

910-918 SOQUEL AVE.

FOR SALE

Santa Cruz, CA

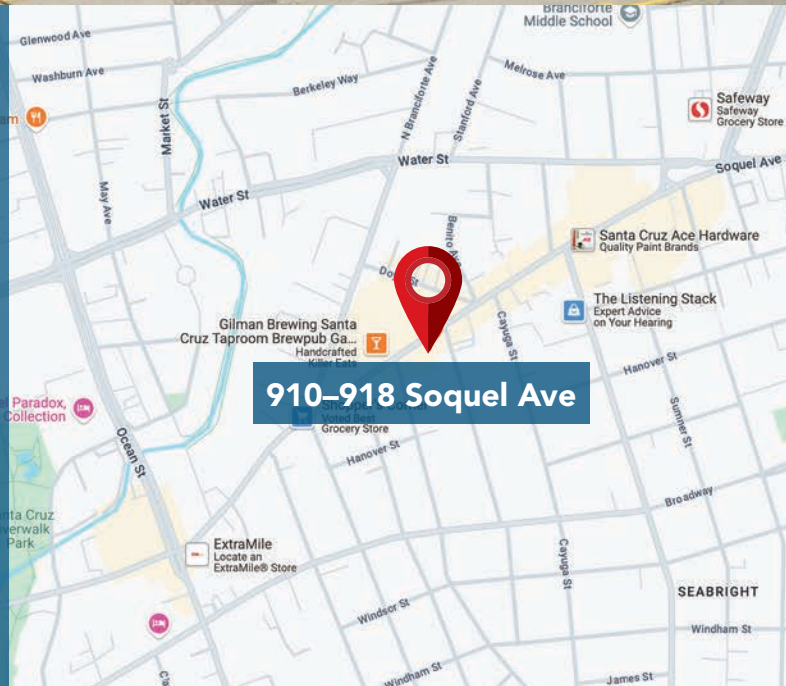
\$2,795,000



Property Highlights

- Santa Cruz Mixed Use Project
- Multiple Parcels on Soquel Ave. Across from Whole Foods
- Owner/User, Investor or Developer

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SHOEMAKER
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REAL ESTATE

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PROPERTY DESCRIPTION

910–918 Soquel Ave, Santa Cruz, Ca

APNs 010-071-02, 03, 62 & 70

ADDRESS 910–918 Soquel Ave
Santa Cruz, CA 95062

TOTAL LAND 21,998 sq. ft.

YEAR BUILT 1934–1978

NUMBER OF UNITS 9

UNIT MIX 5 Retail, 1 Retail/Auto, 3 Residential

IMPROVEMENT SIZE 14,000 sq. ft. +/-

UTILITIES Water: Owner
Gas/Electric: Owner pays for residential
and tenants pay their own.



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RENT ROLL

910–918 Soquel Ave, Santa Cruz, Ca

Unit	Type	Rent	Tenant Paid Utilities	Lease Start	Lease End
910 A	Retail	*\$2,000	—	Currently Vacant	—
910 B	Retail	\$2008.50	PG&E split with 910 A	8/15/16	M-T-M
910 C	Retail	*\$2,500	—	Currently Vacant	—
912 A	Apartment	\$2,500	None	6/1/2016	M-T-M
912 B	Apartment	\$2,125	None	10/5/2024	9/30/2025
912 C	Apartment	\$2,995	None	2/15/2020	M-T-M
916	Retail	\$3,152	PG&E	6/1/2016	M-T-M
916 A&B	Retail	\$1,500	PG&E	7/1/2021	6/30/2027
916 C,D&E	Retail/Auto	\$4,416.84	PG&E	6/1/2016	5/31/25
CURRENT TOTAL		\$18,697.34			
PROJECTED TOTAL		\$23,197.34			

***Projected Rent**



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OPERATING EXPENSES

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Item	Value
Management	\$14,136
Maintenance & Repairs	\$4,558
Cleaning	\$500
Landscaping	\$2,500
PG&E	\$12,346
Water/Garbage	\$13,356
Insurance	\$21,218
Property Taxes	\$32,175
TOTAL	\$100,689



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FINANCIAL ANALYSIS

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	Current Rent	With Vacancies Filled
Monthly Rent	\$18,796.34	\$22,197.34
Annual Rent	\$224,368	\$278,368
(2% Vacancy and Reserve)	(\$4,487)	(\$5,567)
	_____	_____
Effective Gross Income	\$219,881	\$272,801
(Operating Expenses)	(\$100,689)	(\$100,689)
	_____	_____
Net Operating Income	\$119,192	\$172,111
CAP Rate	4.26%	6.16%



