

FOR LEASE OR SALE

DOWNTOWN OFFICE BUILDING

930 TRUXTUN AVENUE, BAKERSFIELD, CA 93301

**PRICE
REDUCTION!!!!
SALE PRICE:**
~~\$975,000 (\$108/SF)~~
\$795,000 (\$88/SF)



Available 
Cameron Mahoney David Williams
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**924 & 930 TRUXTUN
915 & 923 17th STREET**

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FOR LEASE OR SALE-PRICE REDUCTION!!!

PROPERTY INFORMATION

930 TRUXTUN AVENUE, BAKERSFIELD, CA 93301

930 Truxtun Avenue is a two-story, free-standing multi-tenant professional office building located on the northeast corner of Truxtun Avenue and 'O' Street in the Downtown Bakersfield's Business Corridor. The building is near city and county administrative offices, courts, assessor's office, hall of records, Bakersfield City Police Department, Rabobank Convention Center, AmTrak Station, numerous law offices, restaurants and businesses. Ideal location for legal, insurance and engineering firms.

AVAILABILITY

Building Size: 9,000 SF Multi-tenant general office building

APN: 006-222-07 & 08

LEASE RATE

- > Ground Floor: \$1.55/SF.....Full Service Gross
- > 2nd Floor: \$1.35/SF.....Full Service Gross

SALE PRICE

PRICE REDUCTION!!!

- > Sale: ~~\$975,000 (\$108/SF)~~ **\$795,000 (\$88/SF)**

HIGHLIGHTS

- > Approximately 9,000 SF two-story, multi-tenant professional office building
- > Situated on a 5,662 SF lot
- > Convenient downtown location with Truxtun Ave frontage
- > Parking includes four (4) private covered stalls, street parking on Truxtun Ave and 'O' Street with fourteen (14) additional shared parking spaces
- > Close to Courthouse, an ideal location for a legal office
- > Conventional office floor plan
- > Solar system installed in 2008
- > Great owner/user opportunity with limited like kind product in submarket
- > Zoned C-C (Commercial Center)



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FINANCIAL INFORMATION

930 TRUXTUN AVENUE, BAKERSFIELD, CA 93301

PRO FORMA

ADDRESS:		930 TRUXTUN AVE BAKERSFIELD, CA
	ACTUAL	PROFORMA
ACTUAL GROSS INCOME:	\$54,840	\$126,696
VACANCY (1)	\$0	\$120,362
OPERATING EXPENSES:		
PROPERTY TAXES (2)	\$8,745	\$8,745
INSURANCE	\$2,297	\$2,297
UTILITIES	\$6,883	\$6,883
JANITORIAL SERVICE	\$5,200	\$5,200
LANDSCAPING MAINTENANCE	\$3,359	\$3,359
R&M-GENERAL BUILDING	\$16,197	\$16,197
TOTAL EXPENSES	\$42,680	\$42,680
NET OPERATING INCOME	\$12,160	\$77,681
SALES PRICE	\$795,000	\$795,000
PRICE PER SQUARE FOOT	\$88.33	\$88.33

OWNER/USER'S OCCUPANCY COST

ADDRESS:		930 TRUXTUN AVE BAKERSFIELD, CA
PURCHASE PRICE		\$795,000.00
INITIAL INVESTMENT (5%)		\$278,250.00
1ST MORTGAGE (1)		\$516,750.00
ANNUAL DEBT SERVICE		\$36,250.44.00
ANNUAL EXPENSES		\$42,680.00
OWNERSHIP COSTS		\$80,759.57
INCOME		\$54,840.00
OWNER/USER'S NET COST		\$25,919.57
OWNER/USER'S SUITE (2ND FLOOR)		4,500 SF
\$/SF COST-ANNUAL		\$5.76
\$/SF COST-MONTHLY		\$0.48 ALL-IN

