

**FOR SALE**  
**CONDOMINIUM MEDICAL OFFICE BUILDING**  
**243 Green Valley Road**  
**Freedom (Watsonville), CA**  
**\$2,200,000**



**EXCELLENT LOCATION**

**IMPROVEMENTS 8,052 ± sq. ft.**

*Presented exclusively by:*

*Carl Blanke*  
*(831) 234-6300*  
*carl@carlblank.com*

*Ron Hirsch*  
*(831) 476-8194 X36*  
*rhirsch@hirschandassociates.com*



**Hirsch and Associates**

*Investment Real Estate Brokers: Sales & Leasing*

4375 Capitola Road Capitola, CA 95010

[www.hirschandassociates.com](http://www.hirschandassociates.com)

The Seller provided information presented in this proforma. Hirsch and Associates make no representation as to the accuracy of the information. Buyer should use diligence investigating the financial feasibility in making a purchase or lease by relying on his or her own professional advisors.

# **HIRSCH AND ASSOCIATES**

**4375 Capitola Road**

**Capitola, CA 95010**

**PHONE: (831) 476-8194      FAX: (831) 477-0351**

**e-mail: rhirsch@hirschandassociates.com**

**[www.hirschandassociates.com](http://www.hirschandassociates.com)**

## **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, we make 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.

**SHOWING: PROPERTY TO BE SHOWN BY LISTING BROKER ONLY.  
PLEASE DO NOT WALK THE PROPERTY WITHOUT PRIOR BROKER  
APPROVAL.**

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# EXECUTIVE SUMMARY

PRICE	\$2,200,000
NET OPERATING INCOME:	\$163,049
CAP RATE	7.4
PRICE PER SQ. FT.	\$273
BUILDING SIZE:	8,052 sq. ft.
GROSS PARCEL SIZE:	15,415 sq. ft.
CONDOMINIUM UNITS SIZES:	A: 1,163 sq. ft. B: 1,238 sq. ft. C: 898 sq. ft. D: 1,192 sq. ft. E: 807 sq. ft. F: <u>1,285</u> sq. ft. 6,583 sq. ft.
OWNERSHIP:	A single owner owns the entire property.
TENANCY:	All leases are short term with substantial upside
ZONING:	PA (Professional Administrative)
GENERAL PLAN:	Commercial Office
APN:	048-321-01, 02 & 03 and 048-331-01, 02, 03 & 04
AGE:	1982
PERCENTAGE OF SITE USABLE:	100%
FLOOD ZONE:	No
COASTAL ZONE:	No

# INCOME & EXPENSE PRO FORMA

## INCOME

Scheduled Gross Income:	\$177,228
5% Vacancy:	\$ (8,862)
Effective Gross Income:	\$168,366
3% Reserves:	\$ (5,317)
<u>UNREIMBURSED EXPENSES</u>	\$ 0*
<b>Net Operating Income</b>	<b>\$163,049</b>

