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FOR SALE  
FIRST & BULLARD CENTRE  
Medical Investment Property



6099

N. First Street  
Fresno, CA







## ////////// 6099 N. First Street | FOR SALE

*6099 N. First Street, Fresno, California*

- Single Story building with First Street frontage, located within the First & Bullard Centre
- Good North Central Fresno location with nearby access to Freeways 41 & 168
- Double Tenant Occupancy - Dental Practices
- 100% Occupied for 30+ Years
- Excellent Access, Abundant Parking
- Surrounding retail amenities, banking, restaurants, retail services within walking distance
- Well maintained Building

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

Building Size: 5,089± RSF (5,152 Total SF)

Sale Price: \$1,295,000

CAP Rate: 7.5%

APN: 409-520-05

Parcel Size: Approximately .47 acres (20,473 SF)

Year Built: 1983

Zoning: O, (Administrative Professional Office District)

Comments: > Building interiors are above average and have been very well maintained.  
> All dental operatories are plumbed for Nitrous Oxide uses.  
> Wood flooring exists below operatories with crawl space below.

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

### ***Lease Abstract: 6099 N. First Street***

Suite 104: Fresno Dental Professionals, Inc. (3,224 SF)

Has leased this space since the building was completed 33 years ago.

Current Lease expires December 31, 2018. Rent is \$6,240 per month to 12/31/16, then increases to \$6,364.80 until 12/31/17, and again to \$6,492.10 per month until 12/31/18.

Suite 102: Dr. Harold E. Coulston, Jr., D.M.D. (1,865 SF)

Has leased this space since the building was completed 33 years ago.

Current Lease expires December 31, 2018. Rent is \$3,620 per month to 12/31/16, then increases to \$3,692.40 until 12/31/17, and again to \$3,766.25 per month until 12/31/18.

### ***Pro Forma Analysis (2016)***

Average Annual Gross Income	\$118,320
Vacancy Factor	\$ --0--
Effective Gross Income	\$118,320

### **Less Building Expenses (2015)**

Real Estate Taxes	\$6,940
Annual Owners Assoc. Dues	\$7,260
Bldg Fire/Structural Insurance	Included in Assoc. Dues
Bldg Repairs and Maintenance	\$5,350
Utilities (Gas & Electricity) & Janitorial Service	Paid by Tenant
Common Area Exterior Lighting	\$ 700
Water, Sewer & Trash Collection	Included in Assoc. Dues
Landscaping Maintenance (Tree Trimming)	\$1,000
City Business License Tax	\$ 173
	<u>\$21,423</u>
	\$21,423

### **Net Operating Income (NOI)**

**\$96,897**

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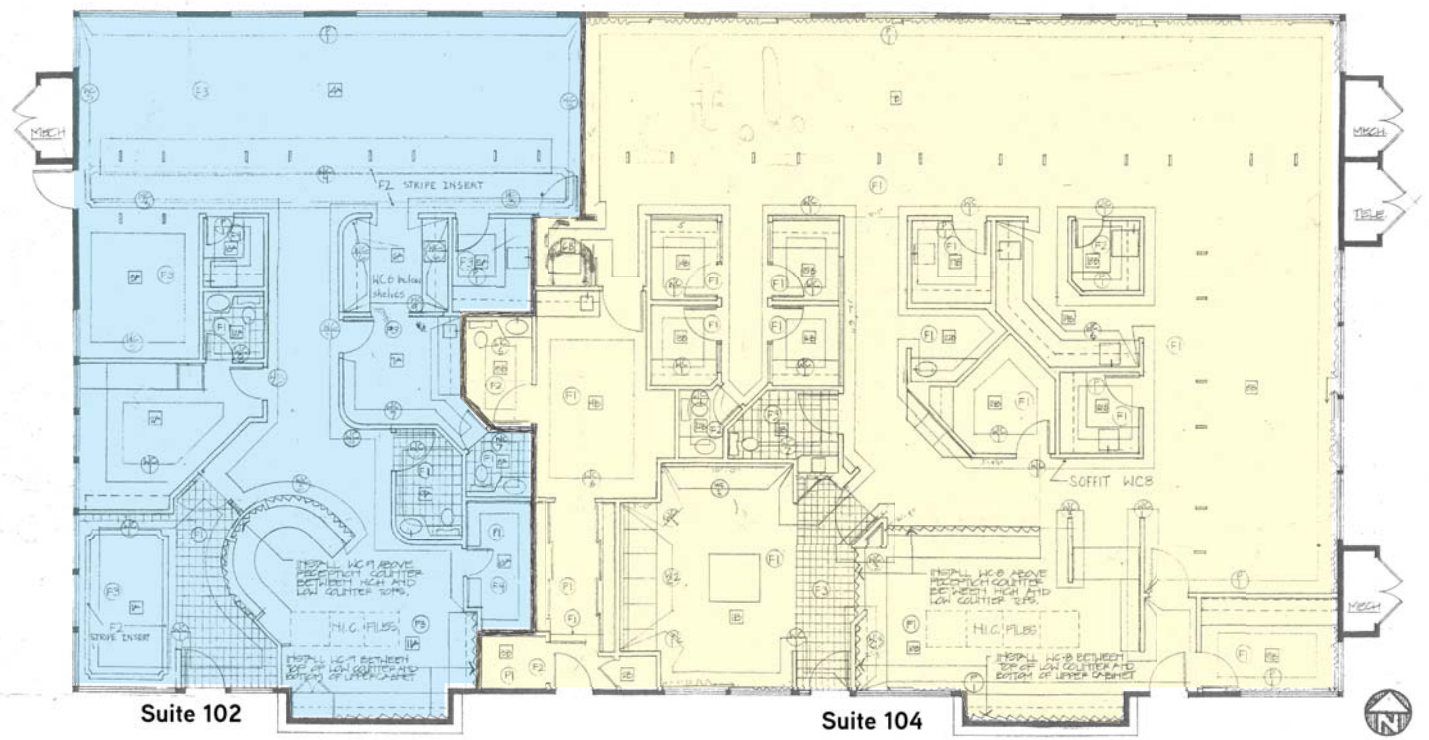
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## ////////// 6099 N. First Street | FLOOR PLAN



