

**FOR SALE  
PRIME FREE STANDING BUILDING  
100% LEASED TO STATE OF CALIFORNIA  
955 DAVIS DR., MANTECA**

**\$1,525,000**



- **9.17% CAP!!!**
- **100% LEASED TO DMV (STATE OF CALIFORNIA)**
- **RECENTLY REMODELED, SINGLE TENANT BUILDING**
- **RENTAL INCREASES AND MINIMAL MANAGEMENT**

**PROPERTY TO BE SHOWN BY LISTING BROKERS ONLY**

*For More Information, Contact Exclusive Brokers*

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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	955 Davis Dr, 300 Sun Haven Pl, Manteca
APN	217-600-06, 217-600-08
Zoning	CO- Office Commercial
Parcel Size/Dimensions	.87 Acres/ 37,879 Sq. Ft. +/-
Building Size	3,814 +/- Sq. Ft.
Remodel	Extensive Remodel to Government Standards in 2006
Current Use	Department of Motor Vehicle (DMV)Office
Parking	39 Total Spaces; 1 per 100 Sq. Ft.
<b>Lease</b>	
Term of Tenancy	The State Of California has occupied the building for over 20 years.
Lease Term	Runs through May 31, 2017 The Firm Term of the Current Lease runs through May 31, 2013
Tenants Option to Purchase	The Tenant has an option to purchase the property after November 30, 2010 the option price is \$1,850,000. On November 30, 2014, the Tenant has an option to purchase the property. The option price is \$2,000,000
Rent and Rental Increase	6/1/09-5/31/13 \$14,111.80/month 6/1/13-5/31/14 \$14,493.20/month 6/1/14-5/31/15 \$14,683.90/month 6/1/15-5/31/16 \$14,874.60/month 6/1/16-5/31/17 \$15,065.30/month
CPI Escalator	Each December 1st, the base rent will change in an amount equal to the yearly change in the CPI index x \$2,463.17
Tenant's Repayment of Loan	\$3,907.79 of the monthly rental payment through 11/30/14 represents the repayment of a \$286,000 loan made to Lessee for alterations and improvements. The loan is amortized over 96 equal payments at 7.5% interest per year.

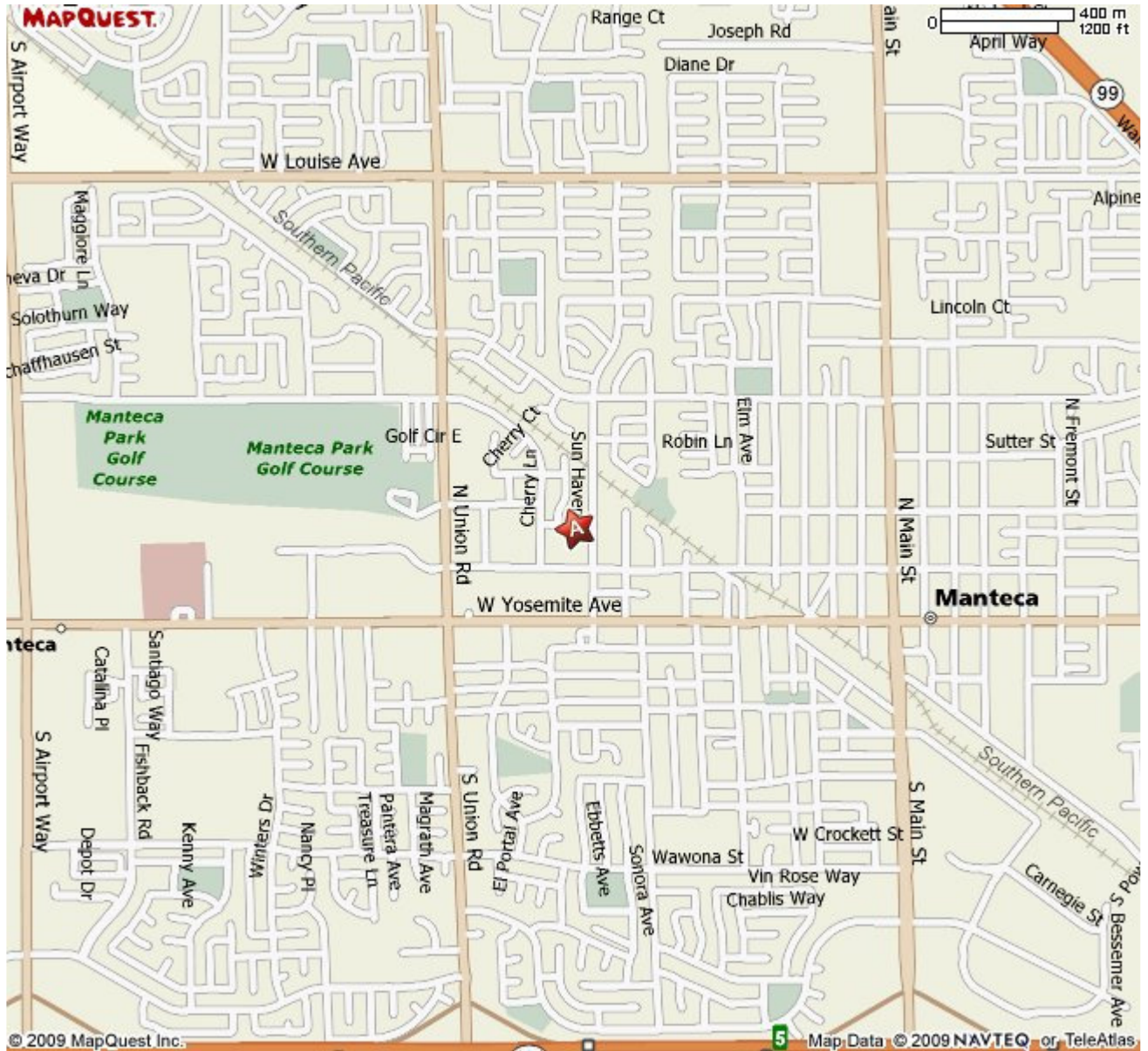
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## *Pro Forma Financial Summary*

