRICIATION per YEAR			
				Percent / Yr.	Amt. / Yr.	\$ psf / Yr.	Loan Reduction per Mo. Avg. \$ 516 \$ 770
\$/sq.ft./Mo. to Occupy - After Tax 5 yrs.	\$0.01	\$ 0.11	\$ 0.32	\$ 0.11	\$ 2,095.00	\$ 1.32	Loan Reduction per Sq. Ft. Avg. per Month \$ 0.32 \$ 0.48
\$/sq.ft./Mo. to Occupy - After Tax 7 yrs.	\$0.01	\$ 0.11	\$ 0.48	\$ 0.11			

1) This lease vs. own analysis provides a summary analysis of the estimated "fully-loaded" monthly holding costs to own this property.

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STREET MAP



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PHOTOS



Entry



Mail Copy Production Area



Building Restroom Core

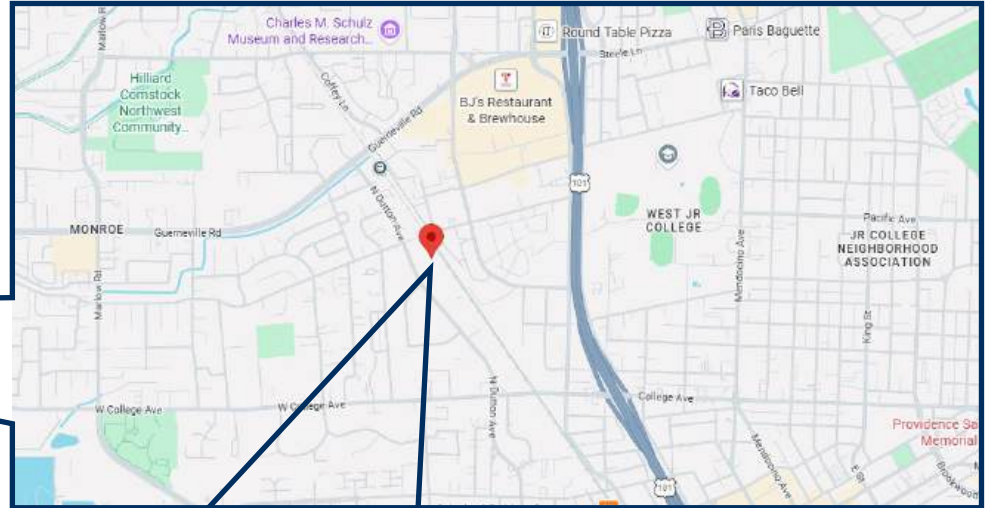
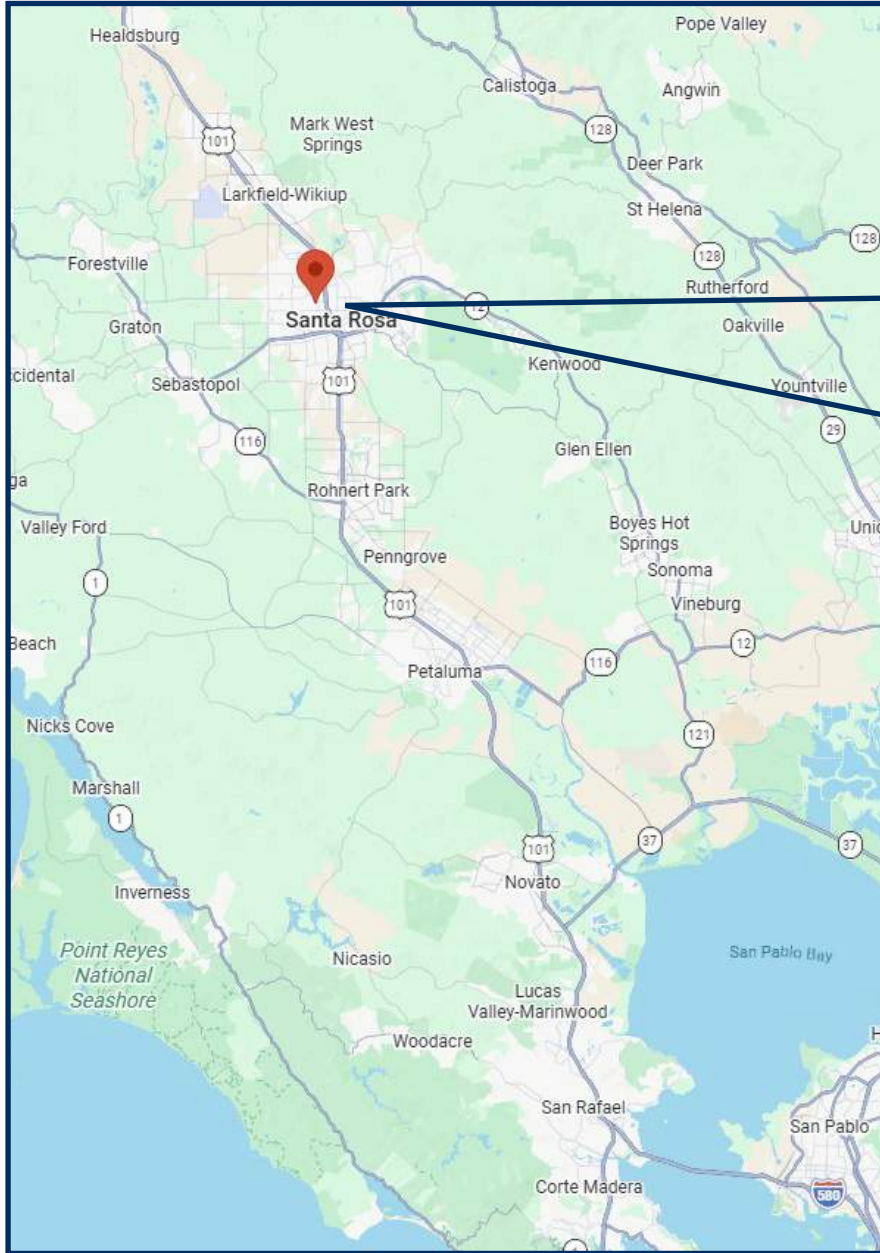


Open Work Area

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LISTING TEAM



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