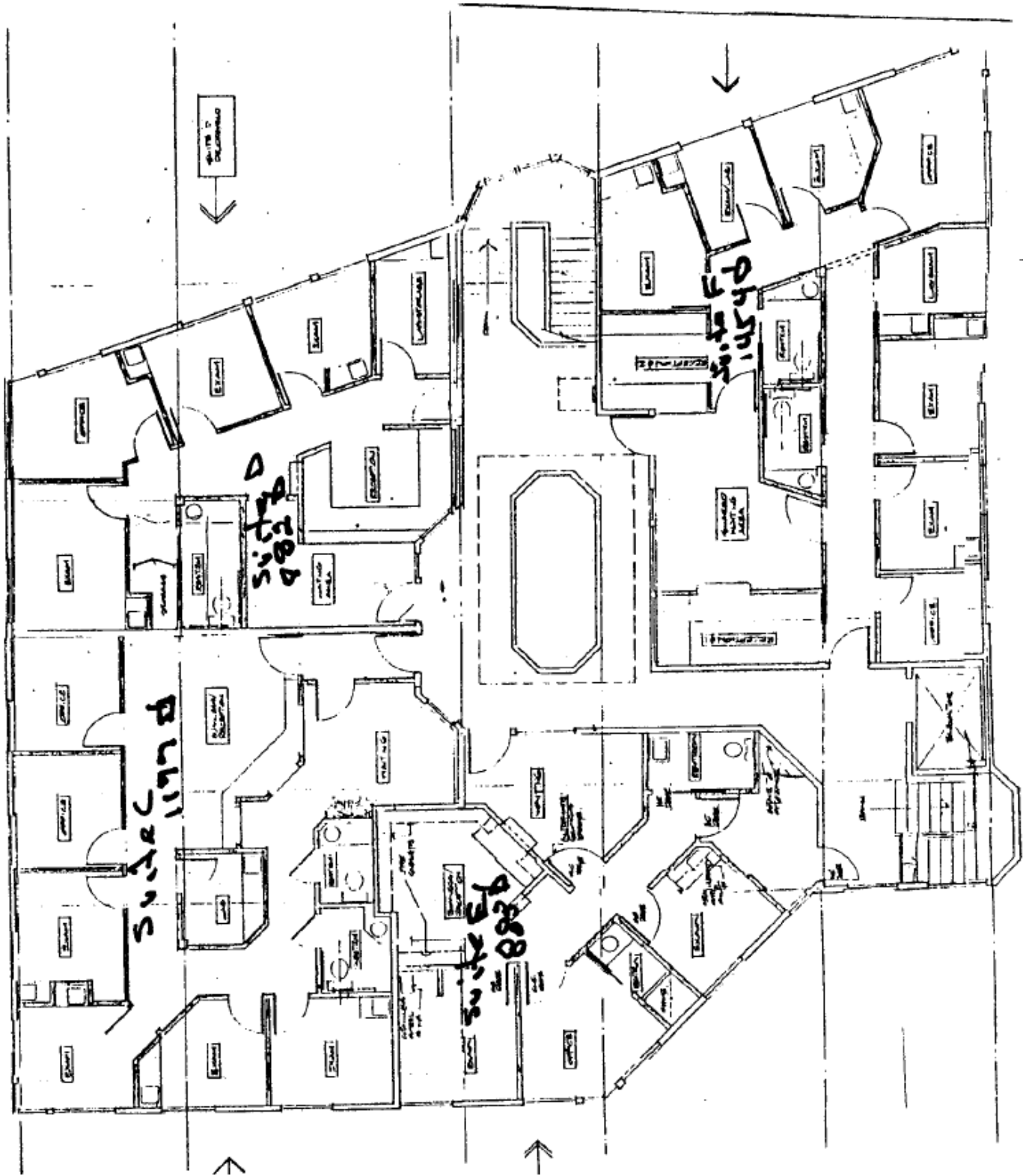
\*Per owner, all expenses are reimbursed by tenants.

