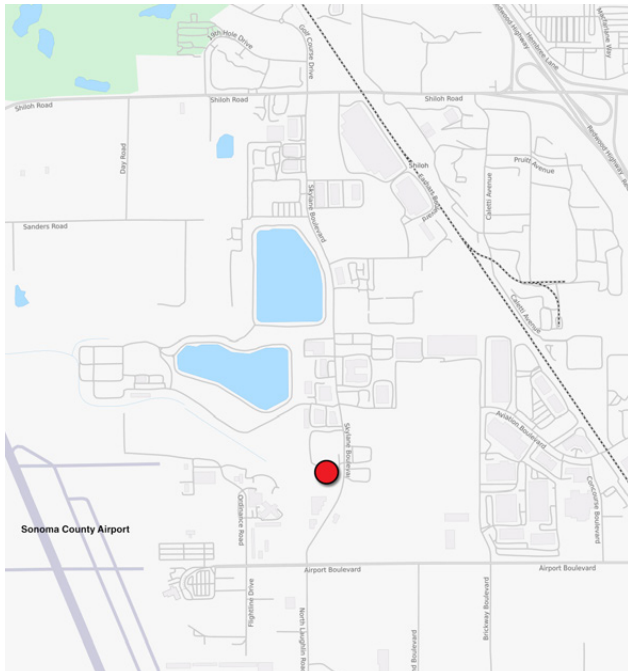


Fully Leased Office Building For Sale

with Potential for Owner/User

5355 Skylane Boulevard | Santa Rosa, CA



Vicinity Map



KEEGAN & COPPIN
COMPANY, INC.
ONCOR INTERNATIONAL

Shawn Johnson, Managing Partner/SIOR
Brian Keegan, Senior Real Estate Advisor

1355 N Dutton Ave., Santa Rosa, CA 95401
(707) 528-1400 • Fax: (707) 524-1419
Lic. #s: 00835502, 01809537

SJohnson@KeeganCoppin.com, BKeegan@KeeganCoppin.com

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal.
An interested party should verify the status of the property and the information herein.

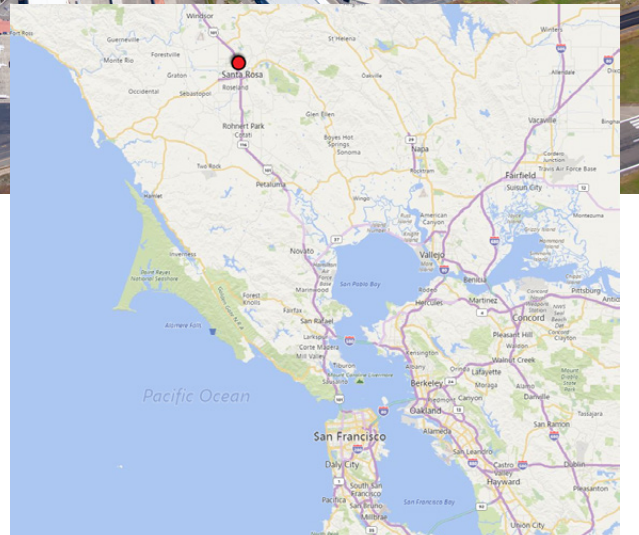
PROPERTY HIGHLIGHTS

Tenants: Unit A leased to Venture Design, whose lease will expire in 2020. The lease has fixed annual increases. They currently have their suite on the market for sublease.

Unit B leased to State of CA Fish & Wildlife. Lease will expire in 2018, but tenant has indicated that they will likely exercise option to terminate prior to lease expiration.

Rental Growth: The second quarter of 2017 showed another drop in the vacancy rate for the North Corridor for the first quarter of 2017 from 9.4% down to 8.1%. As the Bay Area economy continues the recovery phase, demand from a wide range of small businesses - both new and established - is growing and, as a result, market rents for single and multi-tenant office properties are increasing.

Location: 5355 Skylane Blvd. is around the corner from the Sonoma County Airport that has direct flights to/from Los Angeles, San Diego, Portland and Seattle. The Airport is completing a runway extension which will bring in expanded service to/from the Sonoma County area. This property is nestled within the Airport Business Center; located approximately three miles northwest of the City of Santa Rosa, west of U.S. Highway 101, the major north/ south freeway through Sonoma County. The Center is within the Sonoma County Airport Industrial Area Specific Plan, which will ultimately accommodate 603 acres of industrial development (412 acres of industrial park and 191 acres of heavy industrial) five acres of retail commercial and 140 acres of agricultural and open space. Approximately 220 acres are presently divided into industrial parks.



