

939 Live Oak Boulevard
Yuba City, CA



Available For Sale—General & Medical Office

Prime signalized location near Highway 20 at Live Oak Boulevard

Perfect for an investor or owner/user

Nicely Finished Offices Throughout. Award Winning Design

-7.84% Proforma CAP rate- -Proforma NOI of \$156,584-

SHOWINGS PERMITTED THRU BROKER ONLY—DO NOT interfere with tenant or business operations. Please direct all sale/lease related questions thru Broker.

The information contained in this offering was provided from sources deemed to be reliable however Broker or Owner makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.

MEAGHER & TOMLINSON

ZAC REPKA CELL(530)870-7778
DRE:# 01451649

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939 Live Oak Boulevard in Yuba City, CA

12,000 square foot building.

4,400 sq. ft. of medical office Leased to Oroville Hospital

Current rent: \$79,528.20 modified gross—annually

Lease end December 31, 2020

7,600 sq. ft. Currently For Lease.

Near Hard Corner. Signalized intersection.

HIGH traffic location. Over 56,000 VPD +/- can see this location.

Easy access to Hwy. 20 and Immediate access to Live Oak Blvd.

0.95 Acres or 41,382 square feet. 48 parking stalls incl. 2 H/C.

10% down SBA financing available to an owner/user.

Sale Price: \$1,995,000

Lease Price: \$1.50 per sq. ft. per month modified gross

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Proforma Income/Expense

Potential Rental Income	136800	\$1.50 psf on 7600 vacant
	79524	Oroville lease end 12/31/20
Total PRI	216324	
Less Vacancy and Credit Loss	10816	5% of PRI
Gross Rental Income	205508	

Expenses

Gardening non cam	3585	2017 actual
Insurance	1666	2017 actual
Off site Management	8653	4 % of GRI
PG&E	1918	2017 actual
Property Tax	23898	Estimate 1.2% of value
R&M non cam	2163	1% of PRI
Security Non cam	3600	2018 actual
Water & Sewer	1838	2018 Actual
Water & Sewer Landscape	1603	2018 Actual
Total	48924	

Net Operating Income 156583.528

Value at 7.84% CAP 1995000 Price psf 166



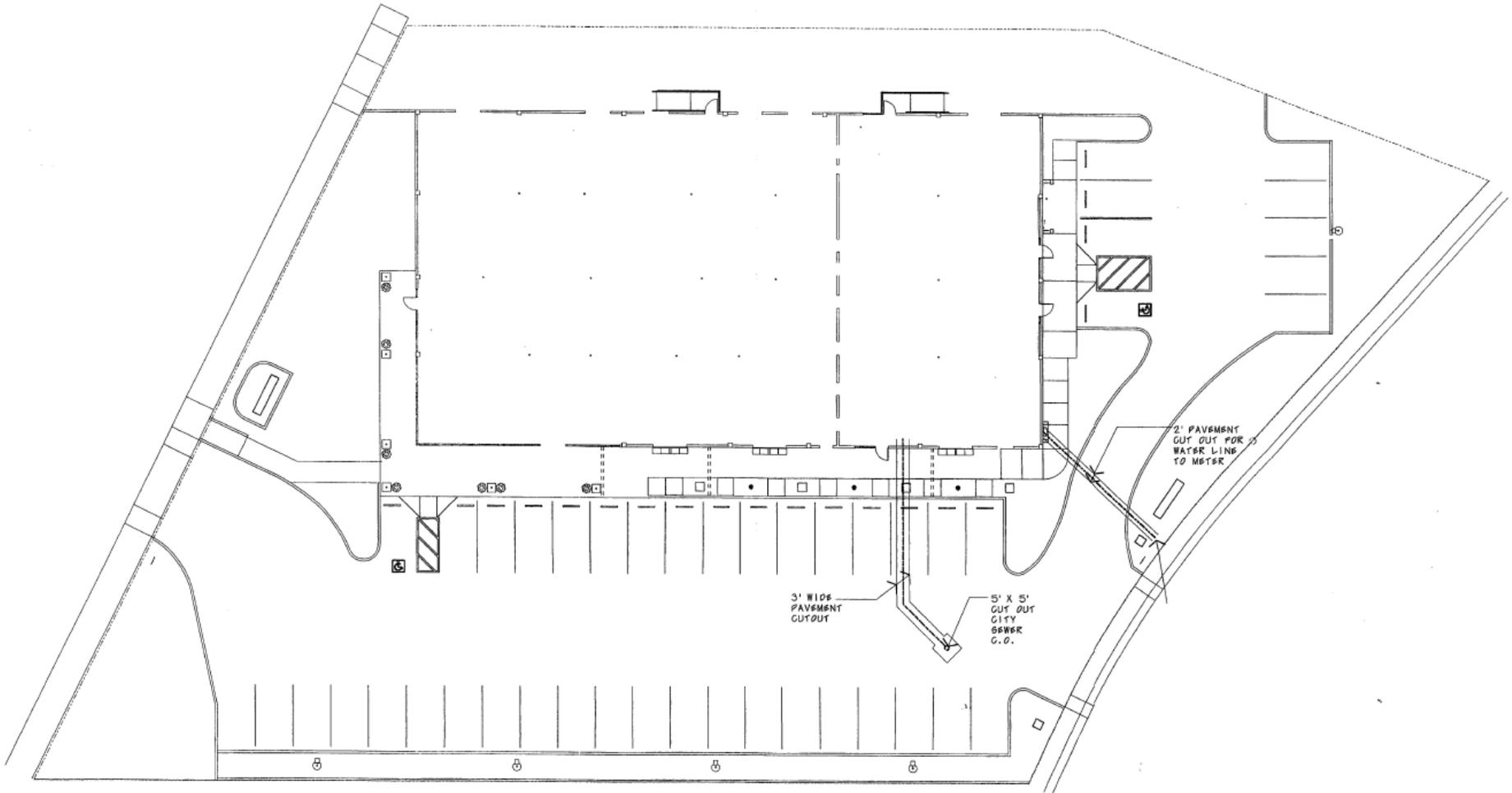
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Comparable Sales