## RENT ROLL

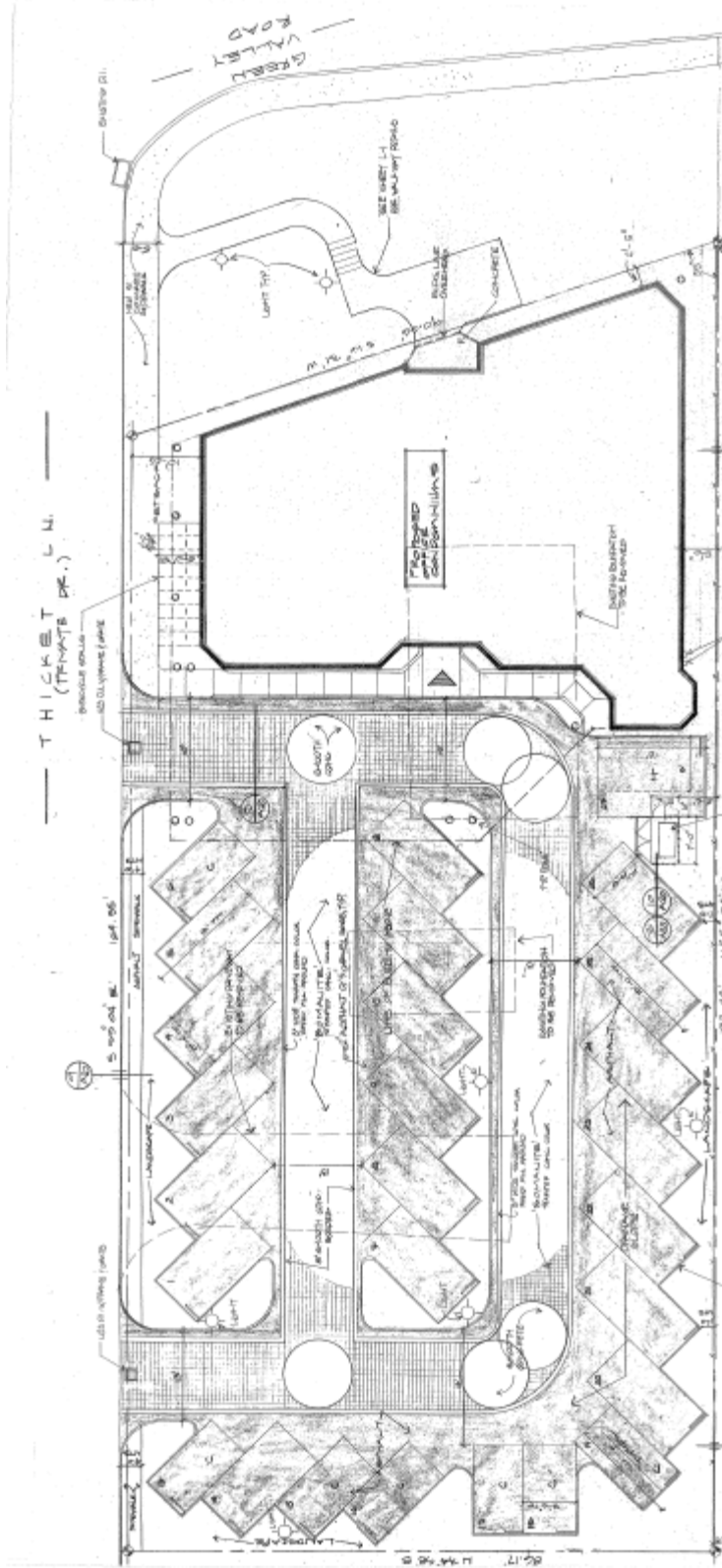
<b>FIRST FLOOR SUITES</b>	<b>Tenant</b>	<b>Sq. Ft</b>	<b>Rent</b>	<b>Rent/sq. ft.</b>	<b>Lease Terms</b>
A	VASQUEZ/CARROLL	1,163	\$2,581	\$1.70 NNN	MONTH to MONTH
B	VACANT	1,238	\$2,104	\$1.70 NNN	
<b>SECOND FLOOR SUITES</b>					
C	VACANT	898	\$1,525	\$1.70 NNN	
D	CREVELLO	1,192	\$2,446	\$1.70 NNN	MONTH to MONTH
E	CHEN	807	\$1,791	\$1.70NNN	MONTH to MONTH
F	CENTRAL COAST ENDOSCOPY CENTER	1,285	\$2,827	\$1.70 NNN	MONTH to MONTH
CELL TOWER	METRO PCS		\$1,495		
<b>TOTALS</b>		6,583	<b>\$14,769</b> <u>          x      12</u> <b>\$177,228</b>		