(1) BASED ON EXISTING VACANCY FOR ACTUAL AND 5% PROFORMA

(2) TAXES BASED ON 1.1% OF PURCHASE PRICE - \$795,000.00



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FINANCIAL INFORMATION

RENT ROLL

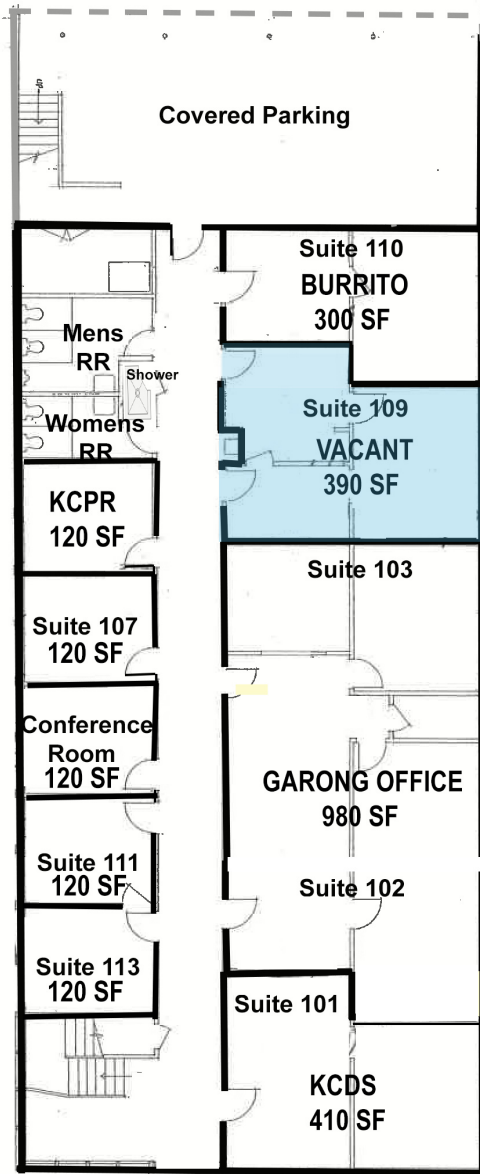
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SUITE #	TENANT NAME	SQ. FT.	\$/SF	LEASE AMOUNT	MARKET RENT/SF	MARKET RENT/MONTH
FIRST FLOOR						
101	KERN COUNTY DENTAL SOCIETY	410	\$1.46	\$600.00	\$1.46	\$600.00
102-103	GANONG LAW	980	\$1.50	\$1,470.00	\$1.50	\$1,470.00
106	K CPR	120	\$5.00	\$600.00	\$5.00	\$600.00
107	FRANCIS HENRIQUEZ, ESQ	120	\$2.50	\$300.00	\$2.50	\$300.00
108	CONFERENCE ROOM	120	\$0.00	\$0.00	\$0.00	\$0.00
109	VACANT	396	\$1.50	\$0.00	\$1.50	\$594.00
110	BELINDA RICKETT (BURRITO PROJECT)	300	\$1.67	\$500.00	\$1.67	\$500.00
111	FRANCIS HENRIQUEZ, ESQ	120	\$2.50	\$300.00	\$2.50	\$300.00
113	GUSTAVO AGUIRRE	120	\$2.92	\$350.00	\$2.92	\$350.00
SECOND FLOOR						
201	VACANT	664	\$0.00	\$0.00	\$1.30	\$863.20
202	VACANT	240	\$0.00	\$0.00	\$2.50	\$600.00
203-205	VACANT	1,036	\$0.00	\$0.00	\$1.30	\$1,346.80
206	VACANT	288	\$0.00	\$0.00	\$2.08	\$600.00
207	VACANT	719	\$0.00	\$0.00	\$1.30	\$934.05
208	DOROTHY MARTINEZ	120	\$3.75	\$450.00		\$450.00
210	VACANT	120	\$0.00	\$0.00	\$2.92	\$350.00
213	VACANT	120	\$0.00	\$0.00	\$2.95	\$350.00
		6,113 SF				
TOTAL MONTHLY				\$4,570.00		\$10,558.05
TOTAL ANNUAL				\$54,840.00		\$126,696.60

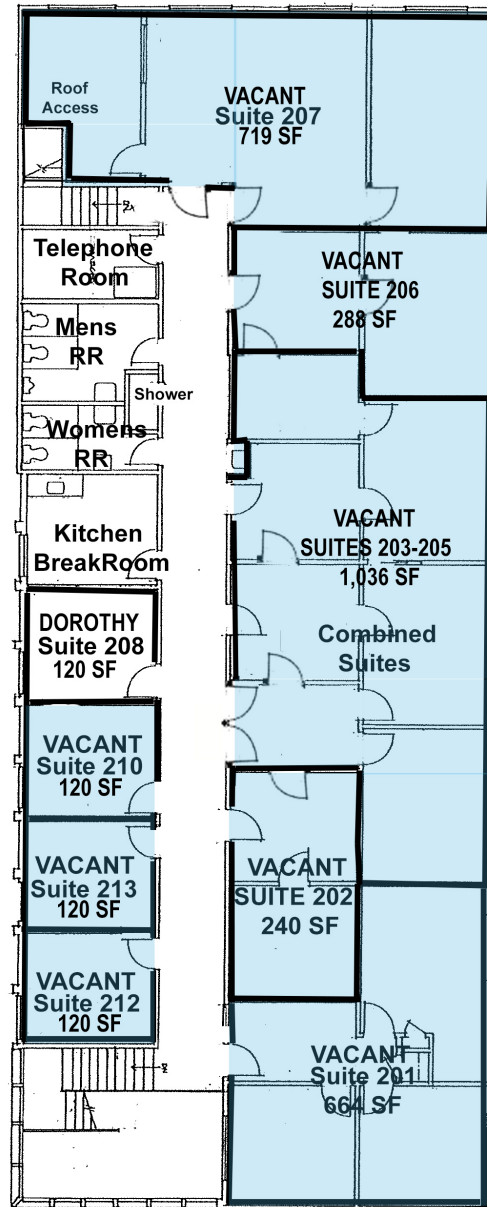
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FLOOR PLANS

