

**FOR SALE
PRIME FREE STANDING BUILDING
100% LEASED TO FEDERAL GOVERNMENT (BLM)
20 HAMILTON CT., HOLLISTER**

\$849,000



- **7.75% AVERAGE CAP**
- **\$134 Per Sq. Ft.**
- **100% LEASED TO BUREAU OF LAND MANAGEMENT**
- **LONG TERM TENANT**
- **NEW 3-YEAR LEASE EXTENSION THROUGH JANUARY 2015**

PROPERTY TO BE SHOWN BY LISTING BROKERS ONLY

For More Information, Contact Exclusive Brokers

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Information presented in this flyer was provided by the Owner. Hirsch and Associates makes no representation as to the accuracy of the information. Tenant/Buyer should use due diligence in investigating the feasibility of entering into a lease or purchase of this property by relying on his own professional advisors.

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ATTENTION:

This brochure has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property presented. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for thorough due diligence investigation. In particular, Hirsch and Associates has not made any investigation, and makes no warranty or representation with respect to the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue or renew its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Hirsch and Associates has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

IMPROVEMENTS, SIZE AND BOUNDARIES: Any oral or written representations by Seller or Broker regarding age of improvements, size and square footage of parcel or building, or location of property lines may not be accurate. Apparent boundary line indicators such as fences, hedges, walls or other barriers may not represent the true boundary lines; only a surveyor can determine the actual boundary lines. If any of these issues are important to Buyer's decision to purchase, then Buyer should consider investigating the property independently.

Property and Lease Summary

Property	
Address	20 Hamilton Ct, Hollister, CA
APN	051-163-008
Zoning	M-1-S
Parcel Size/Dimensions	.80 Acres/ 34,848 sq. ft. +/-
Building Size	6,350 +/- Total Sq. Ft. 4,150 +/- Sq. Ft. Office 2,200 +/- Sq. Ft. Two-Story Warehouse
Age and Construction	1989. Built to Government Specifications.
Current Use	Bureau of Land Management (BLM) Office
Location	Shelton Business Park. Easy Access to Downtown Hollister, Hollister Airport, and area Highways.
Parking	27+ Total Spaces; 1 per 235 Sq. Ft.
Lease	
Term of Tenancy	The Federal Government has occupied the building since 1989.
Lease Term	Runs through 1/31/2015
Gross Rent	\$109,139 Annually through 1/12 \$95,000 Annually 2/12-1/13 \$100,000 Annually 2/13-1/14 \$105,000 Annually 2/14-1/15

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Pro Forma Financial Summary

Current Income	\$109,139
Current Expenses*:	
Utilities	Tenant
Janitorial and Sprinkler Check	\$17,280
Trash Service	\$1,370
Water and Sewer	\$4,750
Insurance	\$1,500
*Taxes (based on purchase price of \$849,000)	\$9,665
Total Expenses	\$34,565
Estimated Net Operating Income	\$74,574 through 1/12 \$60,435 2/12-1/13 \$65,435 2/13-1/14 \$70,435 2/14=1/15
Estimated Cap Rate at \$849,000	8.78% through 1/12 7.62% 2/12-1/13 8.25% 2/13-1/14 8.87% 2/14-1/15 (7.75% average over the remainder of the lease)
Price Per Sq. Ft.	\$134

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