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TAX MAP

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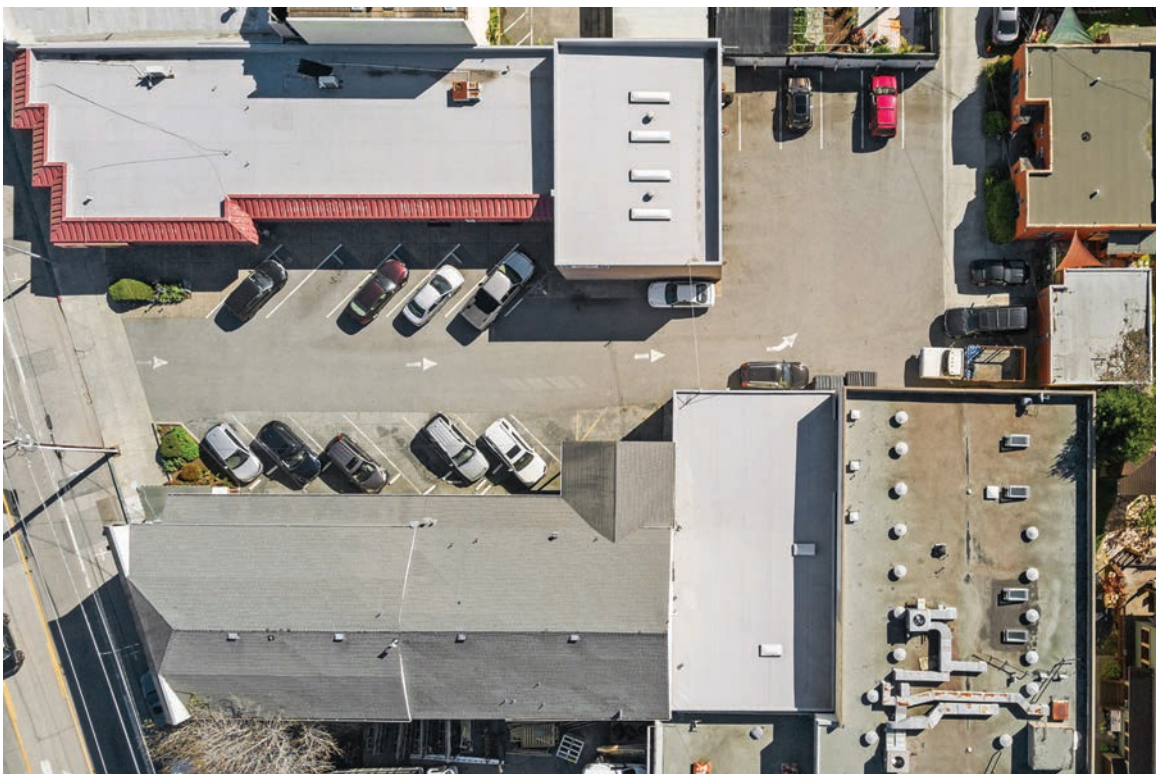
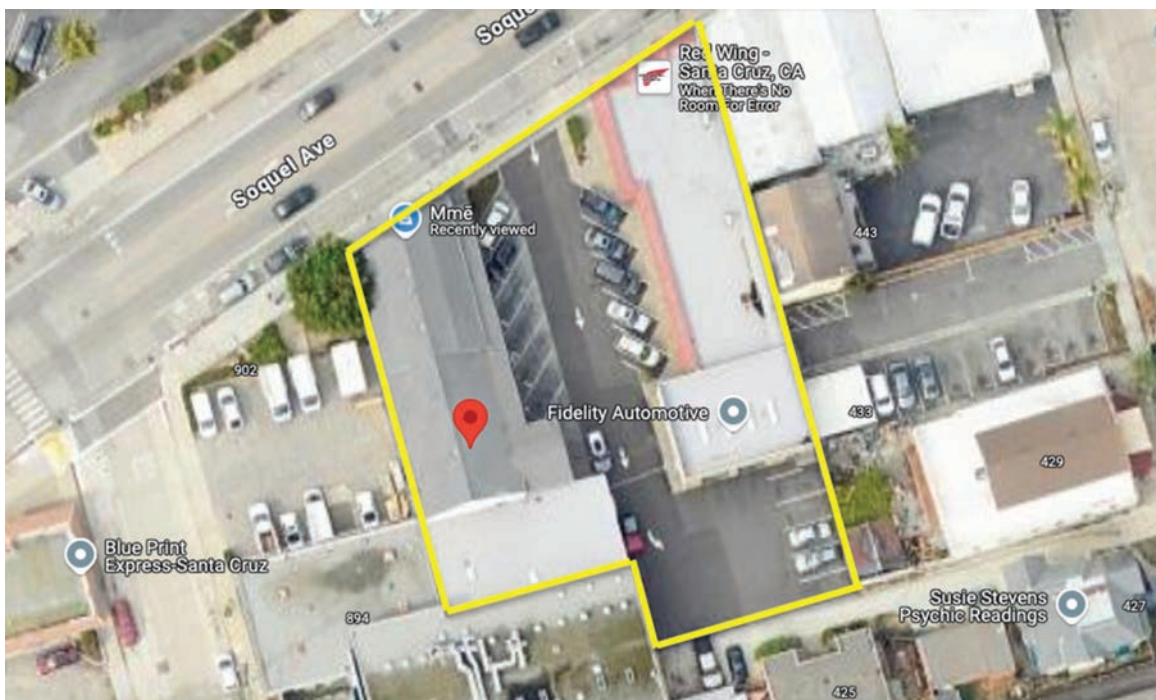


