



Renz & Renz

Investment & Commercial Brokerage

Hollister Cold Storage

100% Occupied * Multi-Tenant Investment

\$2,200,000 | 6.23% Return

320 Hillcrest Road, Hollister Ca 95023



George L. Renz , CCIM

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7500 Arroyo Circle, Suite 170

Gilroy, California 95020

www.renzrenz.com

Your Investment Real Estate Source

| | |
|------------------------------|------------------|
| Gross Annual Income | \$207,144 |
| Vacancy Reserve 5% | \$10,357 |
| Adjusted Gross Income | \$196,786 |
| Taxes (new) | \$25,000 |
| Insurance | \$16,497 |
| Maintenance | \$9,014 |
| Utilities | \$9,000 |
| Total Expenses | \$59,511 |
| Net Annual Income | \$137,275 |

RENTS ARE WELL BELOW MARKET

| | |
|-------------------------|--|
| Property Address | 320 Hillcrest Road, Hollister Ca 95023 |
| Price | \$2,200,000 6.23% Return |
| APN | 054-280-001 |
| SqFt | 36,046 of rentable area 36,660 gross building area |
| Lot Size | 1.62 Acres |
| Tenants | 8 seperate tenants ranging from 800sqft-14,000sqft |
| Net Income | \$137,275 |



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The subject property was originally built and used for food processing and cold storage, but over time has been converted to light industrial and studio uses. The subject property is comprised of two main buildings with multiple sections. In all, the subject property consists of a total gross building area of 36,660 square feet.

The larger building has 22,600+ square feet, this building was divided into 8 units, but is currently occupied by 7 tenants. Most of the units are of general warehouse configuration with a small office space and an ADA restroom. Unit 110 has two floors and is used as office space with a small restroom, offices and storage. The unit includes a large built-in safe original to when the building was first constructed. Additionally, this building includes a 614 square foot mechanical room, which has been included as common area.

The smaller building contains 14,000+ square feet. This building is rectangular and divided into two units (Units 106 & 107). One tenant occupies both units for their vehicle repair business. There is an office area in Unit 107, and restrooms in both units. The units are utilized for vehicle repair and storage.

There is some landscaping at the front and rear of the property. The parking lot has a truck scale. The storm drain has been updated with an oil separator. There are ADA restrooms.



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| Tenant | Start Date | End Date | Square Feet | Rent Per Sq.Ft. | Rent |
|--------------|------------|----------------|-------------|-----------------|--------------------|
| 1 | 4/1/2013 | Month-to-Month | 3850 | .42 | \$1,640.00 |
| 2 | 11/1/2007 | 11/1/2014 | 6160 | .60 | \$3,672.16 |
| 3 | 3/1/2011 | 3/1/2016 | 2520 | .55 | \$1,400.00 |
| 4 | 5/1/2013 | 5/1/2015 | 2520 | .55 | \$1,400.00 |
| 5 | 3/1/2006 | Month-to-Month | 14000 | .37 | \$5,150.00 |
| 6 | 3/1/2011 | 3/1/2017 | 2720 | .53 | \$1,450.00 |
| 7 | 8/4/2005 | Month-to-Month | 2100 | .71 | \$1,500.00 |
| 8 | 9/1/2011 | 39/1/2014 | 800 | 1.31 | \$1,050.00 |
| Total | | | | | \$17,262.00 |

Tenant names and more details can be delivered upon request.

Rents are well below market and month-to-month tenants can be converted to leases.



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Population Households

2013 Population 46,990 (2018 Projected 49,798).

2013 Median Age 32.9 (2018 Projected 33.5).

2013 Male 50% Females 50%

2013 Households 13,723 (2018 Projected 14,586).

2013 Families 11,176 (2018 Projected 11,871).

2013 Average Household Size 3.41 (2018 Projected 3.40)

2013 Housing: Owner Occupied 8,631; Renter Occupied 5,093
(2018 Projected Owner Occupied 9,279 Renter Occupied 5,307).

Income

2013 Median Household Income \$62,493 (2018 projected \$75,746).

2013 Average Household Income \$81,193 (2018 projected \$91,966).

2013 Per Capita Income \$23,912

U.S. National Averages

2013 U.S. Median Age of 37.3

2013 U.S. Median Household Income \$51,314 (2018 Projected \$59,580).

2013 U.S. Average Household Income is \$71,842 (2018 Projected \$83,667).

2013 U.S. Per Capita Income of \$27,567 (2018 Projected \$32,073).

2013 U.S. Housing Occupancy: 56.4% Owner Occupied; 32.3% Renter Occupied; 11.3% Vacant.



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