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## ////////// 6099 N. First Street | PROPERTY PHOTOS

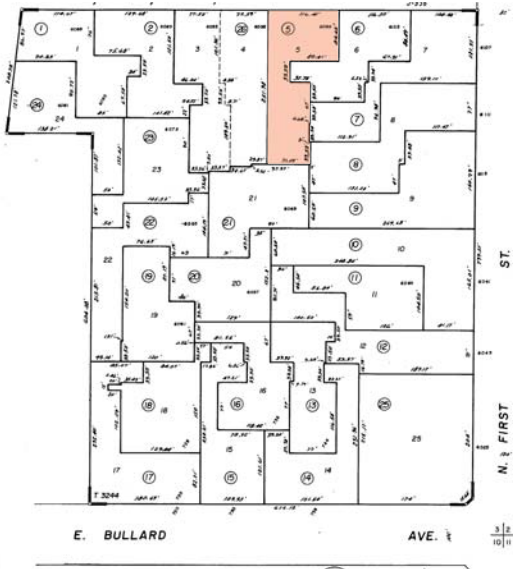


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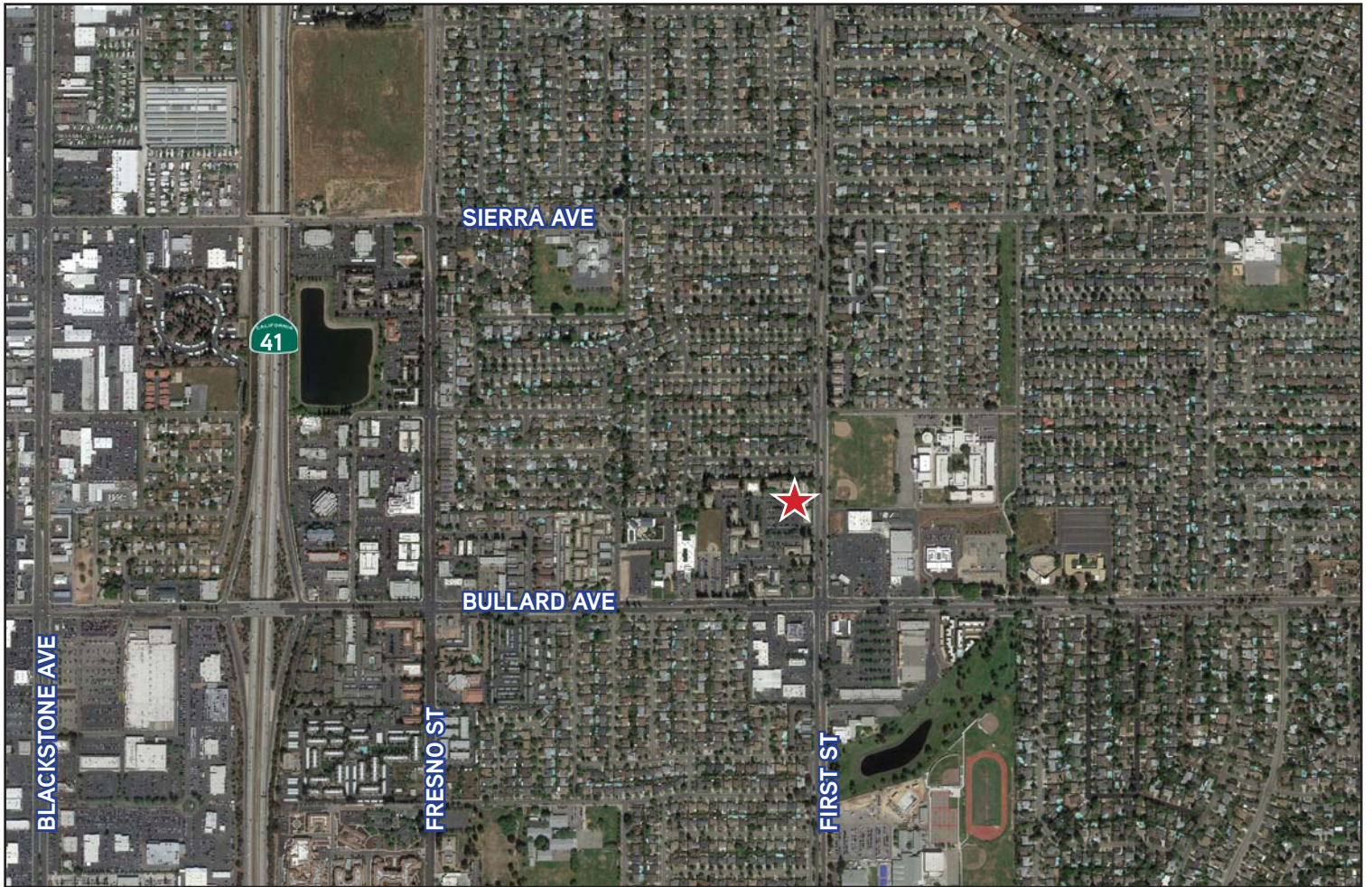
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# 6099 N. First Street | AERIAL



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