



FOR SALE

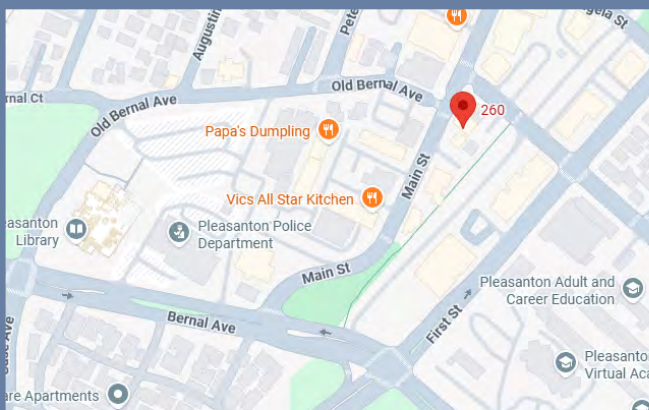
DOWNTOWN PLEASANTON COMMERCIAL



260-268 MAIN STREET, PLEASANTON, CA 94566

- **IN CHARMING DOWNTOWN PLEASANTON**
- **EASY ACCESS TO I-680 & I-580**
- **EXCELLENT IDENTITY & VISIBILITY**
- **LOW MAINTENANCE & ATTRACTIVE FINISHES**
- **BART CONNECTION TO OAKLAND & SAN FRANCISCO**

**OFFERED AT
\$2,195,000**



SHAWN WILLIS

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INCOME & EXPENSES

RENTAL INCOME	APP. SQUARE FEET	CURRENT BASE RENTS	RENT/ SQ FT	PROJECTED BASE RENTS	RENT/ SQ FT
<i>(Rent Roll Totals)</i>	3,100	\$12,882	\$4.16	\$12,882	\$4.16
TOTALS	3,100	\$12,882	\$4.16	\$12,882	\$4.16
INCOME					
MONTHLY RENT		\$12,882		\$12,882	
ANNUAL RENT		\$154,584		\$154,584	
VACANCY	3.00%	(\$4,638)		(\$4,638)	
GROSS RENT		\$149,946		\$149,946	
NNN Recapture [1]		\$19,887		\$38,312	
TOTAL INCOME		\$169,833		\$188,258	

EXPENSES					
PARKING LOT MAINTENANCE	Estimated	\$600		\$600	
INSURANCE	M3 Quote	\$4,736		\$4,736	
PROPERTY TAXES	1.1691%	\$25,662		\$25,662	
LEVIES AND ASSESSMENTS	Actual	\$144		\$144	
REPAIRS & MAINTENANCE	Estimated	\$2,500		\$2,500	
PG&E	Tenants	\$0		\$0	
WATER	Actual	\$2,062		\$2,062	
TRASH	Tenants	\$0		\$0	
TOTAL EXPENSES		\$35,704	\$0.96	\$35,704	\$0.96

NET OPERATING INCOME	\$134,130	\$152,555
DEBT SERVICE	(\$85,048)	(\$85,048)
CASH FLOW	\$49,082	\$67,507
PRINCIPAL PAY DOWN	\$19,580	\$19,580
TOTAL RETURN	\$68,662	\$87,087

CAP RATE	6.11%	6.95%
PRICE PER FOOT	\$708.06	\$708.06
CASH ON CASH	6.3%	8.0%
LISTING PRICE	\$2,195,000	\$2,195,000
DOWN PAYMENT	\$1,095,000	50%
PROPOSED NEW FIRST LOAN [2]	\$1,100,000	50%

[1] This is Bollinger's NNN obligation, currently only partially reimbursed. "Projected" assumes all NNN expenses are paid by tenants

[2] 1.3 Debt coverage ratio, 6% interest rate, 25 year amortization