<b>Current Income</b>	<b>\$171,712</b>
<b>Current Expenses*:</b>	
Utilities	Tenant
Janitorial	Tenant
Replacements and Maintenance	\$3,000
Common Area Utilities and Maintenance	\$9,500
Insurance	\$3,000
*Taxes (based on purchase price of \$1,525,000)	\$16,320
<b>Total Expenses</b>	<b>\$31,820</b>
<b>Net Operating Income</b>	<b>\$139,892</b>
<b>Cap Rate at \$1,525,000</b>	<b>9.17%</b>

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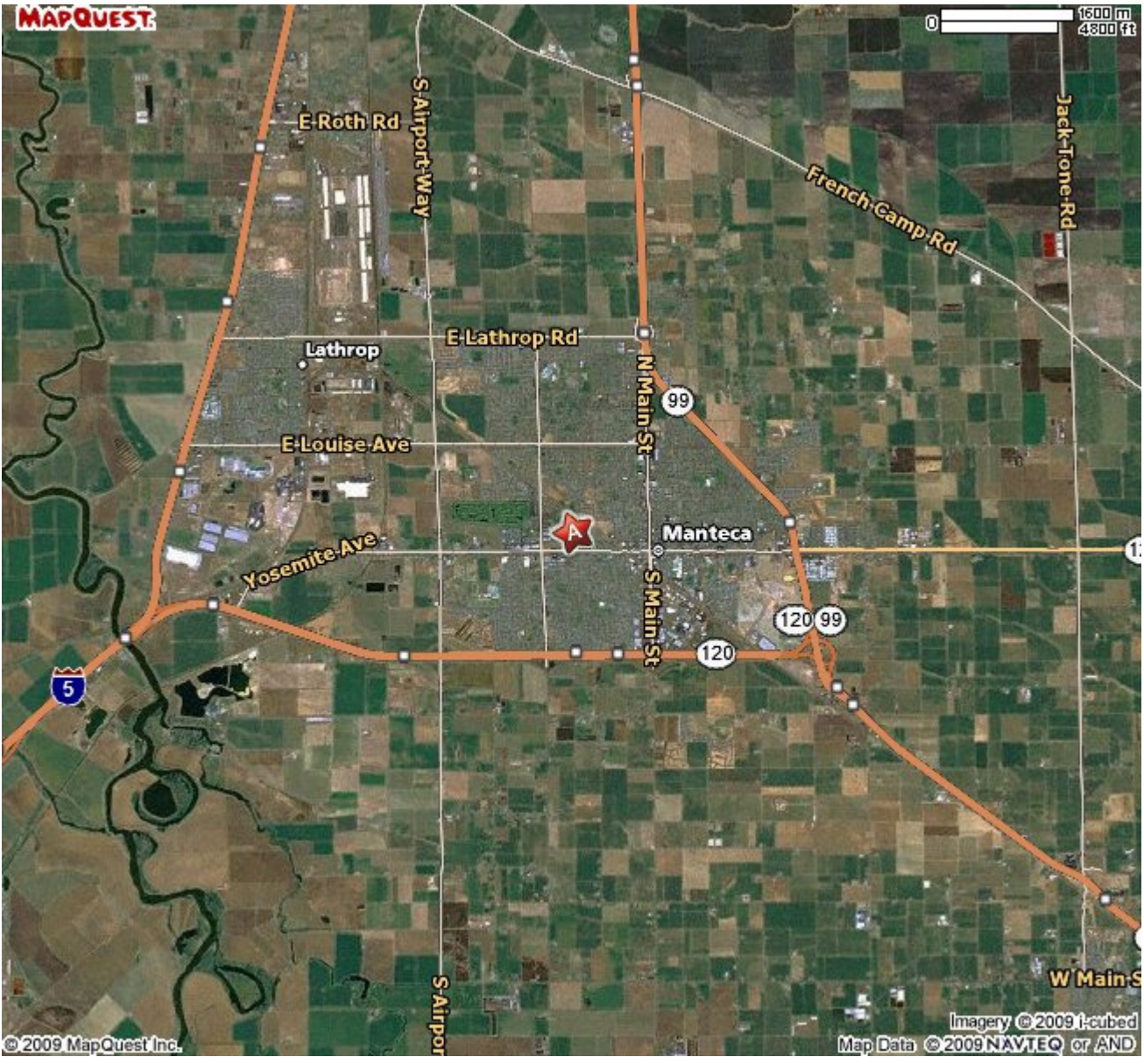
# LOCATION MAP



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*AERIAL PHOTOGRAPH*



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