

**9.0% CAP INVESTMENT  
WITH ADDITIONAL LOT!  
145-201 SAN BENITO, HOLLISTER  
\$1,580,000  
(Under \$55 per sq. ft.)**



- **GREAT INVESTOR PROPERTY-GENERATES \$16,775 PER MONTH**
- **SAN BENITO FRONTAGE- MAJOR THOROUGHFARE**
- **HIGH VISIBILITY WITH EASY ACCESS TO AREA HIGHWAYS**
- **TWO PARCELS**
- **DIVERSE TENANT MIX WITH UPSIDE IN RENTS**
- **NEW ROOF AND SKYLIGHTS WITH 10-YEAR WARRANTY**

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

*For More Information, Contact Exclusive Broker*

**CHRIS SHOEMAKER, CCIM**

**(831) 476-8194 x 34**

**[chris@hirschandassociates.com](mailto:chris@hirschandassociates.com)**



**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 DESCRIPTION***

<b>Apn:</b>	<b>054-200-010 AND 054-180-017</b>
<b>Address:</b>	<b>145 and 201 San Benito, Hollister</b>
<b>Location:</b>	<b>Highly Visible San Benito Frontage. Easy Access to local retail corridors and area highways</b>
<b>Current Use:</b>	<b>Multi-Tenant Commercial</b>
<b>Zoning:</b>	<b>C-2-S, General Commercial</b>
<b>Year Built:</b>	<b>1987</b>
<b>Parcel Size:</b>	<b>37,331 sq. ft. +/- (.85 acre +/-)</b>
<b>Improvement Size:</b>	<b>28,950 sq. ft. +/- (\$55 Per Sq. Ft.)</b>
<b>Improvement Description:</b>	<b>Currently demised as a multi-tenant commercial building with two residential apartments. There is also a paved lot that could be used for additional parking or retail sales.</b>

## ***CURRENT RENT ROLL***

<b>Suite/ Tenant</b>	<b>Current Monthly Rent</b>	<b>Lease Expiration</b>	<b>Suite Size</b>
<b>Showroom, 101, 104/ Hollister Furniture</b>	<b>\$5,750 +\$725 for CAM Reimbursements</b>	<b>2/2018</b>	<b>12,250 sq. ft. +/-</b>
<b>103/ E-Z Transmission</b>	<b>\$3,000</b>	<b>6/2016</b>	<b>4,800 sq. ft. +/-</b>
<b>105/ El Nopal Bakery</b>	<b>\$750</b>	<b>11/2017</b>	<b>1,850 sq. ft. +/-</b>
<b>106/ Car Diagnostics</b>	<b>\$3,600</b>	<b>8/2018</b>	<b>4,100 sq. ft. +/-</b>
<b>201/ Residential</b>	<b>Included in Showroom rent</b>	<b>2/2018</b>	<b>600sq. ft. +/-</b>
<b>202/ Residential</b>	<b>\$700</b>	<b>4/2015</b>	<b>600 sq. ft. +/-</b>
<b>100/ Star Bug</b>	<b>\$450</b>	<b>11/2015</b>	<b>550 sq. ft. +/-</b>
<b>102/ Star Bug</b>	<b>\$1,800</b>	<b>11/2015</b>	<b>3,652 sq. ft. +/-</b>
<b>Car Lot</b>	<b>\$0.00</b>	<b>NA</b>	
<b>-----</b>	<b>-----</b>	<b>-----</b>	<b>-----</b>
<b>Totals</b>	<b>\$ 16,775</b>		<b>28,402 total sq. ft. +/-</b>

