



1585 Butte House Rd, Yuba City, CA 95993

Due diligence package



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Financial Analysis

G&R Investments, LLC	
P&L	
1/1/2020- 12/31/2020	
Income:	\$ 88,560.94
Expenses:	
Office Supplies	\$ 74.27
Property Tax	\$ 13,784.78
Repairs & Maint.	\$ 8,017.73
Utilities:	
Electric	\$ 7,792.91
Trash	\$ 2,835.10
Water	\$ 1,508.68
Total Expenses	\$ 34,013.47
Profit (loss) for 2020	\$ 54,547.47

G&R Investments, LLC	
P&L	
1/1/2021- 08/25/2021	
Income:	\$ 61,287.92
Expenses:	
Office Supplies	\$ 98.59
Property Tax	\$ 7,028.28
Insurance	\$ 883.65
Repairs & Maint.	\$ 2,808.10
Utilities:	
Electric	\$ 4,023.61
Trash	\$ 1,721.18
Water	\$ 689.75
Total Expenses	\$ 17,253.16
Profit (loss)	\$ 44,034.76
Projection profit (loss) for 2021	\$ 66,052.14



Leases

- Fully occupied
- Below market rent
- Short term leases
- Upside potential
- Also suitable for owner user



Suite	Tenant Type
A	Physical Therapy
B	Beauty Salon and related services
C	Taxes, Bookkeeping and related
D	Home Living Skills & Office related
E	Speech Therapy

Rent Roll

Suite	A	B	C	D	E
Tenant Type	Physical Therapy	Beauty Salon and related services	Taxes, Bookkeeping and related	Home Living Skills & Office related	Speech Therapy
Start Date	8/1/20	5/6/18	8/1/17	5/5/19	8/7/20
Expire Date	7/31/23	5/31/23	9/30/22	4/30/22	8/31/21
RSF	2400	1372	1650	1650	700
* Monthly Rent	\$ 1,800.00	\$ 891.80	\$ 1,402.50	\$ 1,377.50	\$ 420.00
\$/RSF	\$ 0.75	\$ 0.65	\$ 0.85	\$ 0.83	\$ 0.60
NNN CAM	\$ 408.00	\$ 233.24	\$ 280.50	\$ 246.50	\$ 119.00
Total Rent	\$ 2,208.00	\$ 1,125.04	\$ 1,683.00	\$ 1,624.00	\$ 539.00
Annualized Rent	\$ 26,496.00	\$ 13,500.48	\$ 20,196.00	\$ 19,488.00	\$ 6,468.00
Option to Extend	No	2 years	2 years	NO	1 year
Renewal Terms		\$0.60/SF increase	\$1.2/SF increase		

*Monthly rent may be different in current year. There are yearly rent increase terms in some of the leases



- **Showing Instructions:**
- Showing by appointment only
- Do not call or question tenants
- Seller may be present at the time of showing
- Showing will be after buyers signs NDA and completes Buyer Profile

Contact the Team:

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Property website: <https://bizandland.com/1585>