# FLOOR PLAN - SECOND FLOOR

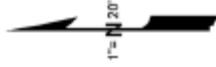


# SITE PLAN



# PARCEL MAP 1

Tax Area Code  
69-255

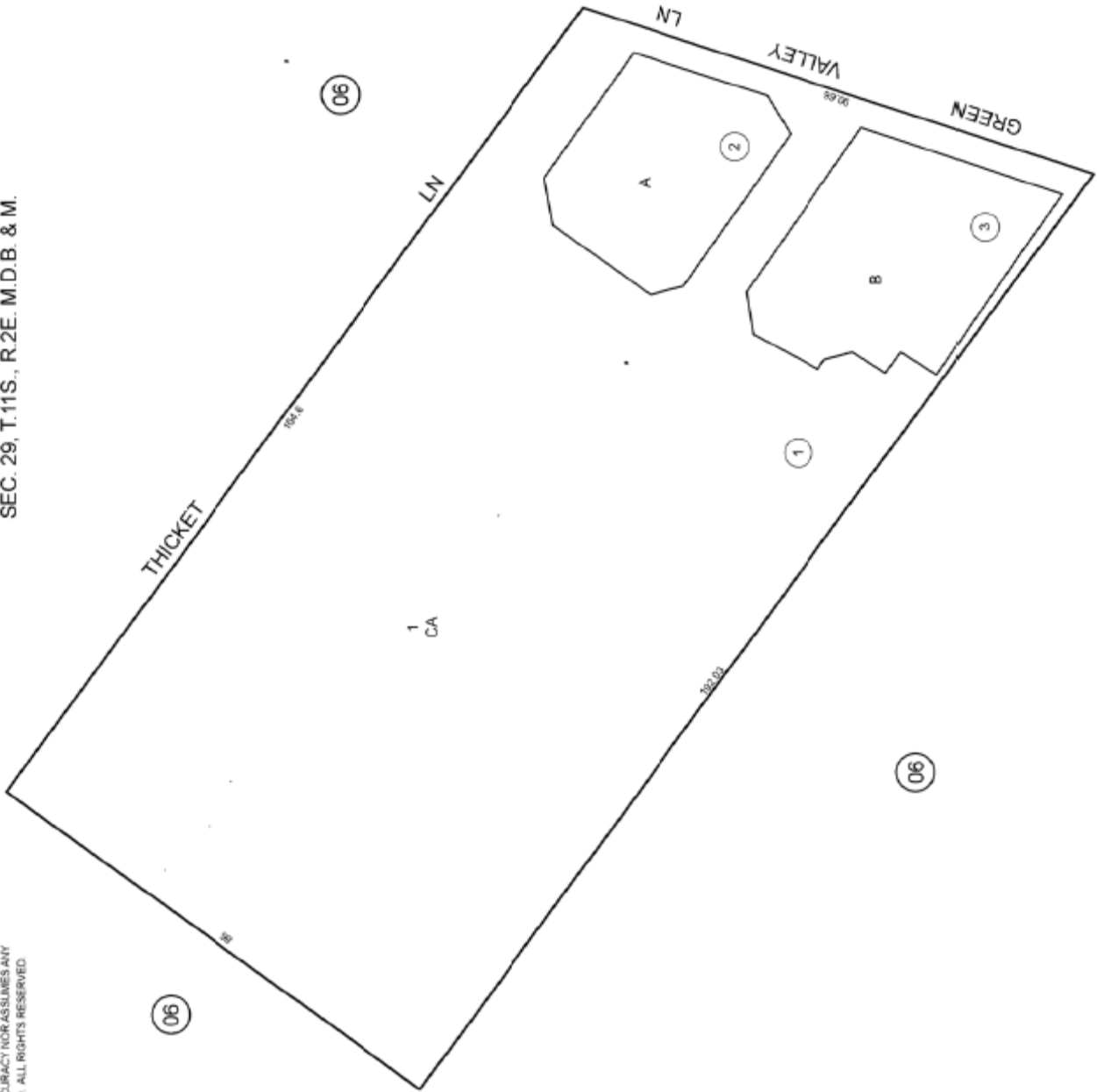


FIRST FLOOR	
41PM/2	10/28/1982
3702/222	4/17/1984

Bk. 19  
86

POR. RANCHO DEL LOS CORRALITOS  
SEC. 29, T. 11S., R. 2E. M.D.B. & M.