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## *OWNER EXPENSES*

<b>Property Tax</b>	<b>\$20,500</b>
<b>Property Insurance</b>	<b>\$4,157</b>
<b>Water</b>	<b>\$1,497</b>
<b>Phone line for Alarm</b>	<b>\$696</b>
<b>Garbage</b>	<b>\$2,900</b>
<b>Fire Alarm Monitoring</b>	<b>\$900</b>
<b>PG&amp;E (Electric and Gas)</b>	<b>\$15,600</b>
<b>Union Pacific Railroad (for Easement)</b>	<b>\$2,060</b>
<b>Misc Maintenance</b>	<b>\$5,000</b>
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<b>Total</b>	<b>\$53,310</b>



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***PRO FORMA FINANCIAL***

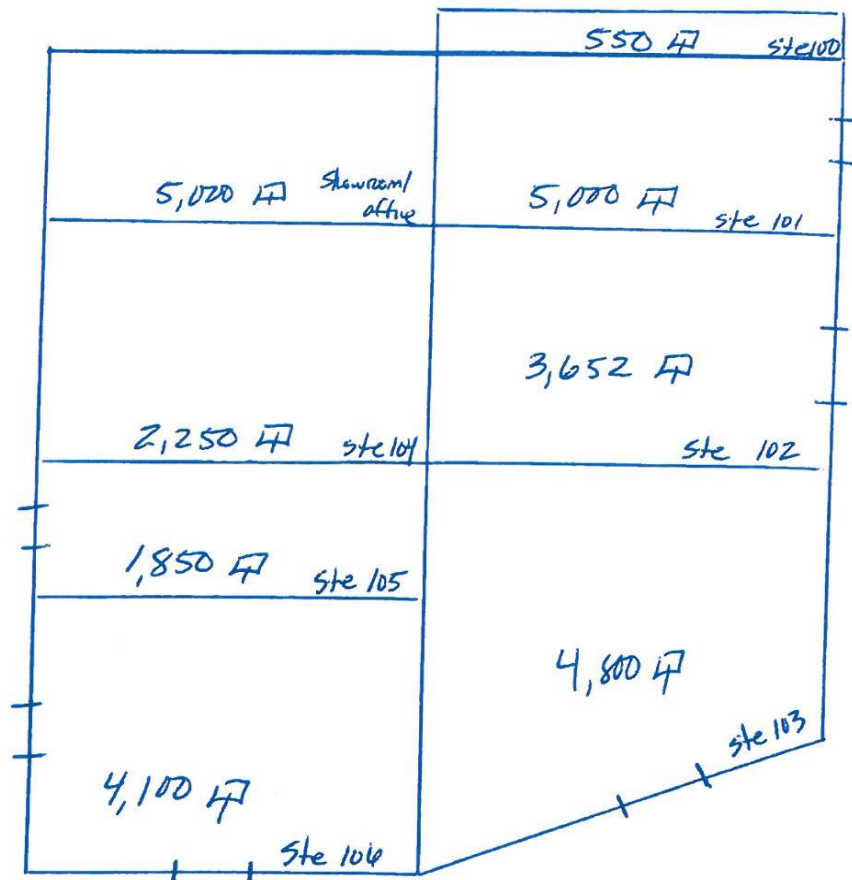
<b>Monthly Income</b>	<b>\$16,775</b>	
<b>Annualized</b>		<b>\$201,300</b>
<b>(3% Vacancy)</b>		<b>(\$6,039)</b>
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<b>Effective Gross Income</b>		<b>\$195,261</b>
<b>(Annual Expenses)</b>		<b>(\$53,310)</b>
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<b>Net Operating Income</b>		<b>\$141,951</b>
	<b>\$141,951/\$1,580,000= 9.0% CAP</b>	

