



FOR SALE
FIRST & BULLARD CENTRE
Office Investment Property



6041

N. First Street
Fresno, CA





////////// 6041 N. First Street | FOR SALE

6041 N. First Street, Fresno, California

- Single Story building with First Street frontage, located within the First & Bullard Professional Centre
- Good North Central Fresno location with nearby access to Freeways 41 & 168
- Single Tenant 100% Occupancy
- Excellent Access, Abundant Parking
- Surrounding retail amenities, banking, restaurants, retail services within walking distance
- Well maintained Building & Complex

Location: First & Bullard Centre (Northwest corner of First Street & Bullard Avenue)

Building Size: 5,107± RSF

Sale Price: \$839,900

CAP Rate: 6.94%

APN: 409-520-10

Parcel Size: Approximately .65 acres (28,314 SF)

Year Built: 1981

Zoning: O, (Administrative Professional Office District)

Comments: > Building interiors are above average and have been very well maintained.

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BOBBY FENA, SIOR
559 256 2436
bobby.fena@colliers.com
BRE #00590204
www.colliers.com

BRETT TODD
559 256 2439
brett.todd@colliers.com
BRE #01912244

COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, California 93711
T 559 221 1271

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//////////////// LEASE ABSTRACT/PRO FORMA ANALYSIS

Lease Abstract: 6041 N. First Street

MHM Services of California Inc.

62 month term (3/1/18 to 4/30/23)

Months 1-2:	\$0.00 free rent period
Months 3-14:	\$76,608/year
Months 15-26:	\$79,056/year
Months 27-38:	\$81,504/year
Months 39-50:	\$83,964/year
Months 51-62:	\$86,412/year

Pro Forma Analysis (2018)

Average Annual Gross Income	\$ 81,509
Vacancy Factor	\$ --0--
Effective Gross Income	\$ 81,509

Less Building Expenses (2017)

Real Estate Taxes	\$7,137	
Annual Owners Assoc. Dues	\$7,260	
Bldg Fire/Structural Insurance	Included in Assoc. Dues	
Bldg Repairs and Maintenance	\$6,345	
Utilities (Gas & Electricity) & Janitorial Service	Paid by Tenant	
Common Area Exterior Lighting	Paid by Tenant	
Water, Sewer & Trash Collection	Included in Assoc. Dues	
Legal/Professional Fees	\$ 650	
Supplies	<u>\$1,840</u>	
	\$23,232	<u>\$23,232</u>

Net Operating Income (NOI)

\$58,277

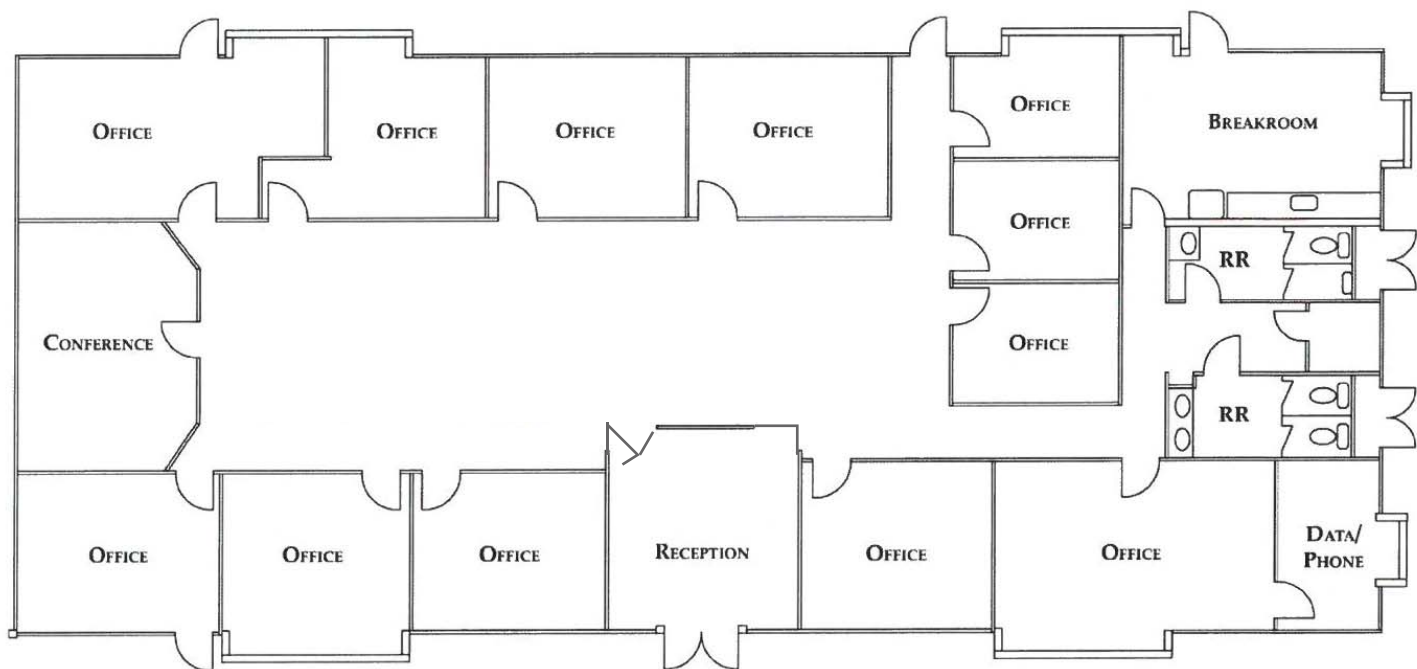
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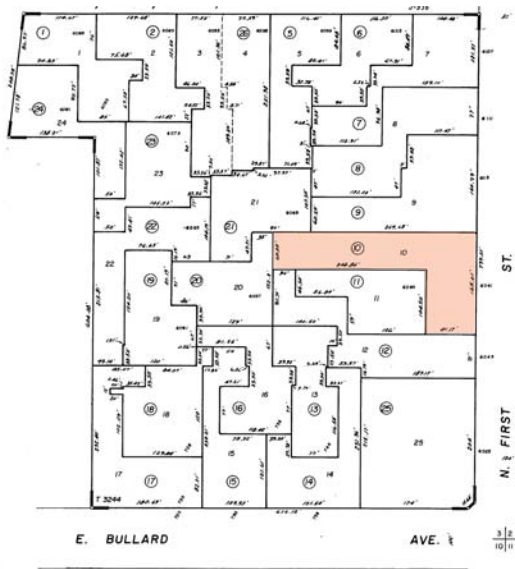
////////// 6041 N. First Street | FLOOR PLAN



