

Commercial Multi Tenant Opportunity

320 Hillcrest Rd, Hollister, Ca 95023



Low Price Per Sqft

Value Add Opportunity

Below Replacement Cost



SUBJECT PROPERTY

Renz & Renz
Local Roots; National Reach

320 Hillcrest Rd, Hollister, Ca 95023

List Price	\$3,400,000 (\$94 Per Sqft)
Cap Rate	7%
Gross Rent	\$363,821.04
Building Size	36,250 Sqft Estimated
Lot Size	Approx. 1.62 Acres
Year Built	1920

Property Highlights

- Excellent High Traffic Location
- Excellent Demographics
- 200 feet from Hwy 25
- Owner User or Investment
- Consistent Income In Place
- National Credit Tenants Nearby
- Many User and Investor Opportunities
- Extremely Low Price Per Sqft

Investment Summary

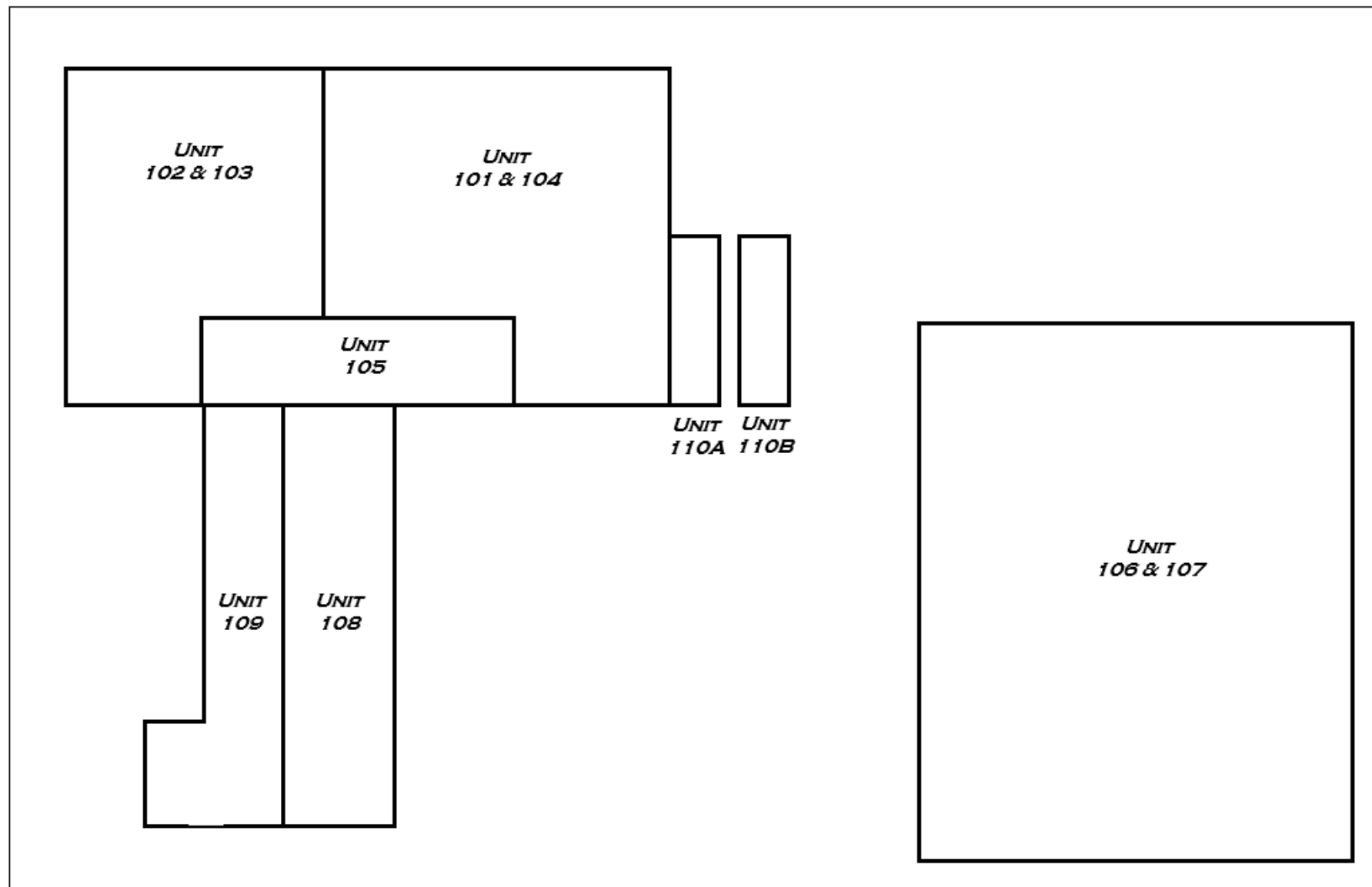
This 2 structure, muli tenant property located just off Hwy 25 is ideal for many Investors and users.