OFFERING SUMMARY & PROPERTY DETAILS

OFFERING SUMMARY

Offering Price	\$2,550,000 - Seller Financing Available
Price Per Square Foot	\$170 PSF
Occupancy	100% Currently - Suite A on market for sublease through March 2020. Suite B expected to vacate in 2018.
Current Net Income	\$197,492
Current Cap Rate	7.74% with 3% vacancy
Proforma Net Income	\$162,066 Annually
Proforma Cap Rate	6.36%

PROPERTY DETAILS

Address	5355 Skylane Blvd.
City, State, Zip	Santa Rosa, CA 95403
Parcel Number	059-340-021
Buildings	1 Building
Age / Year Built	1987
Bldg Gross & Rentable Areas	15,000 SF - Ste A: 5,021± SF / Ste B: 9,979± SF
Site Area	75,358.8 SF - 1.73 Acres
Parking	39 spaces (4 handicap)
Roll up Doors	1 - 12x12 Grade Level
Zoning	MP1 (combining district - F1F2 VOH)
Construction	Concrete tilt-up





KEEGAN & COPPIN COMPANY, INC.

Oncor International

Commercial Real Estate Services

COMMERCIAL PROPERTY INVESTMENT

PROPERTY:	Based on a fully leased building to existing tenants			
Location:	5355 Skyline Blvd.	Price	\$2,550,000	
Size:	15,000	Price/psf	\$170.00	
Description:	Single story building with a two suites. Suite A Venture Design 5,021 sf and Suite B State of CA Fish and Wildlife 9,979 SF. Venture design is looking to sublease their space, Fish and Wildlife has indicated that they plan on moving.	Cap Rate	7.74%	Proforma Cap Rate 0.00%
Site:	1.73 acres			
Zoning:	Industrial Park			
			<u>Current Rent</u>	<u>Proforma Rent</u>
		Annual NOI	\$197,492	\$0
		Annual Debt Service	(\$110,142)	\$0
		Annual Cash Flow	\$87,349	\$0
		Cash Flow %	9.79%	0.00%

ANNUAL OPERATING DATA

	<u>Current Rent</u>	<u>Projected Rent</u>	<u>Loan Data</u>
Scheduled Gross Income	\$316,672	\$0	
Plus Reimbursement	\$6,425	\$0	Down Payment \$892,500
Less Vacancy 3.0%	-\$9,500	\$0	
Annual Adjusted Income	\$313,597	\$0	Loan Amount \$1,657,500
Less Expenses	-\$116,106	\$0	
Annual NOI	\$197,492	\$0	Interest Rate 4.50%
Less Annual Debt Service	(\$110,142)	\$0	
Cash Flow	\$87,349	\$0	Amortization (Yrs) 25
Cash Flow %	9.79%	0.00%	Debt Service (\$110,142)

SCHEDULED INCOME

<u>Current Leases</u>					<u>Proforma Leases</u>		<u>Annual Expenses</u>
Lessee	<u>Approx. SF</u>	<u>Rent/SF</u>	<u>Monthly Rent</u>	<u>Lease Exp.</u>	<u>Rent/SF</u>	<u>Monthly Rent</u>	Current and Projected (P)
State	9,979	\$2.05	\$20,502.47			\$0.00	Taxes \$30,600
Venture	5,021	\$1.17	\$5,886.90	3/31/2020		\$0.00	Insurance \$2,810
		\$0.00				\$0.00	Maintenance \$6,050
		\$0.00				\$0.00	Utilities \$39,729
		\$0.00				\$0.00	Common Area \$5,474
		\$0.00				\$0.00	Reserves \$6,333
		\$0.00				\$0.00	Management \$9,500
		\$0.00				\$0.00	State Janitorial \$15,609
Total:	15,000		\$26,389.37			\$0.00	Total Expenses \$116,106
Annual Scheduled Monthly x 12 \$316,672					Annual Projected Monthly x 12 \$0		Annual Reimbursements \$6,425

REMARKS:

The loan rate assumes a 10 year fixed rate with a 35% down payment. The lease for Suite A is full service and the lease for Suite B is gross. For Suite B the tenant will be billed for utilities and janitorial with the owner paying for the balance of expenses. Property management and vacancy are at 3%, reserves are at 2%. Taxes are based on 1.2% of the projected sales price.