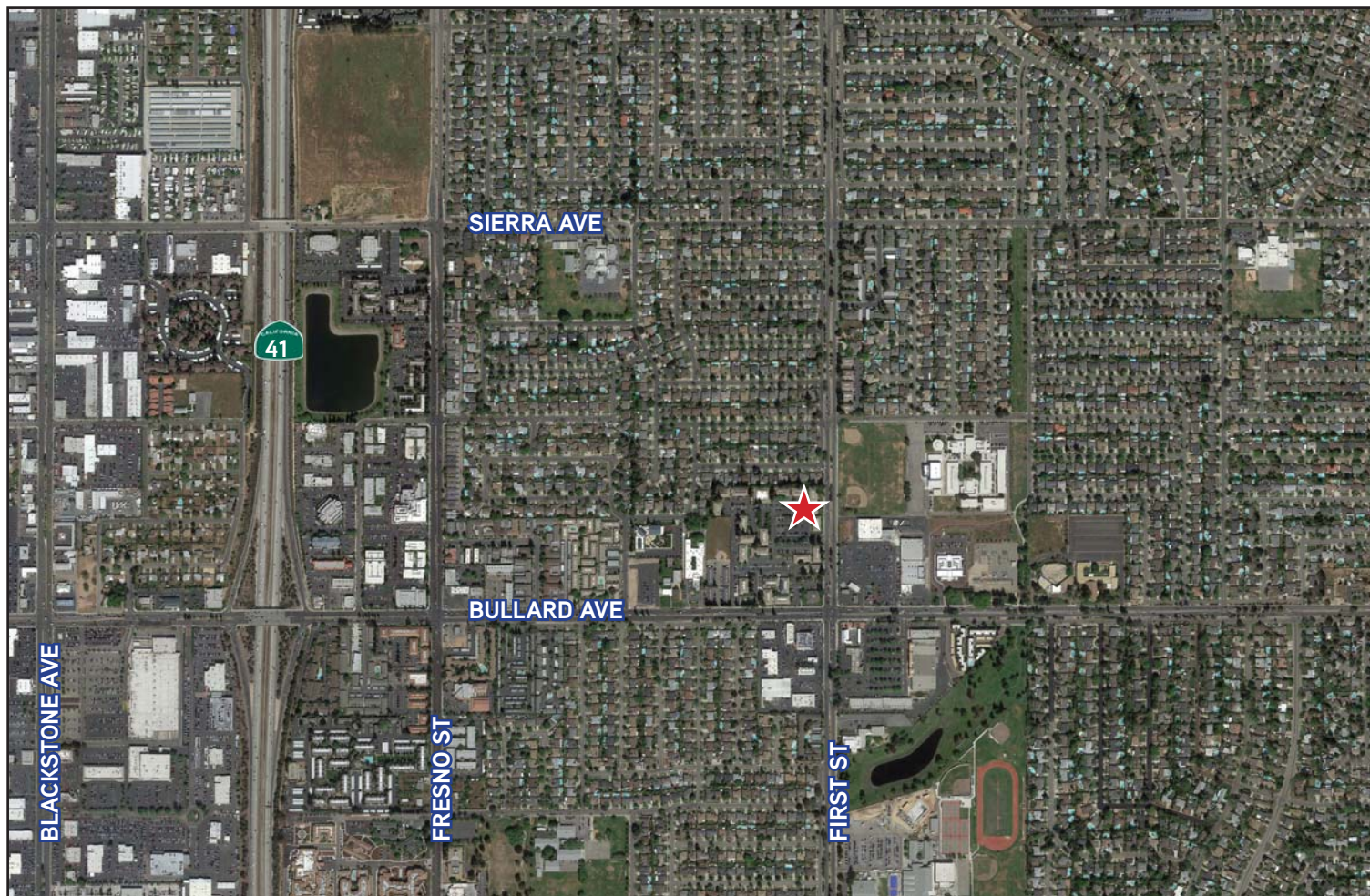
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6041 N. First Street | AERIAL



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