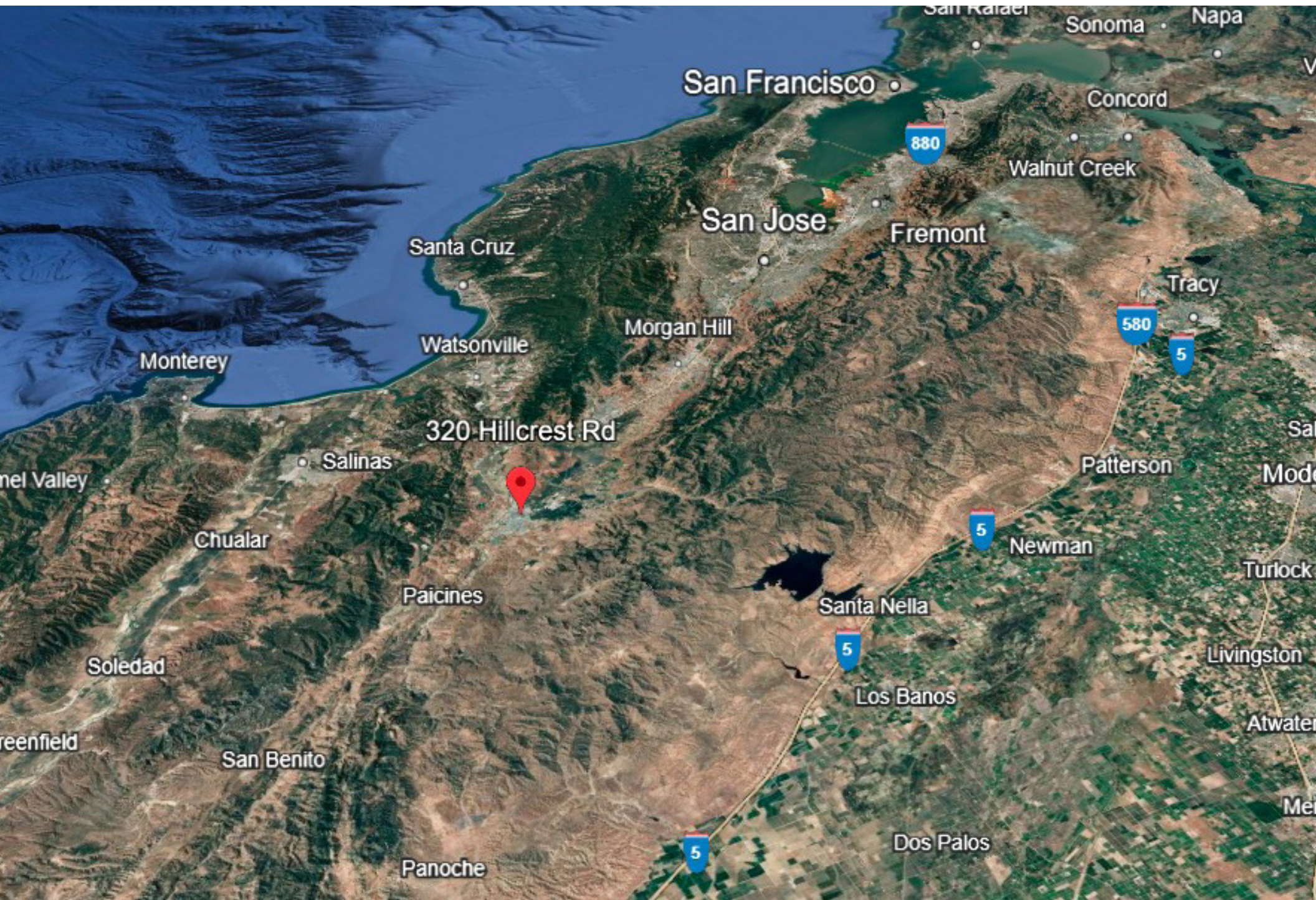
Massive potential upside, value add and future development opportunities.