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AERIAL PHOTOS

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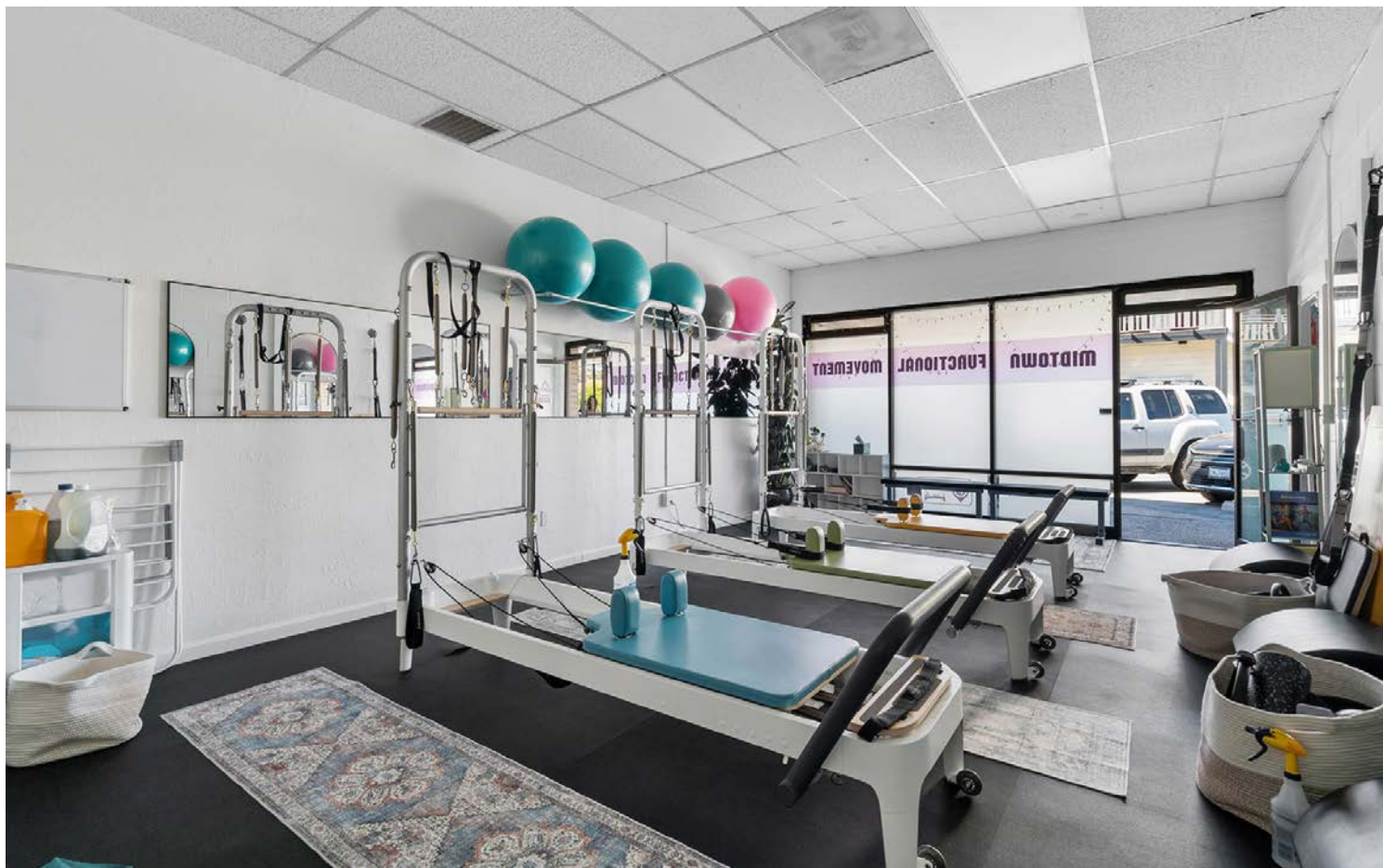


