

## OFFICE FOR SALE

PROFESSIONAL OFFICE SPACE AVAILABLE + EXISTING INCOME

25916 Avenue 17, Madera, CA 93638



<b>SALE PRICE:</b>	\$499,000
<b>LOT SIZE:</b>	0.31 Acres
<b>BUILDING SIZE:</b>	4,000 SF
<b>APN:</b>	032-552-003
<b>SELLER CARRY OPPORTUNITY:</b>	Yes
<b>PROJECTED NOI:</b>	\$42,931 Per Year
<b>CAP RATE:</b>	8.60%
<b>CASH ON CASH:</b>	12.09%
<b>BUILDING CLASS:</b>	B
<b>ZONING:</b>	Commercial
<b>MARKET:</b>	Suburban Madera Office
<b>CROSS STREETS:</b>	Ave 17 & Country Club Dr

### PROPERTY FEATURES

- 3/4 (75%) Leased Office Building
- Prime Office Space in Growing North Madera
- Upside in Leasing Potential or Owner/User + Passive Income
- Seller Carry Available
- Seller Willing To Sign Leaseback
- Off Avenue 17 and Country Club Drive
- ±1,000 to ±2,000 SF Available: Separately Metered ~ Can be Combined or Divided
- Outer Private Offices, Reception, Bull Pen, Conference, Restrooms
- Ample Parking and Mature Landscaping
- Ethernet/Phone Connections & High Speed Internet Ready
- Secure, Private, Established Location w/ Quality Tenant Mix

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### PROPERTY OVERVIEW

±4,000 SF General/Professional/Medical Office Building off Avenue 17 and Country Club Drive. One Freestanding building offering (4) suites with various configurations. Seller to lease back Suite A (at buyers request), Suite's B and C have been leased (occurred 1/2017 and 2/2017), and Suite D is available with opportunity to lease out or occupy. Suite A has 4 privates, tech room, kitchen, and a bull pen. Suite D has 3 privates, tech room, and open bull pen area (for 3-4 desks). Each unit has private restroom and private rear courtyard/eating area. Prewired for high speed Internet. Ample street signage is available. Property offers various access points from the major corridors with ample private parking on-site.

### LOCATION OVERVIEW

Located in growing North Madera East of Rd 26, South of Martin Dr, West of Daley Rd, and North of La Brea Ave.



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### INVESTMENT OVERVIEW

Price	\$499,000
Price per SF	\$124.75
CAP Rate	8.6%
Cash-on-Cash Return (yr 1)	12.09 %
Total Return After Proposed Seller-Carry Installments (yr 1)	\$19,172
Debt Coverage Ratio based off Proposed Seller-Carry	1.39

### OPERATING DATA

Gross Income	\$49,680
Operating Expenses	\$6,749
Net Operating Income	\$42,931
Pre-Tax Cash Flow	\$12,066

### FINANCING DATA

Proposed Down Payment	\$99,800
Proposed Seller-Carry Loan Amount	\$399,200
Proposed Seller-Carry Debt Service (Annual)	\$30,865
Proposed Seller-Carry Debt Service (Monthly)	\$2,572
Proposed Seller-Carry Principal Reduction (yr 1)	\$7,106

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<b>INCOME SUMMARY</b>		<b>PER SF</b>
Suite A (Action Real Estate)	\$13,200	\$3.30
Suite B (1,020 SF Available)	\$12,240	\$3.06
Suite C (1,020 SF Available)	\$12,240	\$3.06
Suite D (Mendoza Farm Labor)	\$12,000	\$3.00
<b>GROSS INCOME</b>	<b>\$49,680</b>	<b>\$12.42</b>
<b>EXPENSE SUMMARY</b>		<b>PER SF</b>
Taxes	\$4,999	\$1.25
Insurance	\$1,750	\$0.44
<b>GROSS EXPENSES</b>	<b>\$6,749</b>	<b>\$1.69</b>
<b>NET OPERATING INCOME</b>	<b>\$42,931</b>	<b>\$10.73</b>

\*\*\* Per SF rates based off Annual Amounts.

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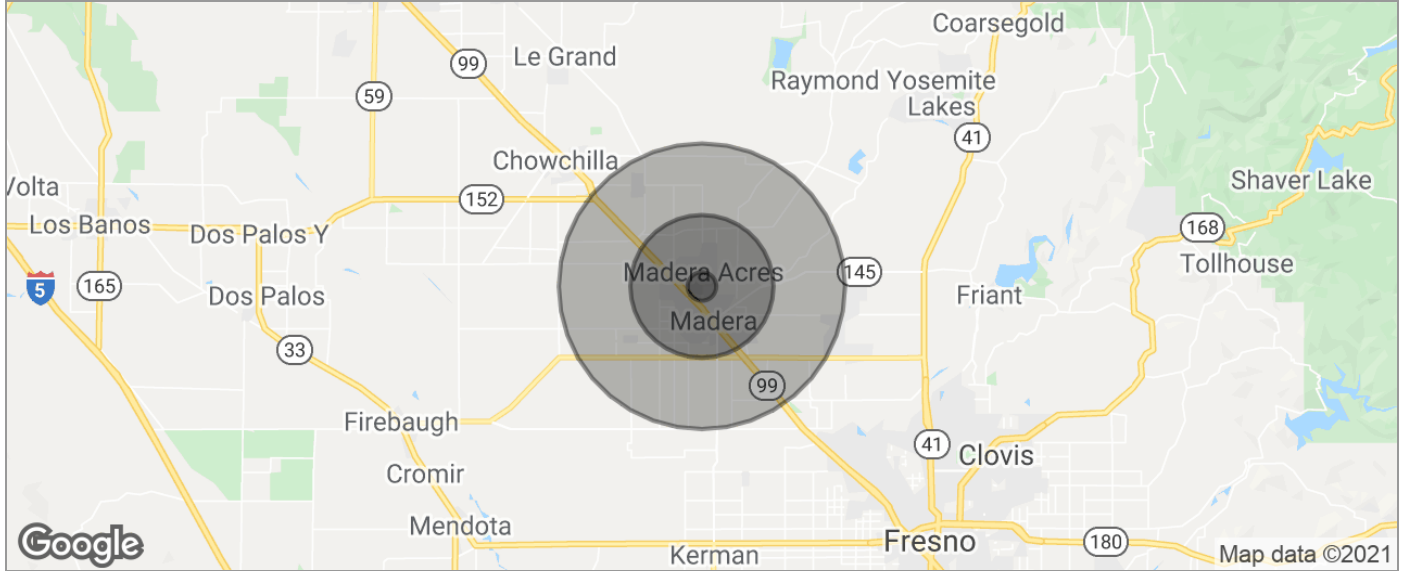
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	898	75,160	106,403
MEDIAN AGE	29.9	27.7	29.0
MEDIAN AGE (MALE)	29.8	26.2	27.6
MEDIAN AGE (FEMALE)	30.9	29.3	30.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	232	19,964	26,598
# OF PERSONS PER HH	3.9	3.8	4.0
AVERAGE HH INCOME	\$69,027	\$52,020	\$56,627
AVERAGE HOUSE VALUE		\$317,033	\$323,027
RACE	1 MILE	5 MILES	10 MILES
% WHITE	79.2%	79.0%	77.0%
% BLACK	2.7%	3.3%	4.8%
% ASIAN	0.2%	1.7%	2.0%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	1.2%	1.1%	1.3%
% OTHER	12.4%	12.0%	11.6%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	69.8%	75.0%	69.1%

\* Demographic data derived from 2010 US Census

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