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S TO MAP ACCURACY NOR ASSUMES ANY  
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ESSOR 1985

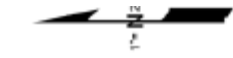


# PARCEL MAP 2

**OS ES ONLY**  
AS TO MAP ACCURACY NOR ASSUMES ANY  
REPRODUCED. ALL RIGHTS RESERVED.  
SESSION 3065

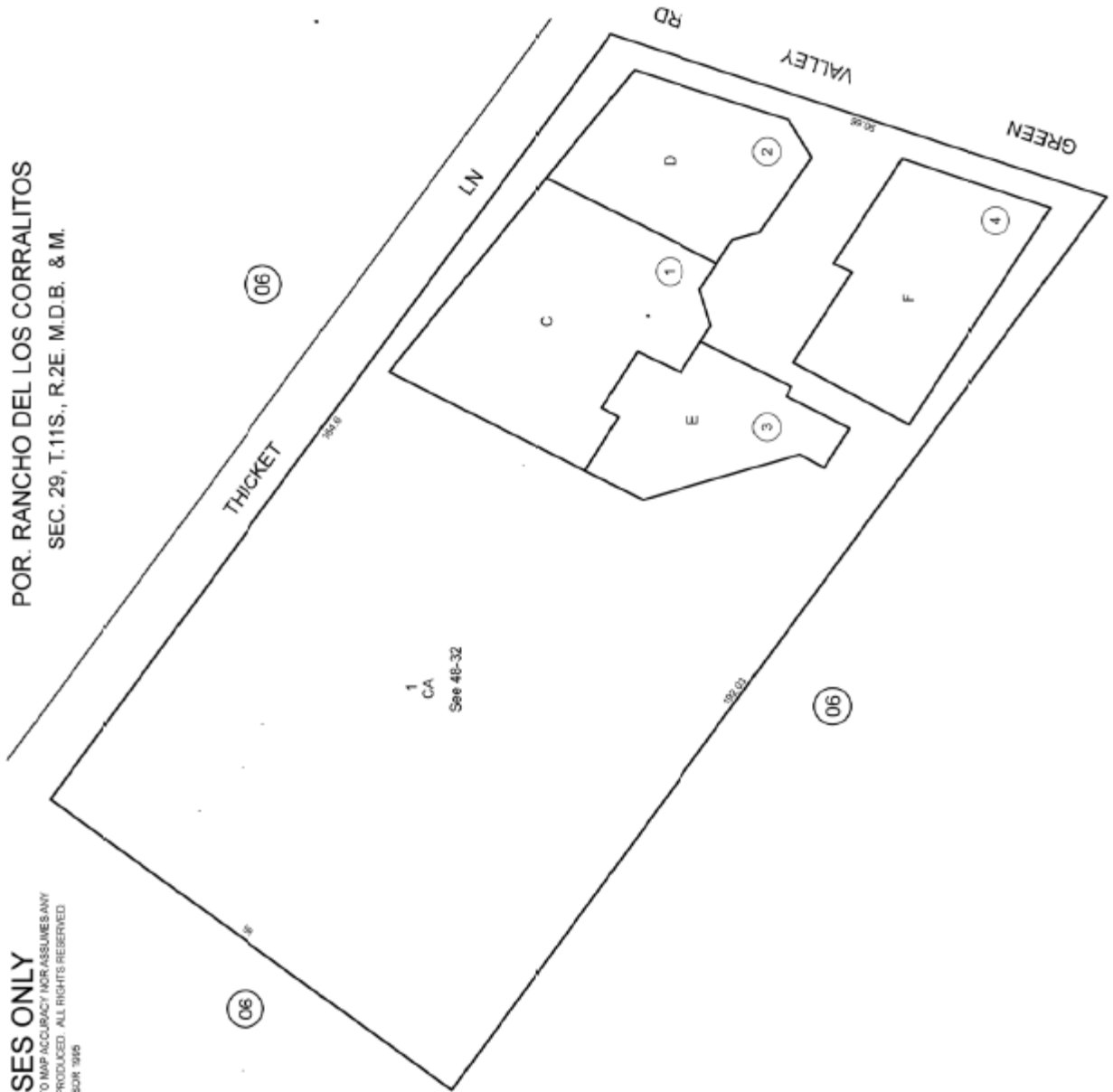
**POR. RANCHO DEL LOS CORRALITOS**  
SEC. 29, T.11S., R.2E. M.D.B. & M.

