

1585 Butte House Rd, Yuba City, CA 95993 Due diligence package

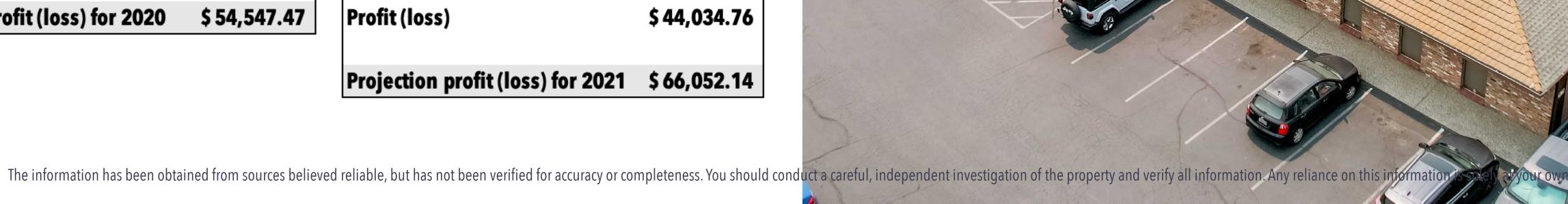


Larry Featherston 530-518-5635 Lic. 00582302 Jasdip Singh 530-300-4387 Lic. 01877559

Financial Analysis

G&R Investments, LLC P&L 1/1/2020- 12/31/2020		G&R Investments, LLC P&L 1/1/2021- 08/25/2021			
Income:	\$ 88,560.94	Income:	\$ 61,287.92		
Expenses:		Expenses:			
, Office Supplies	\$ 74.27	Office Supplies	\$ 98.59		
Property Tax	\$ 13,784.78	Property Tax	\$ 7,028.28		
		Insurance	\$ 883.65		
Repairs & Maint.	\$ 8,017.73	Repairs & Maint.	\$ 2,808.10		
Utilities:		Utilities:			
Electric	\$ 7,792.91	Electric	\$ 4,023.61		
Trash	\$ 2,835.10	Trash	\$ 1,721.18		
Water	\$ 1,508.68	Water	\$ 689.75		
Total Expenses	\$ 34,013.47	Total Expenses	\$ 17,253.16		
Profit (loss) for 2020	\$ 54,547.47	Profit (loss)	\$ 44,034.76		
		Projection profit (loss) for 2021	\$ 66,052.14		

www.BizAndLand.com/1585





Leases

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

Suite	Tenant Type		
Α	Physical Therapy		
В	Beauty Salon and related services		
C	Taxes, Bookkeeping and related		
D	Home Living Skills & Office related		
Ε	Speech Therapy		

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ould conduct a careful independent revestigation of the property and verify all information. Any reliance on this information is solely at your own risk.



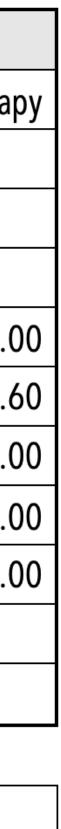
Rent Roll

Suite	Α	В	С	D	E
Tenant Type	Physical Therapy	Beauty Salon and related services	Taxes, Bookkeeping and related	Home Living Skills & Office related	Speech Therap
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	\$ 420.0
\$/RSF	\$ 0.75	\$ 0.65	\$ 0.85	\$ 0.83	\$ 0.6
NNN CAM	\$ 408.00	\$ 233.24	\$ 280.50	\$ 246.50	\$ 119.0
Total Rent	\$ 2,208.00	\$ 1,125.04	\$ 1,683.00	\$ 1,624.00	\$ 539.0
Annualized Rent	\$ 26,496.00	\$ 13,500.48	\$ 20,196.00	\$ 19,488.00	\$ 6,468.0
Option to Extend	Νο	2 years	2 years	NO	1 year
Renewal Terms		\$0.60/SF increase	\$1.2/SF increase		

The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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









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

www.BizAndLand.com/1585

• 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:

Larry Featherston <u>LFeatherston@C21Selectgroup.com</u> 530-518-5635 Lic. 00582302

Jasdip Singh JSingh@C21SelectGroup.com 530-300-4387 Lic. 01877559

