

**FOR SALE**  
**PRIME SINGLE-TENANT BANK BUILDING**  
**ABSOLUTE NET LEASED TO BANK OF THE WEST**  
**4900 Telegraph, Oakland, CA**

**\$3,050,000**



- PRIME BAY AREA LOCATION
- 2004 RENOVATION
- OAKLAND TEMESCAL NEIGHBORHOOD- EXCELLENT RETAIL LOCATION
- 10 YEAR INITIAL LEASE TERM RUNNING THROUGH SEPTEMBER 2017

**PROPERTY TO BE SHOWN BY LISTING BROKER ONLY**  
*For More Information, Contact Exclusive Broker*

**CHRIS SHOEMAKER**  
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**Hirsch and Associates**  
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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.

## **HIRSCH AND ASSOCIATES**

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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*

<b>Property</b>	
Address	4900 Telegraph Ave, Oakland, CA
APN	013-1152-016
Parcel Size	.115 Acres/ 5,002 Sq. Ft. +/-
Building Size	5,861 +/- Sq. Ft.
Age/ Renovation	1935/ 2004
Current Use	Single Tenant Bank Building
Parking	Street
<b>Lease</b>	
Term of Tenancy	Commencing October 2007
Lease Term and Options	Initial Term is 10 Years running through September 2017. Four 5-year options.
Lease Structure (Landlord Obligation)	Absolute Net Lease with no Landlord Expense Obligation.
Rental Increase	Increases at twice the CPI Increase but capped at 2% Annually

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## *Pro Forma Financial Summary*

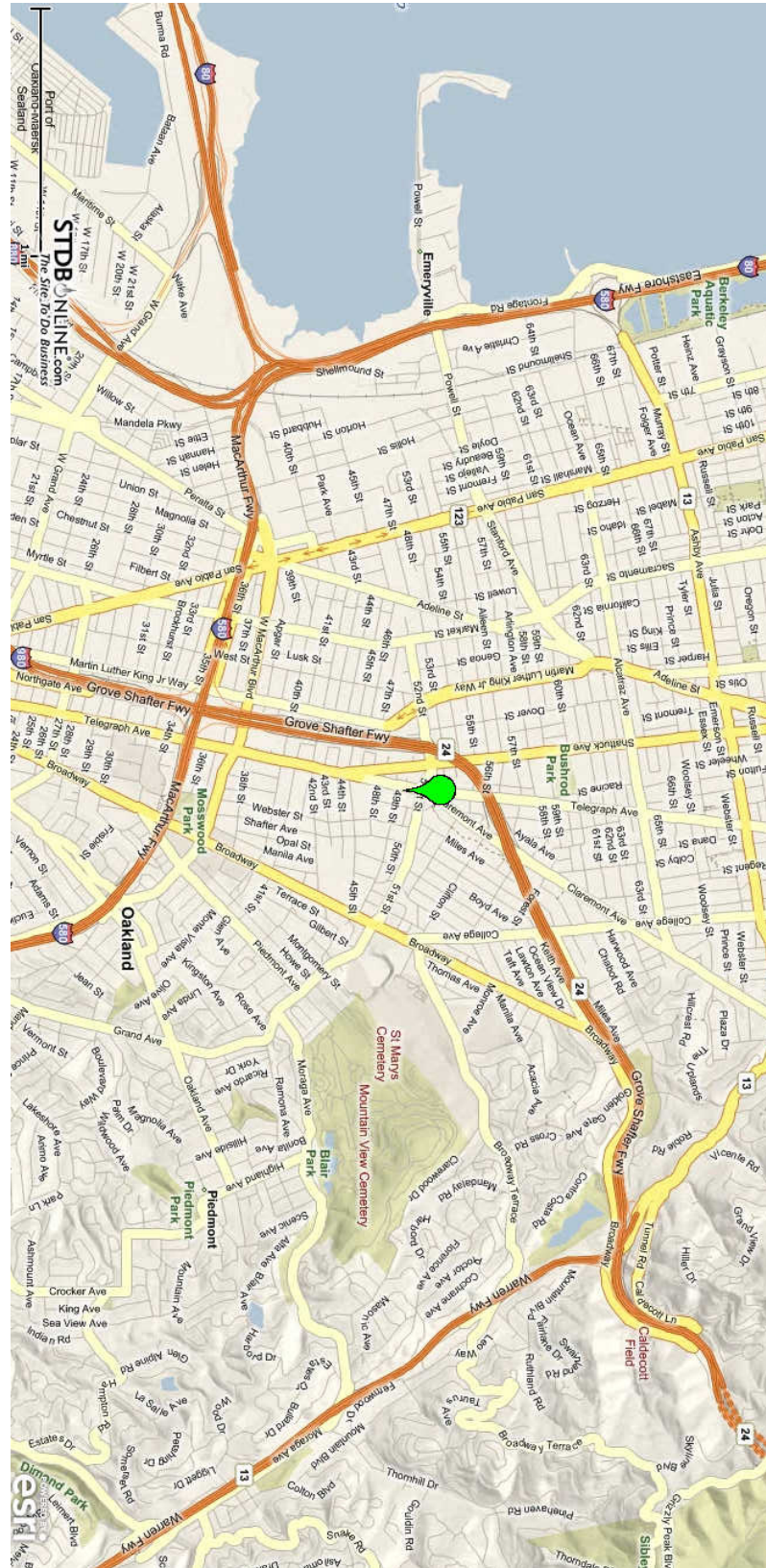
<b>Current Income</b>	<b>\$190,320*</b>
<b>Current Expenses*:</b>	
Utilities	Tenant
Janitorial	Tenant
Maintenance	Tenant
Insurance	Tenant
Taxes	Tenant
<b>**Net Operating Income</b>	<b>\$190,320</b>
<b>**Return at \$3,050,000</b>	<b>6.25%</b>

**\* Income is based on October 1, 2011 income. Seller will credit buyer for difference at close of escrow.**

**\*\*Note: The above income is an estimate and does not provide for all potential costs and expenses that may be required of the owner. Any reserves set forth herein are merely estimates and not based on any experience, physical inspection, or prior knowledge. All prospective purchasers are strongly advised to make an independent investigation to determine their estimate of costs and expenses prior to entering into an agreement to purchase.**

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# LOCATION MAP



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