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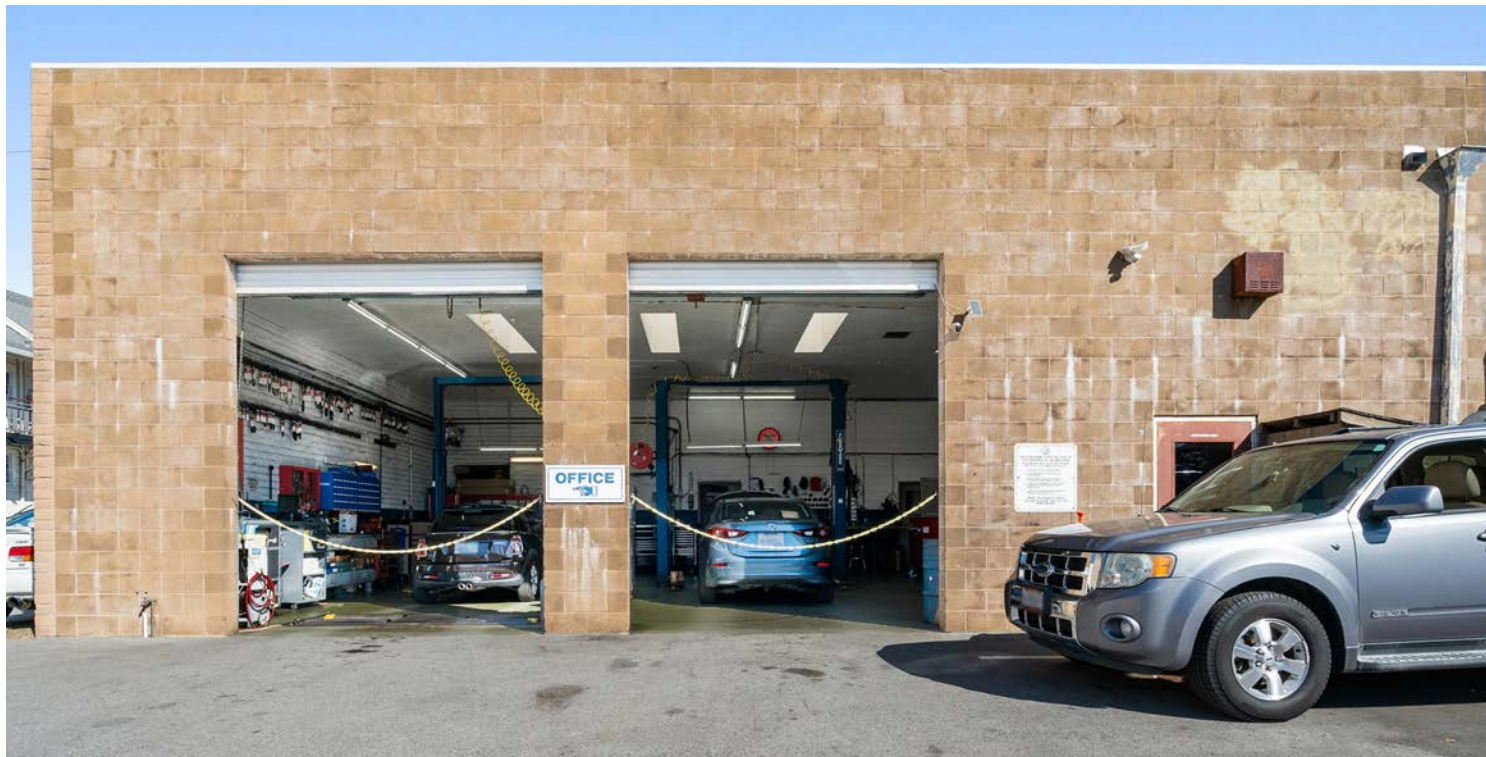


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