The above information and projection is based on data provided by seller and certain assumptions and projections about the future.

A prospect should verify information and assumptions to determine applicability and risk.



KEEGAN & COPPIN COMPANY, INC.

Oncor International

Commercial Real Estate Services

COMMERCIAL PROPERTY INVESTMENT

PROPERTY:		Based on Proforma Rent						
Location:	5355 Skylane Blvd.	Price	\$2,550,000					
Size:	15,000	Price/psf	\$170.00					
Description:	Single story building with a two suites. Suite A Venture Design 5,021 sf and Suite B State of CA Dept of Fish and Wildlife	Cap Rate	-2.20%	Proforma Cap Rate	6.36%			
				Current Rent	Proforma Rent			
		Annual NOI		-\$56,184	\$162,066			
		Annual Debt Service		(\$114,491)	(\$114,491)			
Site:	1.73 acres	Annual Cash Flow		-\$170,675	\$47,575			
Zoning:	Industrial Park	Cash Flow %		-20.64%	5.75%			
ANNUAL OPERATING DATA								
		Current Rent	Projected Rent	Loan Data				
Scheduled Gross Income		\$0	\$225,000					
Plus Reimbursement		\$0	\$0	Down Payment	\$827,050			
Less Vacancy	3.0%	\$0	(\$6,750)	Loan Amount	\$1,722,950			
Annual Adjusted Income		\$0	\$218,250	Interest Rate	4.50%			
Less Expenses		-\$56,184	(\$56,184)	Amortization (Yrs)	25			
Annual NOI		-\$56,184	\$162,066	Debt Service	(\$114,491)			
Less Annual Debt Service		(\$114,491)	(\$114,491)					
Cash Flow		-\$170,675	\$47,575					
Cash Flow %		-20.64%	5.75%					
SCHEDULED INCOME								
Current Leases					Proforma Leases	Annual Expenses		
Lessee	Approx. SF	Rent/SF	Monthly Rent	Lease Exp.	Rent/SF	Monthly Rent	Current and Projected (P)	
Vacant	9,979	\$0.00			\$1.25	\$12,473.75	Taxes	\$30,600
Vacant	5,021	\$0.00			\$1.25	\$6,276.25	Insurance	\$2,810
		\$0.00				\$0.00	Maintenance	\$6,050
		\$0.00				\$0.00	Utilities	
		\$0.00				\$0.00	Common Area	\$5,474
		\$0.00				\$0.00	Reserves	\$4,500
		\$0.00				\$0.00	Management	\$6,750
		\$0.00				\$0.00	State Janitorial	
Total:	15,000		\$0.00			\$18,750.00	Total Expenses	\$56,184
Annual Scheduled Monthly x 12		\$0			Annual Projected Monthly x 12	\$225,000	Annual Reimbursements	
REMARKS:								
The loan rate assumes a 10 year fixed rate with a 35% down payment. The lease for both suites are gross and the tenants will be billed for utilities and janitorial with the owner paying for the balance of expenses. Property management and vacancy are at 3%, reserves are at 2%. Taxes are based on 1.2% of the projected sales price.								

The above information and projection is based on data provided by seller and certain assumptions and projections about the future.
A prospect should verify information and assumptions to determine applicability and risk.