Current Gross Income	\$363,821.04	Projected Gross Income	\$435,221.04
Vacancy Reserve 5%	\$18,191.05	Vacancy Reserve 5%	\$21,761.05
Adjusted Gross Income	\$345,629.99	Adjusted Gross Income	\$413,459.99
Property Tax (New)	\$49,100.00	Property Tax (New)	\$49,100.00
Insurance	\$28,132.00	Insurance	\$28,132.00
Maintenance	\$13,289.00	Maintenance	\$13,289.00
Utilities	\$2,976.00	Utilities	\$2,976.00
Repairs	\$14,084.00	Repairs	\$14,084.00
Total Expenses	\$107,581.00	Total Expenses	\$107,581.00
Net Income	\$238,048.99	Net Income	\$305,878.99

Rent Roll

Tenant	Unit	SqFt	Rent	Actual Annual	Market Rent	Lease Term
Cold Storage Crossfit	101 & 104	3,850 & 2,520 6,370 Total	\$4,000.00 \$0.63/SqFt	\$48,000.00	\$5,800 \$0.91/SqFt	Month-to-Month
Hazel Hawkins	102 & 103	2,800 & 3360 6,160 Total	\$4,958.42 \$0.80/SqFt	\$59,501.04	\$4,958.42 \$0.80/SqFt	9/1/24-8/31/29 3% annual increase
R Alonso	105	2,400	\$2,500 \$1.04/SqFt		\$2,850 \$1.19/SqFt	Month-to-Month
Hollister Collision	106 & 107	Whole Building 14,000	\$12,200 \$0.87/SqFt	\$142,140.00	\$14,000 \$1.00/SqFt	4/15/22-4/14/27 1 (5) year option 3% annual increase
Hollister Boxing	108	2,720	\$1,300.00 \$0.48/SqFt	\$15,600.00	\$3,000.00 \$1.10/SqFt	Month-to-Month
R Alonso	109	3,000	\$4,000 \$1.33/SqFt		\$4,000.00 \$1.33/SqFt	Month-to-Month
Independent Recycling	110-A Downstairs	800	\$500.00 \$0.62/SqFt	\$6,000.00	\$800.00 \$1.00/SqFt	Month-to-Month
Juan Martinez	110-B Upstairs	800	\$860.00 \$1.07/SqFt	\$10,320.00	\$860.00 \$1.07/SqFt	Month-to-Month
Total	11 units	36,250: 14,000 & 22,250	\$30,318.42	\$281,561.04	\$36,268.42	







Hollister California

POPULATION
43,003

MEDIAN AGE
33.6

MEDIAN HOUSEHOLD INCOME

101,979

5.71% 1 YEAR GROWTH

NUMBER OF EMPLOYEES

20,470

0.0391% 1 YEAR GROWTH

MEDIAN PROPERTY VALUE

\$975,800

6.62% 1 YEAR GROWTH



DISCLOSURE & NON-DISCLOSURE

Information contained herein was obtained from the owner or sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. Prospective buyers should investigate and verify all information pertaining to the property. Recievers of this information commit to using it solely for it's purpose and not to disseminate Seller or Tenant information for any other use.



Exclusively Listed By



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