Tax Area Code  
69-255

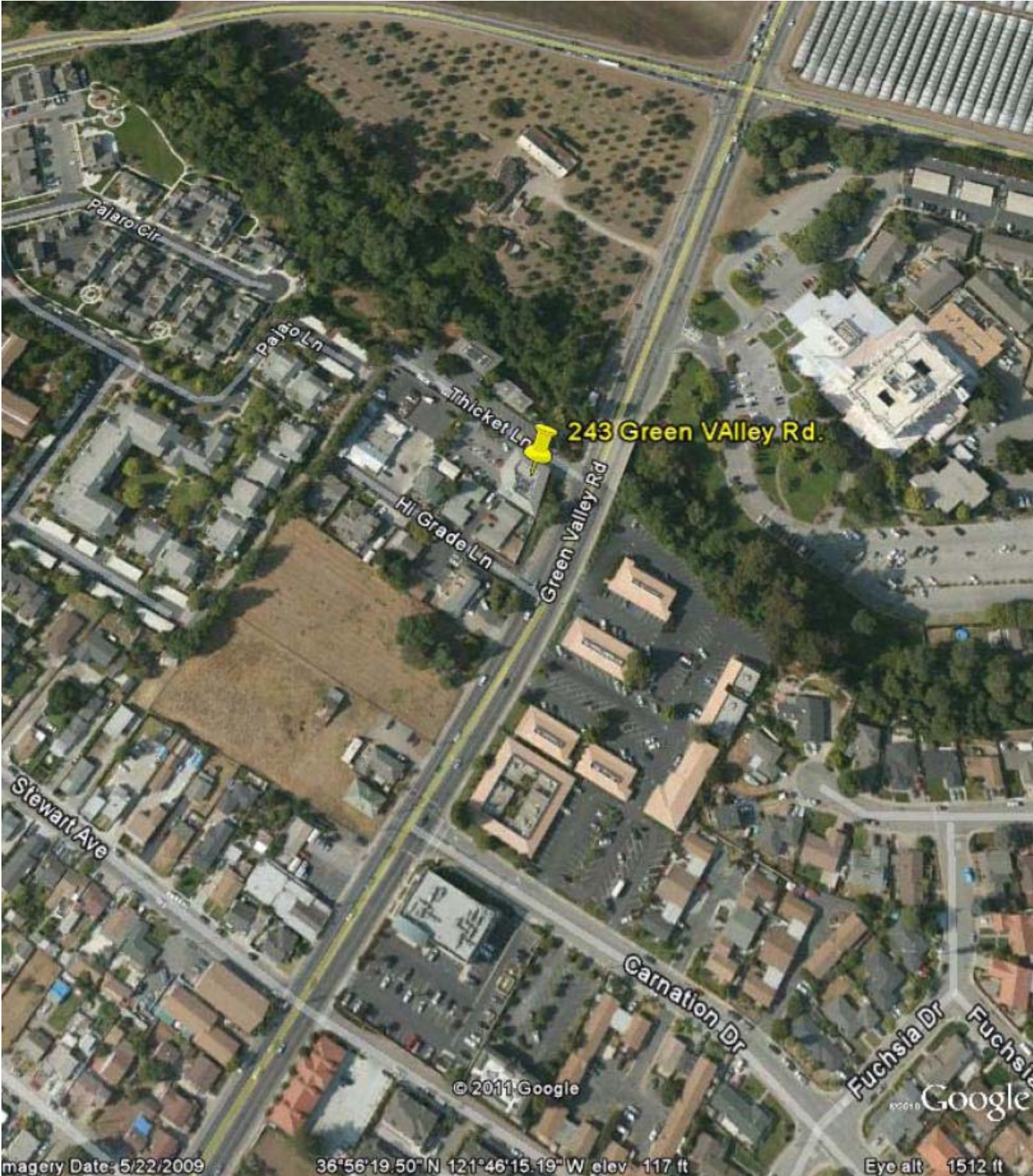


SECOND FLOOR  
41PM62 10/26/1982  
3702/222 4/17/1984