5355 Skylane Boulevard | Santa Rosa, CA

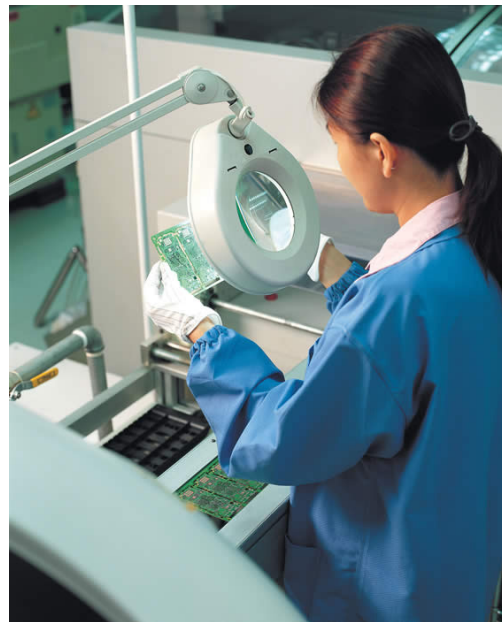
PHOTOS



TENANT PROFILE



Suite Number	#A
Tenant	Venture Design - Santa Rosa CA Division
Tenant Website	www.Venture.com.sg
<p>"A leading global provider of technology services, products and solutions with established capabilities spanning marketing research, design and development, product and process engineering, design for manufacturability, supply chain management, as well as product refurbishment and technical support across a range of high-mix, high-value and complex products. Headquartered in Singapore, the Group comprises about 40 companies with global clusters of excellence in South-east Asia, North Asia, America and Europe and employs more than 12,000 people worldwide."</p>	



TENANT PROFILE



Suite Number	#B
Tenant	California Department of Fish & Wildlife
Tenant Website	www.wildlife.ca.gov

“The Department of Fish and Wildlife is to manage California’s diverse fish, wildlife, and plant resources, and the habitats upon which they depend, for their ecological values and for their use and enjoyment by the public.” “Each year, we are faced with new challenges that require swift action and a thoughtful, science-based approach. This year, many of our concerns were connected to this historic drought,” said CDFW Director Charlton H. Bonham. “I am so impressed by the continued dedication of our staff and volunteers in their efforts to protect and preserve our natural resources. They make me extremely proud of who we all are as a family and what we’re accomplishing as a department.”



TENANT PROFILE

RENT ROLL

Suite	Tenant	Rentable Sq. Ft.	Lease Term		Current Base Rent			Lease Type	Est. Annual CAM	Next Scheduled Change			Options	
			Start	End	Monthly	PSF	Annual			Date	New Monthly Rent	PSF	No. x Term	Option Rent
A	Venture	5,021±	1/15	3/20	\$5,886.90	\$1.17	\$70,642.80	Gross	--	4/2018	\$6,043.51	\$1.20	1x60	\$6,391
B	State	9,971±	8/11	7/19*	\$20,502.47 (8/17)	\$2.06	\$246,029.64	FS	--	8/2018	\$21,117.54	\$2.12	1x84	