Subject	Price	Price per square foot	Currently Available
Subject 939 Live Oak 	\$1,995,000	\$166 (12,000 sf)	Currently Available Subject is lower than market comparables per square foot.
950 Tharp Rd. Bldg. 300 	\$1,445,000	\$212 (6,808 sf)	Sold 3/29/18 One tenant in 2,000 sf+/- sutter yuba EDC.1700 sf cold shell. Owner/User purchase
950 Tharp Rd. Bldg. 1100 	\$1,500,000	\$220 (6,808 sf) 5.63 % CAP Rate	Sold 1/5/2018 Fully Leased Investment. Sutter Schools as Tenant 3-22 exp.
401 I St. (Msvl.) 	\$1,295,000	\$280 (4,616 sf) 7.15% CAP rate	Sold 6/1/2018 Fully Leased Investment. Medical office. Surgeon as Ten-
1110 Civic Center Blvd. 	\$840,000	\$248 (3385 sf)	Sold 8/9/2018

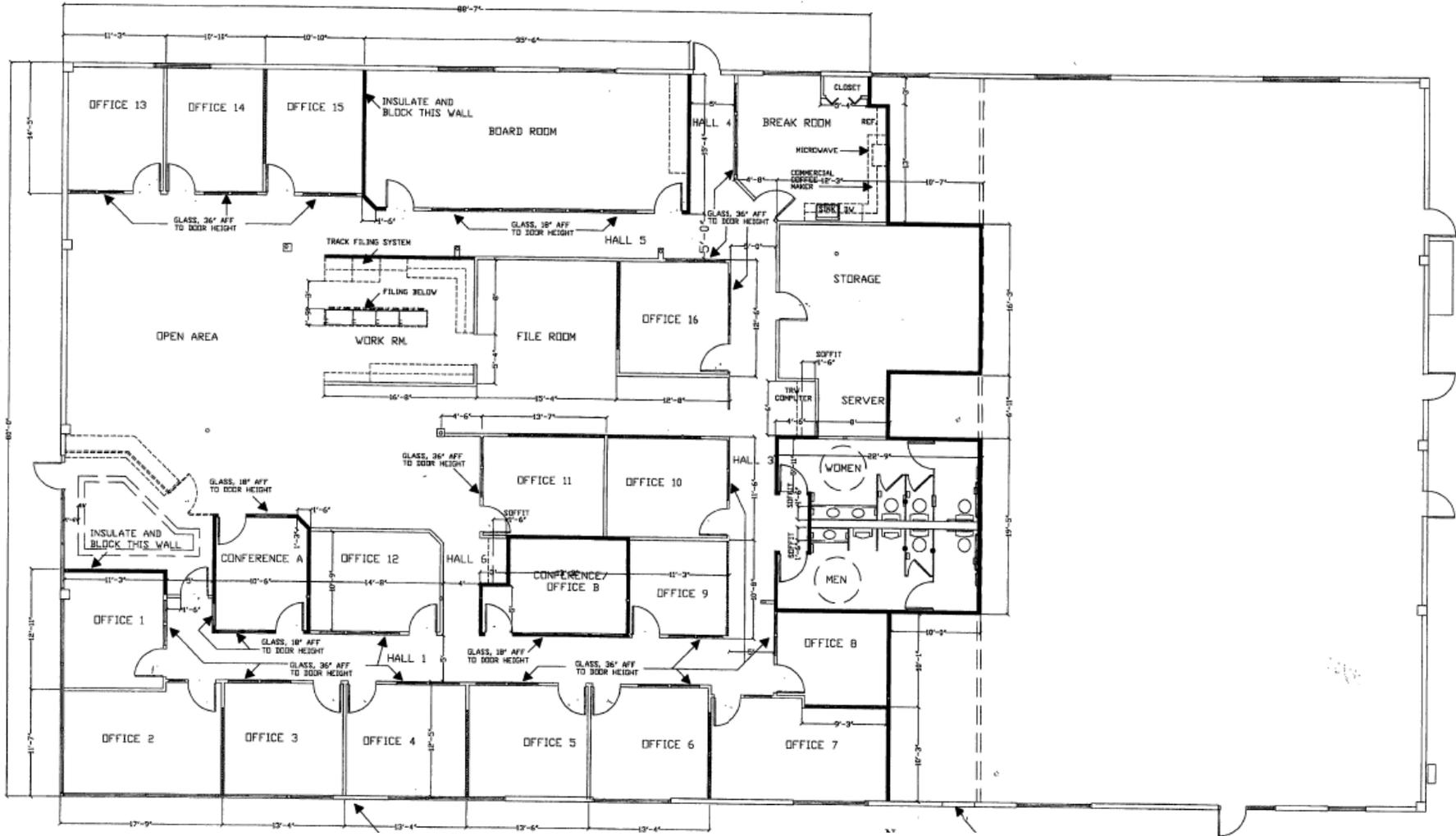
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