

INVESTMENT OFFICE BUILDING FOR SALE



**1215 Plumas St. #1300
Yuba City, CA**

SALE PRICE: \$440,000

- Price per sq. ft.: \$142
- Cap Rate: 7.28%
- Building Size: 3,100 SF
- Lot Size: .14 Acre
- Langtree Plaza Complex—front location
- Duplex building
- Fully Leased

FOR FURTHER INFORMATION CONTACT:

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Purchase Price	\$440,000		
Square Footage	3,100		
Avg Rent/SF	\$1.10		
		Monthly	Annual
Gross Rent		\$3,408	\$40,896 (Based on rents as of January 1, 2011)
Real Estate Taxes		(\$403)	(\$4,840)
Assoc. Fee		(\$83)	(\$1,000)
Insurance		(\$123)	(\$1,474)
Landscape/Pest Control		(\$80)	(\$960)
Janitorial		\$0	\$0
Maintenance & Repairs		(\$50)	(\$600)
	NOI	\$2,669	\$32,022

Capitalization Rate: 7.28
Cost Per Square Foot: \$142

ADDRESS	TENANT NAME	SQUARE FEET	LEASE EXPIRES	RENT AMOUNT	COMMENTS
Suite A	Jeffrey E. Phillips, M.D.	1,875	2/29/2012	\$1,700.00	Tenant since 2/1/03
Suite B	Kenneth Wood New Wave Hearing Aids	1,225	12/31/2014	1,378.00	Rent as of 1/1/2011 One 5 yr option
	TOTAL SQ. FEET	3,100			
	TOTAL RENT / MONTH			\$3,078.00	