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GROUND FLOOR



SECOND FLOOR



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APN MAP

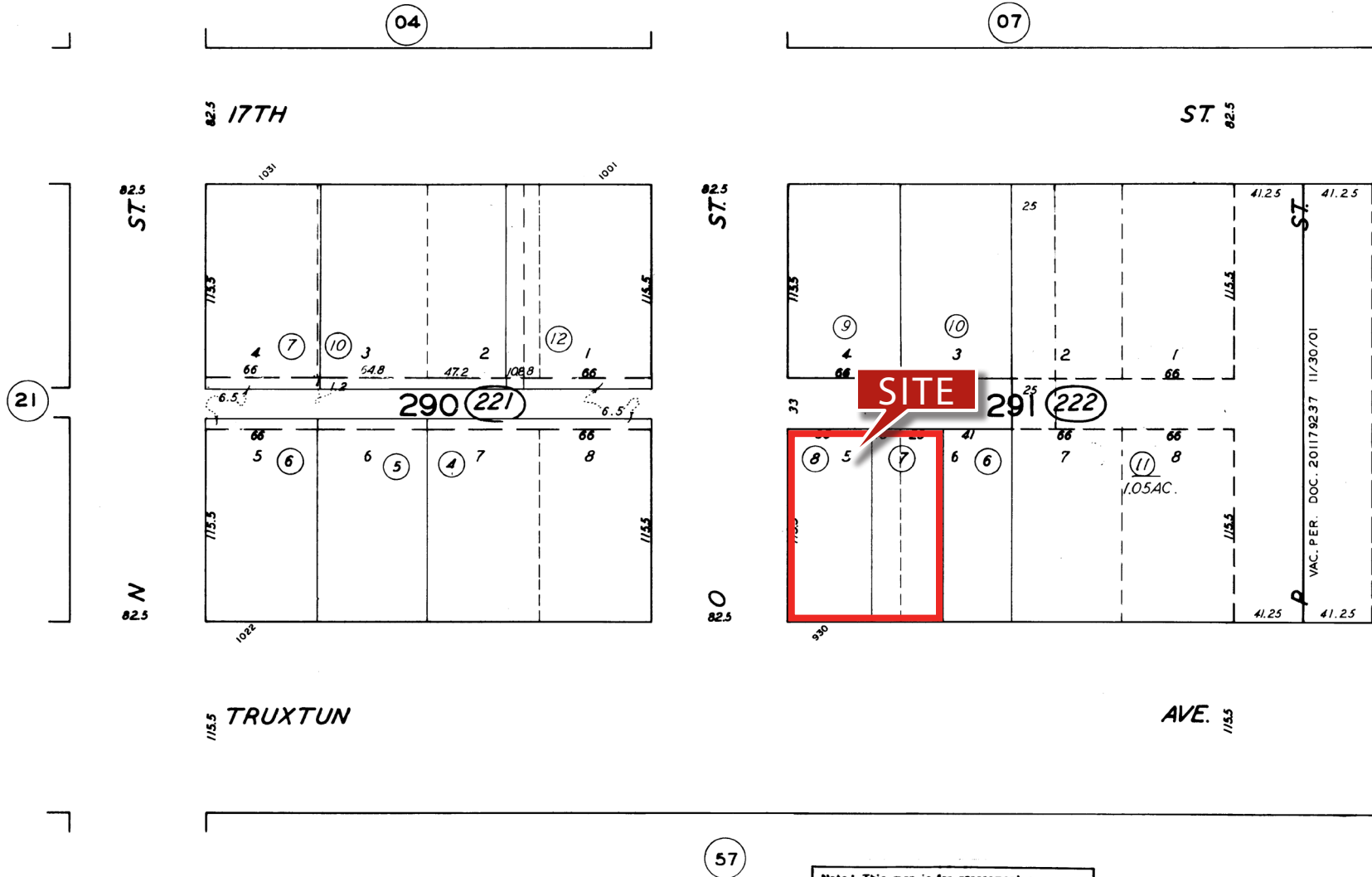
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6-22

CITY OF BAKERSFIELD

SCHOOL DIST. 1-39

6-22



Revised: Feb. 5, 2008

ASSESSORS MAP NO. 6-22
COUNTY OF KERN

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AERIAL MAP

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CONTACT US

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