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# FLOOR PLAN

201 San Benito St (Not to scale)

← San Benito →



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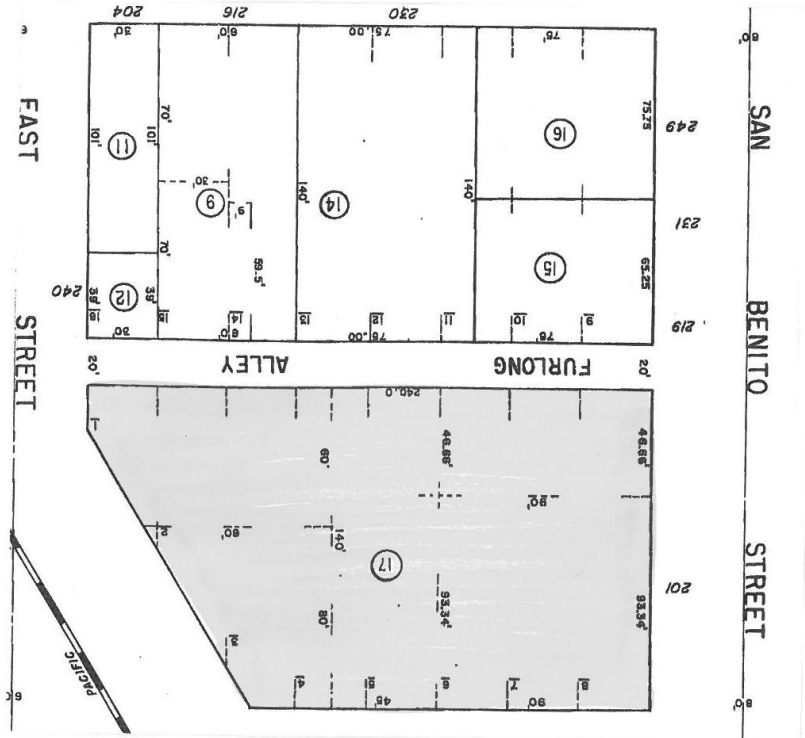
## *ADDITIONAL PHOTOS*



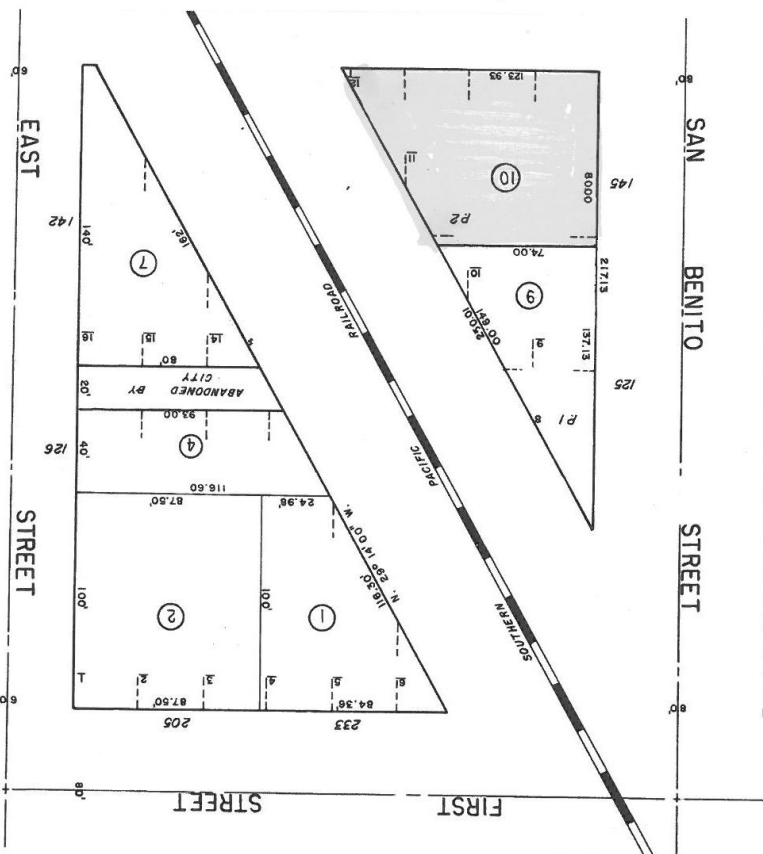
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# PARCEL MAP

