

**701 Southampton Road  
Benicia, California 94510**



**Year Built** 1978  
**Year Renovated** 2005 & 2006  
**Lot Size** 43,996 square feet  
**Lot Acres** 1.01  
**APN** 087-011-810  
**County:** Solano  
**Construction** Woodframe  
**Stories** 2  
**Rent control** No  
**Zoning** CO

**For Sale ♦ Office/Retail Building**



**\$1,995,000**

**Property Highlights**

- **Priced well below replacement Cost**
- **Sought after location**
- **High visibility & identity**
- **Across from one of the busiest shopping centers in County**
- **100% Occupancy**
- **Many recent improvements including carpet, paint, HVAC, roof, signage, lot, landscaping.**
- **Rare investment opportunity in one of Bay Area's best locations**
- **Private Financing Available**

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**701 Southampton, Benicia, California 94510**

Lessees	Rentable Sq. Ft.	Comm. Date	Expire Date	2006 / 2007 INCOME	PROJECTED INCOME
State Farm	1,187	11/1/94	9/30/09	\$2,295.00	\$2,295
Ermelinda Enterprises	570	6/1/05	5/31/09	\$1,069.00	\$1,069
Wilson Chiropractic	1,140	6/15/06	6/30/11	\$2,076.00	\$2,076
Kellow Management	570	6/1/05	6/30/08	\$1,059.00	\$1,059
William Barron MFT	1,145	8/1/01	7/31/09	\$2,093.00	\$2,093
Melanie Clark	193	4/1/06	3/31/07	\$360.00	\$360
Sumitomo Drive Tech	193	6/1/05	5/31/06	\$350.00	\$386
Katherine Crow MFT	232	1/1/03	12/31/08	\$401.00	\$401
Kardin Systems, Inc.	1,545	8/1/01	1/31/07	\$2,930.00	\$2,930
Mary Medvets	214	8/1/04	Mo-Mo	\$450.00	\$450
Buckingham Law	378	12/16/05	12/31/07	\$500.00	\$756
IREX Corporation	193	8/1/04	Mo-Mo	\$400.00	\$400
<b>Gross Sq. Ft. 8,662</b>	<b>7,560</b>			<b>\$13,983.00</b>	<b>\$14,275</b>
Monthly Rent				\$13,983.00	\$14,275
Annual Rent				\$167,796.00	\$171,300
Vacancy / Bad Debt	2.00%			-\$3,356.00	-\$3,426
Gross Rent				\$164,440.00	\$167,874
<b>TOTAL INCOME</b>					
<b>ESTIMATED EXPENSES</b>					
Property Taxes				\$22,322.00	\$22,322
Insurance				\$3,000.00	\$3,000
Management (3%)				\$4,933.88	\$5,036
Gas & Electric (New efficient HVAC)				\$12,750.00	\$12,750
Sewer & Water				\$4,120.00	\$4,120
Refuse Collection				\$2,328.00	\$2,328
Janitorial (@ \$675 / month)				\$8,100.00	\$8,100
Landscape/Parking Lot Maintenance				\$4,128.00	\$4,128
HVAC Maintenance & Repairs				\$600.00	\$600
Pest Control				\$600.00	\$600
Repairs & Maintenance (@ \$150 / month)				\$1,800.00	\$1,800
<b>TOTAL EXPENSES</b>				<b>\$64,682</b>	<b>\$64,785</b>

Rent per RSF	Renewal Options	Option Exercise Date	Next Rent Increase	Next Rent Amount
\$1.93	N/A	N/A	10/1/07	\$2,294.73
\$1.88	3 1Year	2/28/09	6/1/07	\$1,069.39
\$1.82	N/A	N/A	7/1/2007	\$2,076.48
\$1.86	1 2Years	3/30/08	7/1/07	\$1,059.03
\$1.83	1-5year	2/28/09	8/1/06	\$2,176.72
\$1.87	N/A	N/A	N/A	N/A
\$1.81	N/A	N/A	N/A	N/A
\$1.73	N/A	N/A	1/1/07	\$401.19
\$1.90	1-2.5year	9/30/06	8/1/06	\$2,930.00
\$2.10	N/A	N/A	@ Exp	Mo-Mo
\$1.32	N/A	N/A	@ Exp	Mo-Mo
\$2.07	N/A	N/A	@ Exp	Mo-Mo

	2006/2007	Est. Market
<b>NET OPERATING INCOME</b>	<b>\$99,758</b>	<b>\$103,089</b>
Debt Service	-\$75,000.00	-\$75,000.00
Cash Flow	\$24,758.00	\$28,089.00
Principal Pay-Down	\$0.00	\$0.00
<b>TOTAL RETURN</b>	<b>\$24,758.40</b>	<b>\$28,089.00</b>

	\$1,995,000	
<b>LISTING PRICE</b>	<b>\$1,995,000</b>	
Down Payment	\$995,000	50%
Proposed New 1st	\$1,000,000	50%
CAP Rate	5.00%	5.17%
Price per Square Foot	\$230.32	\$230.32
Cash on Cash	2.5%	2.8%
Total Return	2.5%	2.8%

**Proposed New Loan is for \$1,000,000, 7.5% Interest Only, due 7 years from COE, 1 point fee with NO AP-PRAISAL FEES**

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