

Main Street Commercial

Commercial Property Listings



Main Street Realtors • 2567 Main Street • Soquel, CA 95073 • www.MainStRealtors.com

Main Street Commercial Investment Summary and Analysis*

11241 Merritt St., Castroville

Net Leased Investment

Investment Overview

Price: \$ 895,000	Foundation: Perimeter	Meters: Individual Gas & Electric
Units: 1	Parking: On-Site	Roof: Composition, installed 2005
Sq. Ft.: 6,550 SF	Zoning: LC-Z	Amenities: Landmark Location
Land: 17,289 SF	Buildings: 1	Age: 36

Unit Mix and Income-Current

Units	Use	Net Leased SF	Rate per SF	Terms	Total Rent
1	Retail/Food Service	6,550	\$ 0.90	NN	\$ 5,895
1	Total	6,550			\$ 5,895

Remarks:

Own a piece of the building that is home to the world famous Giant Artichoke sculpture that put Castroville on the map! The landmark was built on the busiest corner in town, at the intersection of Routes 153 & 186 by Raymond Bei who opened the giant artichoke restaurant in 1963. The building annex offered for sale was built in 1973 and includes the fruit stand, deli, wine store and coffee shop, all run by a sole proprietor. The investment is leased through March 2016, with a market-rate option to extend for an additional 5 years. Lease terms are modified Net, with Landlord only responsible for maintenance of foundations, bearing and exterior walls (excluding glass and doors), subflooring and roof. Tenant is obligated to maintain parking areas, with reasonable wear+tear excepted. Tenant pays all other maintenance, plus Taxes, Utilities and Insurance

Proposed Financing:

Purchase Price:	\$ 895,000	Loan Term:	5
Down Payment/Percent:	46.0% \$ 411,700	Amortization Period:	25
Loan/LTV:	54.0% \$ 483,300	Debt Service Coverage:	1.57
Interest Rate:	5 yr. fixed 6.75%	Cost of Points:	1% \$ 8,950
Monthly Debt Service	\$3,378.55	Annual Debt Service	\$ 40,543

Income and Expenses:

Reserve Schedule:				Monthly Rental Income:		
Years	Improvement	Est. Cost	Mo. Reserve			
10	Parking Lot	\$ 40,000	\$ 333	Gross Scheduled Income	GSI	\$ 70,740
20	Roof	\$ 26,000	\$ 108	Annual Operating Expenses	10.0%	\$ (7,100)
10	Structural/Pest	\$ 10,000	\$ 83	Net Operating Income	NOI	\$ 63,640
10	Paint	\$ 8,000	\$ 67	Less Annual Debt Service	57%	\$ 40,543
	Total	\$ 592		Annual Cash Flow	33%	\$ 23,097
Monthly Operating Expenses:				Financial Analysis:		
			% of Gross	GRM (Existing Rents)	GRM	12.7
Monthly Reserves	\$ 592	10.0%		Cap Rate	CAP	7.1%
Avg. Monthly Expenses	\$ (592)	10.0%		Monthly Rent Per SF		\$ 0.90
Annual Op. Expenses	\$ (7,100)	10.0%		Price per SF		\$ 136.64
				Price Per Unit		\$ 895,000

*All information provided for estimate purposes only and not guaranteed accurate. Buyer should consult qualified financial and legal advisors