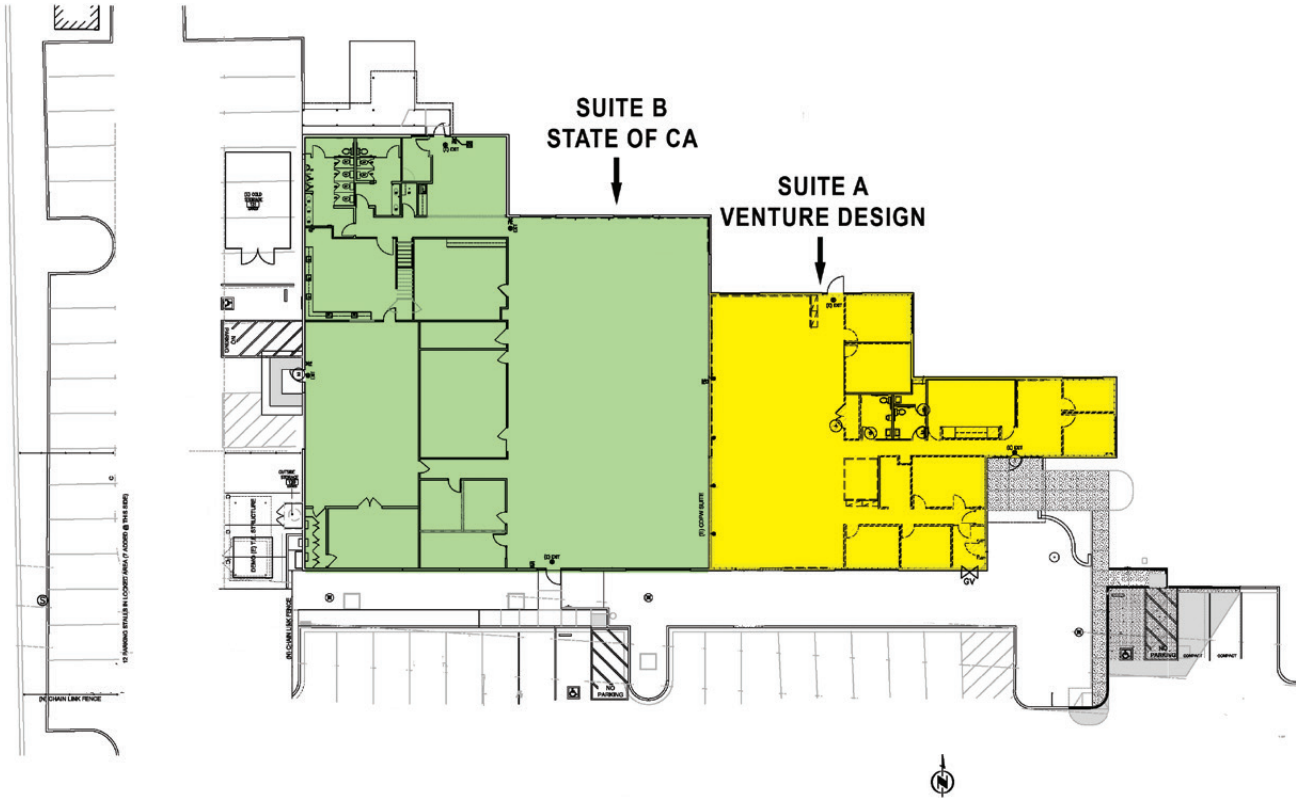
*State lease currently in a “soft term” period where they can terminate lease with a 30 day written notice. They have given verbal indication that they expect to leave, but have not given a firm date or written notice.

CURRENT INCOME & EXPENSE

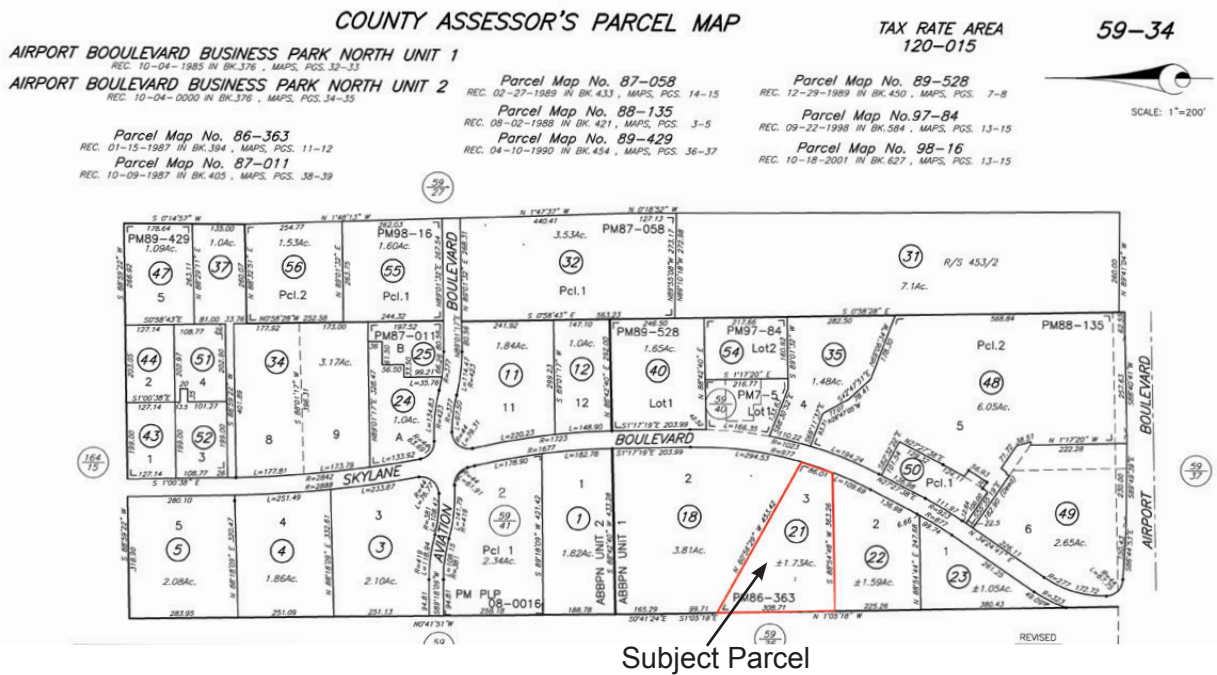
Income	Monthly Income		Annual Income
Venture	\$5,886.90	(April 2017)	\$70,642.80
State	\$20,502.47	(August 2017)	\$246,029.64
Total Income			\$316,672.44
Current Projected Operating Expense			Annual Expense
Taxes			\$30,600
Insurance			\$2,810
Maintenance			\$6,050
Utilities			\$39,729
Common Area			\$5,474
Reserves			\$6,333
Management			\$9,500
State Janitorial			\$15,609
Total Expense			\$116,106
Annual Reimbursements			\$6,425



