

AVAILABLE FOR SALE

INVESTMENT PROPERTY

4620 West Jacquelyn Ave | Fresno, California



For Additional Information
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DESCRIPTION:

Multi-tenant office building available with new leases currently in place. Ideal opportunity for an owner/user.

BUILDING SIZE: 4,536± SF
SALE PRICE: \$450,000.⁰⁰
PRICE PER SF: \$99.21 per SF
CAP RATE: 7.0%

ZONING: M-1
APN: 509-070-51
PARKING: 3.5 spaces for every 1,000 SF of building.

THE PEARSON COMPANIES

We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.

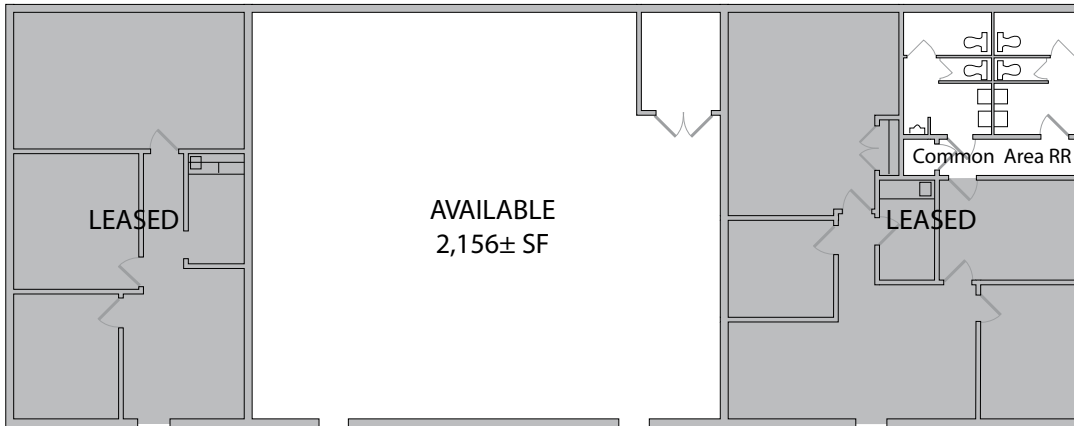
LOCAL PRESENCE GLOBAL REACH

FRESNO OFFICE | 7480 N Palm Ave Suite 101 Fresno CA 93711 | 559.432.6200
VISALIA OFFICE | 3447 S Demaree St Visalia CA 93277 | 559.732.7300

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Floor Plan



Location Map



LOCATION:

The subject property is conveniently located in northwest Fresno near Highway 99 on West Jacquelyn Avenue, just north of West Shaw Avenue and east of Golden State Boulevard in Fresno, California.

INCOME STATEMENT:

Rental Income			
Tenants:	Size (SF)	Mo. Rent/SF	Annual Rent
Transplant Services Group	1,301	\$ 1.05	\$ 16,392.60
Owner/User	2,156	\$ 0.85	\$ 21,991.20
Jebian Construction	1,079	\$ 0.85	\$ 11,005.80
SUB TOTAL	4,536		\$ 49,389.60
GROSS RENTAL INCOME			\$ 49,389.60
LESS: Vacancy @	5.00%		\$ 2,469.48
EFFECTIVE GROSS INCOME			\$ 46,920.12
EXPENSES			
OPERATING/CAM			\$ 7,494.60
INSURANCE			\$ 1,120.87
MANAGEMENT			\$ 938.40
REAL ESTATE TAXES (\$450,000.00 @ 1.17%)			\$ 5,265.00
SUB TOTAL			\$ 14,818.87
NET OPERATING INCOME			\$ 32,101.25
PERMANENT LOAN:			
CAPITALIZATION RATE	7.00%		
BUILDING VALUE			\$ 458,589.25



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