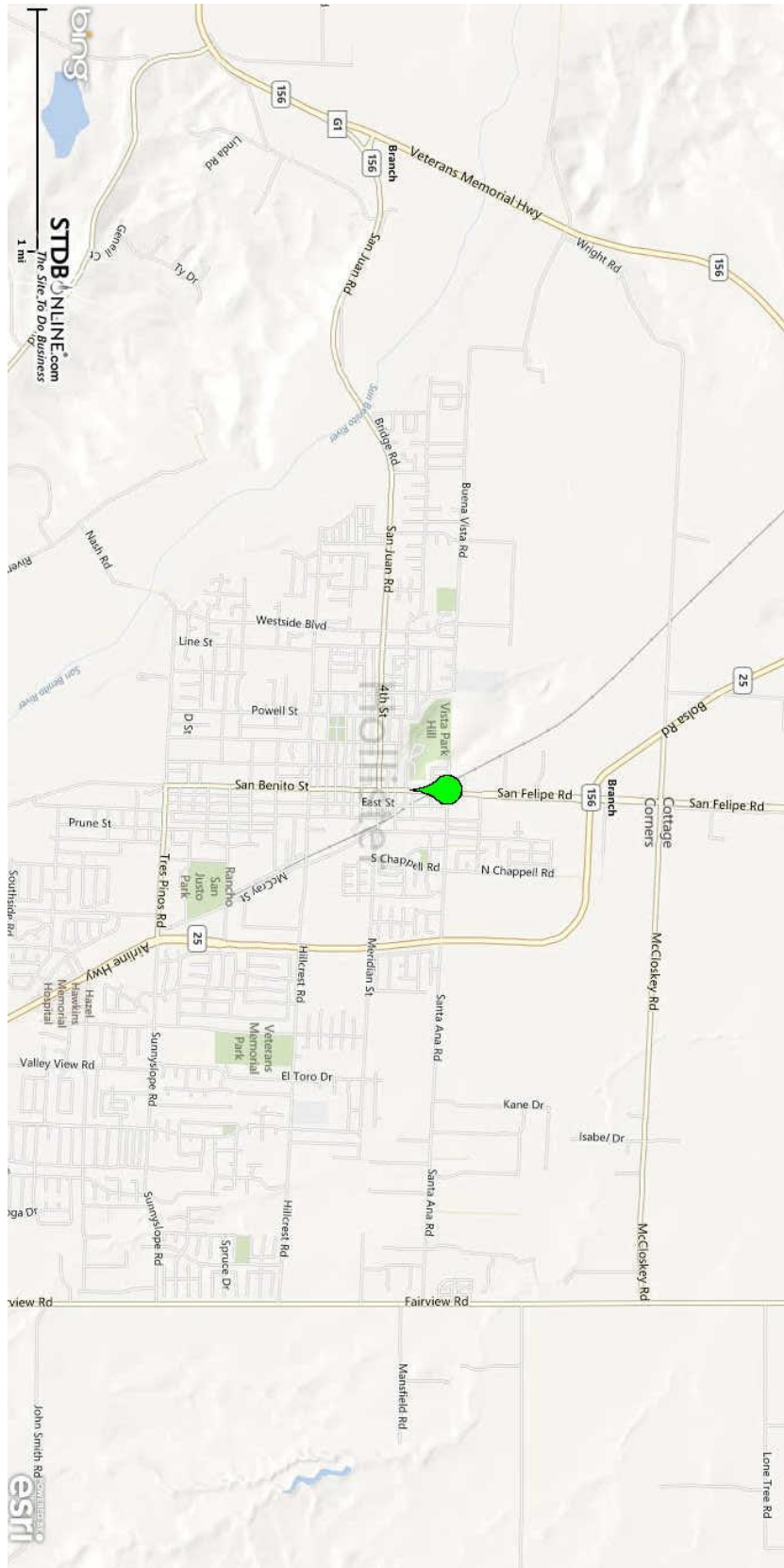


Second Street



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# STREET MAP



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