

FOR SALE
PRIME INVESTOR OR OWNER/USER PROPERTY
879 41ST AVE. SANTA CRUZ
\$1,095,000



- **CURRENTLY CONFIGURED FOR 6 RETAIL SUITES**
- **CLEAN, WELL MAINTAINED BUILDING**
- **EXCELLENT RENTAL HISTORY**
- **HIGHLY VISIBLE 41ST AVE. FRONTAGE**
- **PROPERTY COULD BE DELIVERED VACANT FOR OWNER/USER**

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

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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.

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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 Description

Apn:	032-161-16
Address:	879 41st, Santa Cruz, 95062
Location:	41st Ave Retail Corridor, Easy access to Capitola Mall, Highway One, and Area Beaches.
Current Use:	Multi-Tenant Retail
Zoning:	C-2
Coastal Zone:	Yes
Assessor's Use Code:	131/ Multi Stores/Offices
Parcel Size:	9,552 sq. ft. (County)
Improvement Size:	2,688 +/- (County Assessor)
Improvement Description:	In-line Retail Building Configured For Up to Six Tenants
Parking:	15 On-Site, Including 1 Disabled Spot. Additional Parking on the Street.
Meters:	Six Each Gas and Electric.
Leases:	All Month to Month
Traffic Count	19,000 +/- (May 2008)

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Current Rent Roll

Tenant	Current Monthly Rent	Approximate Sq. ft. Occupied	Lease Type
Pacific Skin Care	\$1,100	450	Month to Month
Stamps and Coins	\$1,030	450	Month to Month
Vacant	Was \$1,100	450	Month to Month
ReLove Clothing	\$1,075	450	Month to Month
Moffet Chiropractic	\$1,075	450	Month to Month
Diamond Nails	\$1,075	450	Month to Month

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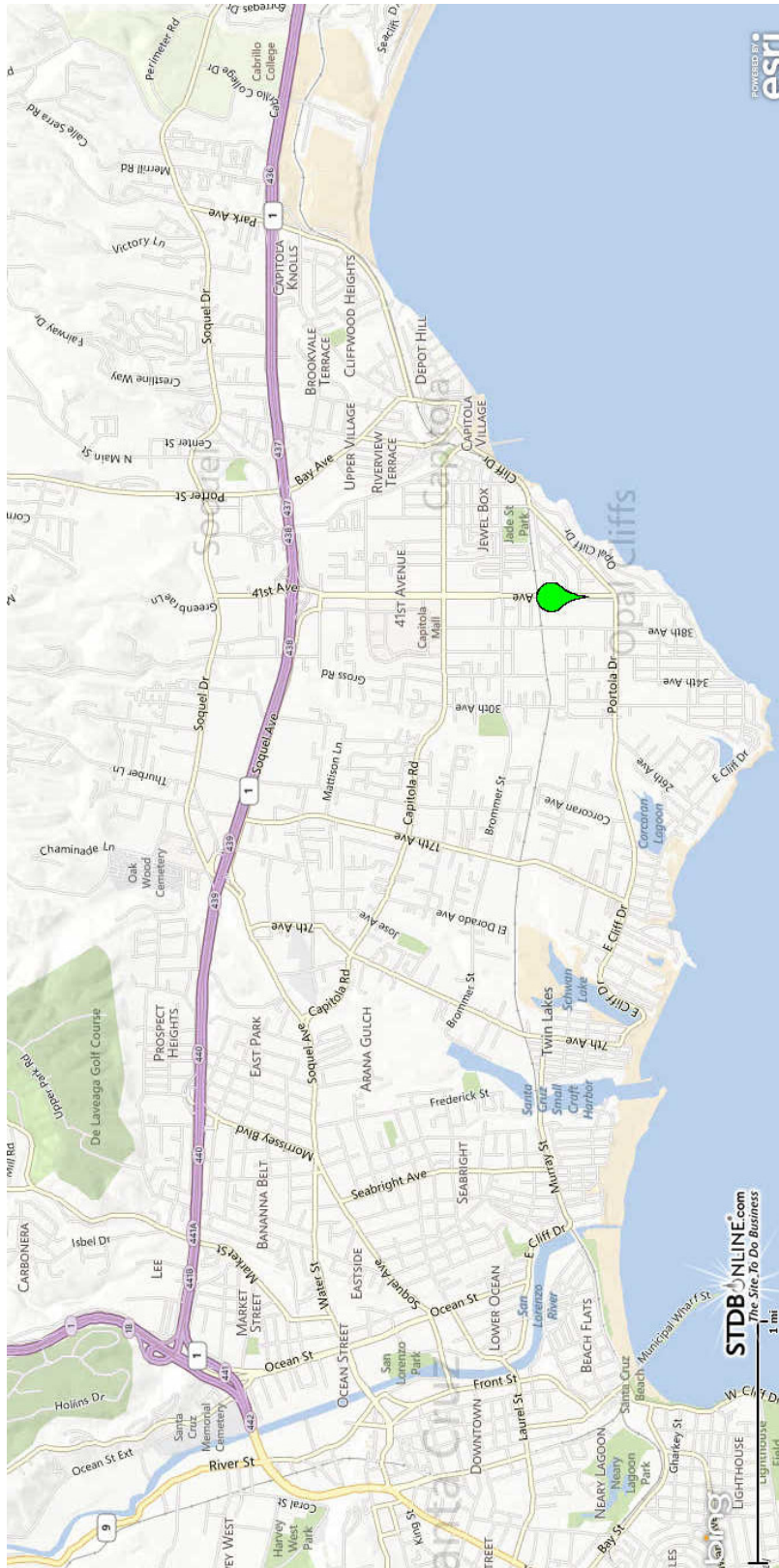
ProForma Financial

Assumes \$1,100 per month for all tenants

Potential Monthly Income		\$6,600	
Annualized			\$79,200
(5% Vacancy Factor)			(\$3,960) -----
Effective Gross Income			\$75,240
(Insurance Expense)			(\$3,500)
(Property Tax)			(\$13,000)
(5% Repair/Maintenance Expense)			(\$3,960) -----
Total			(\$20,460)
Net Operating Income			\$54,780
Value			
	Price	CAP	
	\$1,095,000	5.0%	

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