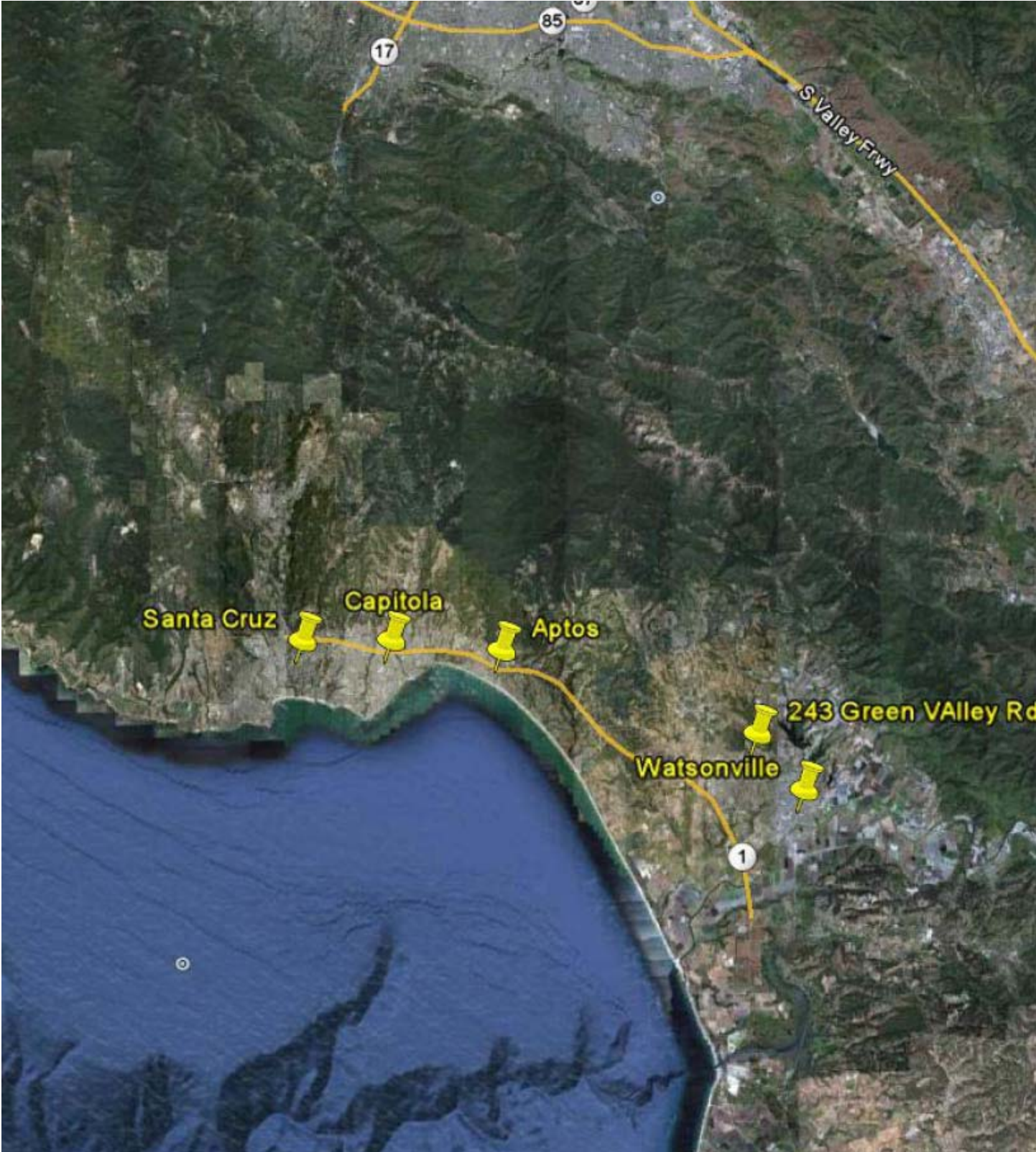
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# SITE AERIAL



# VICINITY AERIAL



# PHOTOS



# PHOTOS

