

FOR SALE

1739 Crows Landing Rd. Modesto, CA 95358



Multi-tenant Retail Building for Sale

- Approximate 8,000 \pm square foot building
- Approximate 28,815 \pm square foot lot
- Over 80% Leased
- Newer Construction
- Located along Crows Landing Rd.
- Easy access to/from Highway 99
- ***Sales Price: \$799,000***



For more information, please contact:

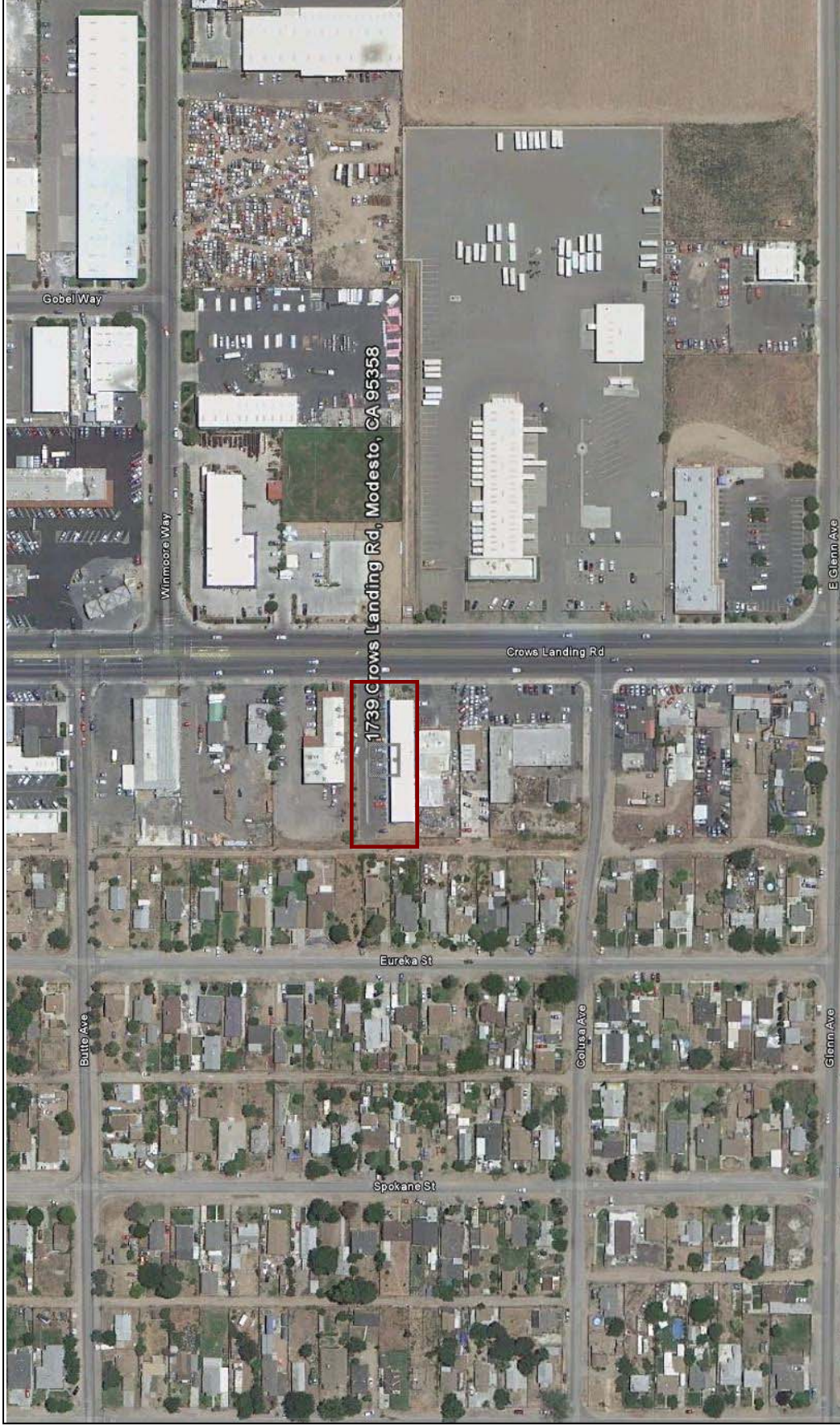
Jake Maiorino

CoSol Commercial Real Estate
(209) 521-1591 Office
(805) 610-9810 Cell
License # 01453218



For Sale

AERIAL VIEW



For more information, please contact:

Jake Maiorino

CoSol Commercial Real Estate

(209) 521-1591 Office

(805) 610-9810 Cell

License # 01453218



Financial Overview

1739 Crows Landing Road
Modesto, CA

Price: \$ 799,000

Gross Leasable Area (GLA): 8,000

Price/SF: \$ 99.88

CAP Rate - Current: 7%

CAP Rate - Pro Forma: 8%

Year Built: 2006

Lot Size: 28,815

Type of Ownership: Bank Owned

ANNUALIZED OPERATING DATA		
INCOME	CURRENT	PRO FORMA
Base Rent:	\$ 90,000	\$ 108,000
Vacancy:	\$ -	\$ 10,680
Effective Gross Income:	\$ 90,000	\$ 97,320
Total Expenses:	\$ 33,059	\$ 33,059
Net Operating Income:	\$ 56,941	\$ 64,261

EXPENSES		
Real Estate Taxes*:	\$ 9,987.50	\$ 9,987.50
Insurance:	\$ 2,784	\$ 2,784
CAM -		
Utilities - Electricity:	\$ 1,800	\$ 1,800
Utilities - Water/Sewer:	\$ 3,960	\$ 3,960
Misc. Repair & Maint.:	\$ 2,317.55	\$ 2,317.55
Landscaping:	\$ 804	\$ 804
Total CAM:	\$ 8,882	\$ 8,882
Management Fee:	\$ 6,600	\$ 6,600
Reserves:	\$ 4,806	\$ 4,806
TOTAL EXPENSES:	\$ 33,059	\$ 33,059.05

*estimated sale price of \$799,000

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

For more information, please contact:

Jake Maiorino
CoSol Commercial Real Estate
(209) 521-1591 Office
(805) 610-9810 Cell
License # 01453218

