



# macLaughlin and co

2 Story Midtown Office Building For Sale  
1830 15th St. Sacramento, CA



## Details

Sq Ft: 7,500

Sq Ft: 1000 Basement

Class: B

Renovated 2005

30 onsite parking spaces

Price: \$1,750,000.00

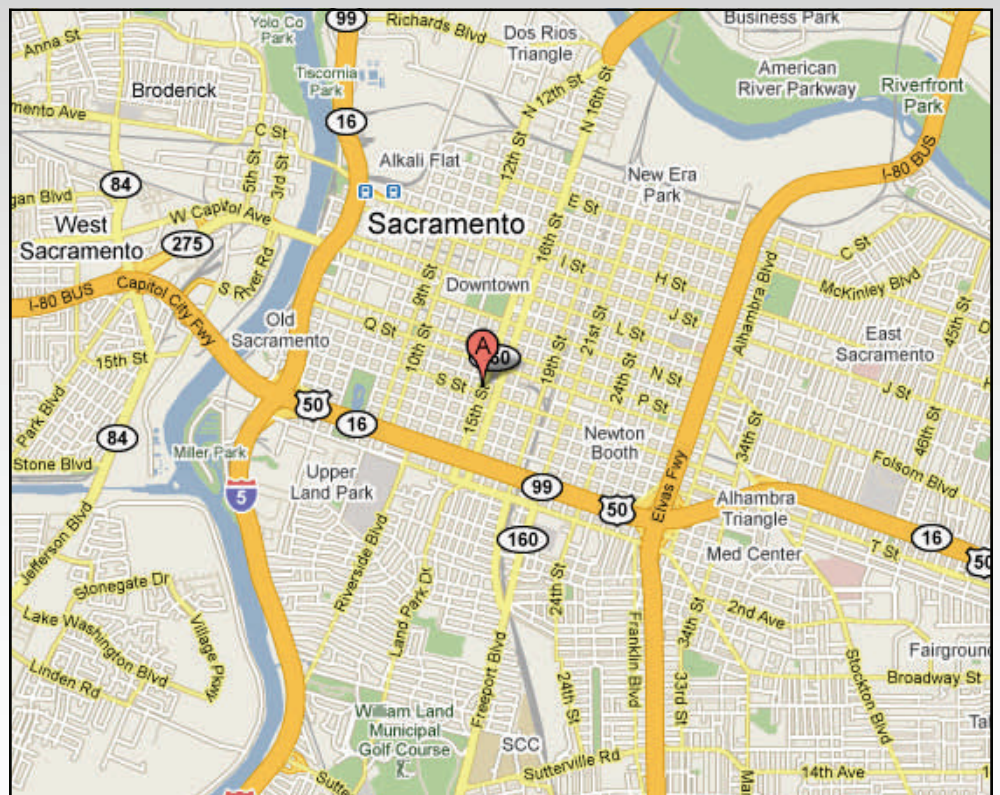
## Contact

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The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.



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## 2 Story Midtown Office Building For Sale 1830 15th St. Sacramento, CA

### Rent Roll

<u>Suite</u>	<u>Tenant</u>	<u>Sq. Ft.</u>	<u>Per</u>	<u>Total</u>	
100	Vacant	1635	1.85	\$3025	
150	Lee, CPA	982	1.53	\$1500	m/m
120	Conference Room	300	N/A	N/A	N/A
200	Owner/User	4004	N/A	N/A	N/A

A. All square footages need to be confirmed

### Building Expenses 2009 Actuals

Janitorial	\$12,850	
Refuse	\$1,208	
Insurance	\$5,951	(includes flood ins.)
Landscaping	\$4,562	
Taxes	\$16,360	
Repair/Maintenance	\$4,221	
Utilities	\$17,911	(gas/elec.)
<u>Security</u>	<u>\$3,245</u>	(water + sewer)
<b>Total Expenses</b>	<b>\$68,896</b>	



Courtyard



Lobby

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### Owner/User Proforma with Second Floor Occupied

Mortgage (1)	\$91,034
Expenses (2)	\$81,286
Rental Income (First Floor)	\$54,300
<u>Parking Income (10@\$100mo)</u>	<u>\$12,000</u>
Cash Flow (Occupying Costs)	\$106,020

1. 50% Cash Down; Note % 1,150,000 < 6.25% 25 years
2. Year 2009 actuals with increased property taxes to reflect sales price

This nicely appointed owner user building is five short blocks from the Capitol and downtown corridor. The light rail system is one block away and the area abounds with quality restaurants and services. Originally constructed in approximately 1965 of reinforced concrete with a brick veneer and wood framed composition roof, the building has been well maintained, consistent with pride of ownership. The remodeled 7,500 square feet of quality interior improvements was completed in 2005; there is an additional 1000 square feet of document/storage use in the basement; the 30 stall parking area is a plus for both clients and employees and affords a possible income stream.



Conference Room



2nd Floor Reception