FLOOR PLAN



PARCEL MAP





CALIFORNIA'S "HAPPIEST" COUNTY

Located in California's "happiest" county—Sonoma County's scenic roads offer endless discovery for new and repeat visitors. The Town of Windsor is located 60 miles north of San Francisco along Highway 101 in the heart of Sonoma County. There are high household incomes, low crime rates, and close proximity to Sonoma County's venerated wine growing appellations of the Russian River Valley and Chalk Hill. Santa Rosa offers a wide variety of services and recreational amenities, excellent public and private schools, well-planned business areas, range of housing types, ease of access to the Charles M. Schulz Sonoma County airport and Highway 101, and a historical downtown.

SUSTAINABLE GROWTH

It is estimated that close to a million visitors each year are attracted to Sonoma County. The Bay Area's surging technology sector is currently driving strong occupancy growth in the San Francisco, San Mateo County and Silicon Valley industrial and office markets. This incredible growth has started to affect the immediately adjacent East Bay and Marin office markets and is now trickling up to the Sonoma area, as tenants are becoming increasingly priced-out of the more expensive local markets. While tenancy in Sonoma County has been traditionally dominated by financial, business and professional services, the tech industry's resurgence is undeniably improving the overall economic fundamentals of the entire

region and increasing business optimism.

Developing a healthy and diverse base of local businesses is critical to the success of the Santa Rosa Community. At its heart, economic development is about building a healthy economy in order to have a healthy community. Resources and services directed toward encouraging the start-up, retention and expansion of Sonoma County businesses and jobs, particularly with small businesses; creation of new jobs and employment opportunities and diversification of the local economy.

AIRPORT BUSINESS CENTER

The park has bountiful views of surrounding hills and Mount St. Helena. Large redwoods and mature oak trees are nestled throughout the park, and over 50 acres of vineyards grace the entry. This is classic Sonoma wine country.

Business park amenities include:

- The county's finest Airport Health Club with regulation swimming pool, tennis courts, café, and extensive indoor training facilities
- 18 hole Windsor Golf Club with Charlie's Grill restaurant, and adjacent Wyndham timeshare resort
- Hilton Garden Inn with meeting and conference facilities
- Airport Stadium 12 screen movie theaters
- Restaurants and filling station at Vineyard Creek Retail Center, including Starbucks, Subway and Quiznos
- 232 unit Vineyard Creek Apartment complex
- Minutes to fine dining, including John Ash, Willi's Wine Bar, Ume, Odyssey, Langley's, & Mirepoix.



CONFIDENTIALITY AGREEMENT

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

The property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agents.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material

contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agents for the property owner, Shawn Johnson and Brian Keegan of Keegan & Coppin Company, Inc. Prospective buyers are encouraged to provide buyers background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

Contact

Brokerage	Keegan & Coppin Company, Inc.
Broker	Shawn Johnson, Managing Partner, SIOR
Broker	Brian Keegan, Senior Real Estate Advisor
BRE#	00835502 & 01809537
Address	1355 N. Dutton Ave, Santa Rosa, CA 95401
Phone Number	707-528-1400
Email Address	SJohnson@KeeganCoppin.com & BKeegan@KeeganCoppin.com
Website	www.KeeganCoppin.com



ONCOR INTERNATIONAL



ONCOR INTERNATIONAL

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.