

2 OFFICE BUILDINGS FOR SALE

4021 and 4025 N FRESNO ST. FRESNO CA

APPROXIMATELY 3120 SF EACH BUILDING 6240 SF TOTAL

\$980,000

Contact Bob Hooke 559-225-5952
Par 4 Properties CA RE License 00620183



Located in a gated, 10 building PUD. with 4 owners..

PUD is professionally managed.

Association pays water, sewer, trash and common area maintenance.

5 of the buildings are being offered for sale by one owner.

The 5 buildings total approx 16,600 sf (43% of complex)

Total Asking Price \$2,575,000.

Each building may be purchased separately.

Excellent parking, fully occupied, well landscaped.

Close to freeway 41 on-ramp at Ashlan Ave.

Professional/ clerical office uses.

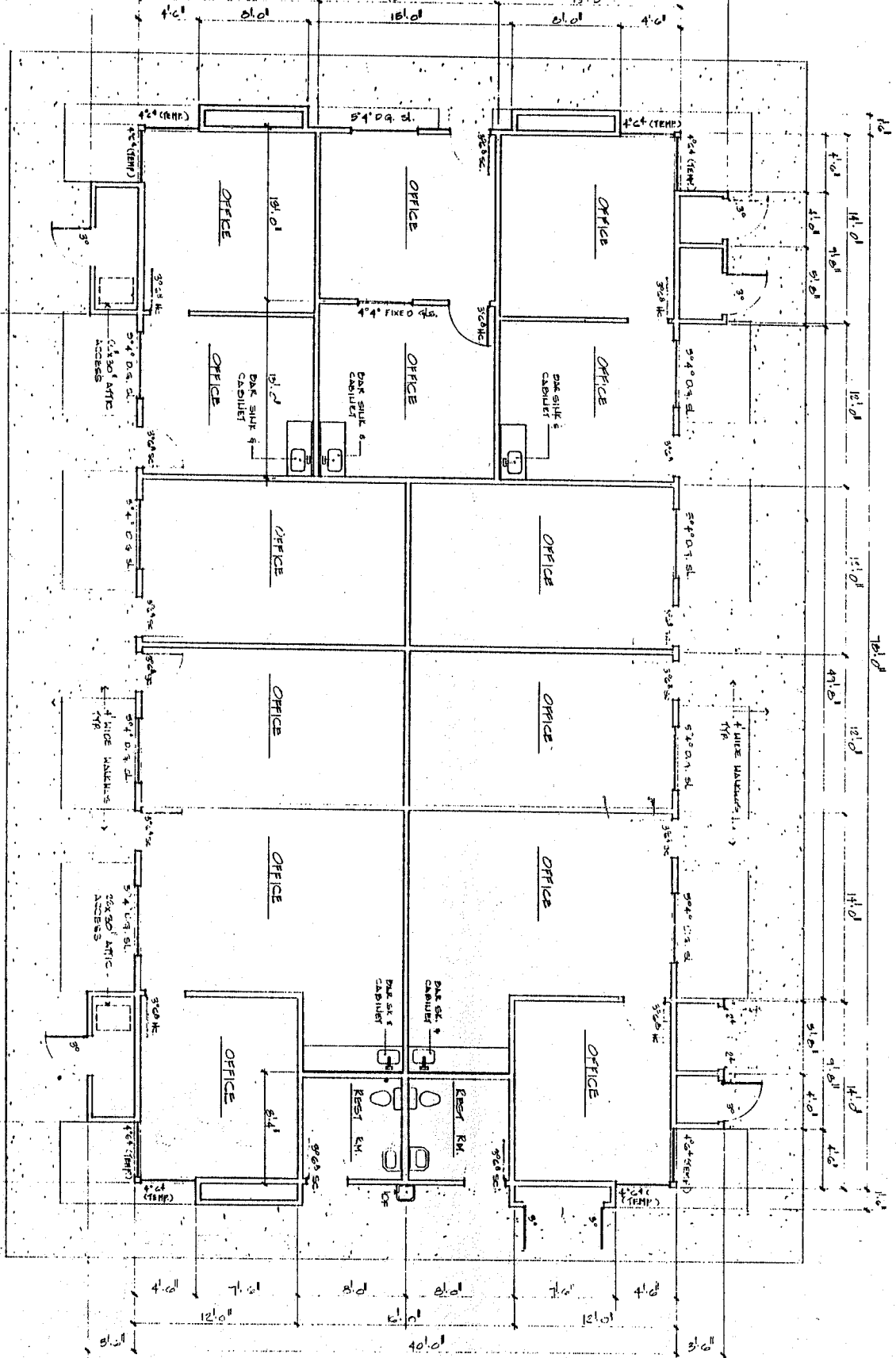
These 2 buildings contain a total of 20 small suites from 240 sf to 500 sf

There are 2 common bathrooms in each building. Some of the larger units have sinks.

The market rents range from \$445/mo to \$810 Including utilities and wi-fi

Each building has zoned heating and AC systems and photovoltaic solar. There are 2 common bathrooms in each building. Some of the larger units have sinks. All suites have doors to the outside and thermostats. Owner is able to set active hours for HVAC and minimum and maximum temperatures.

4025 N Fresno #104 is currently being used as a management office.

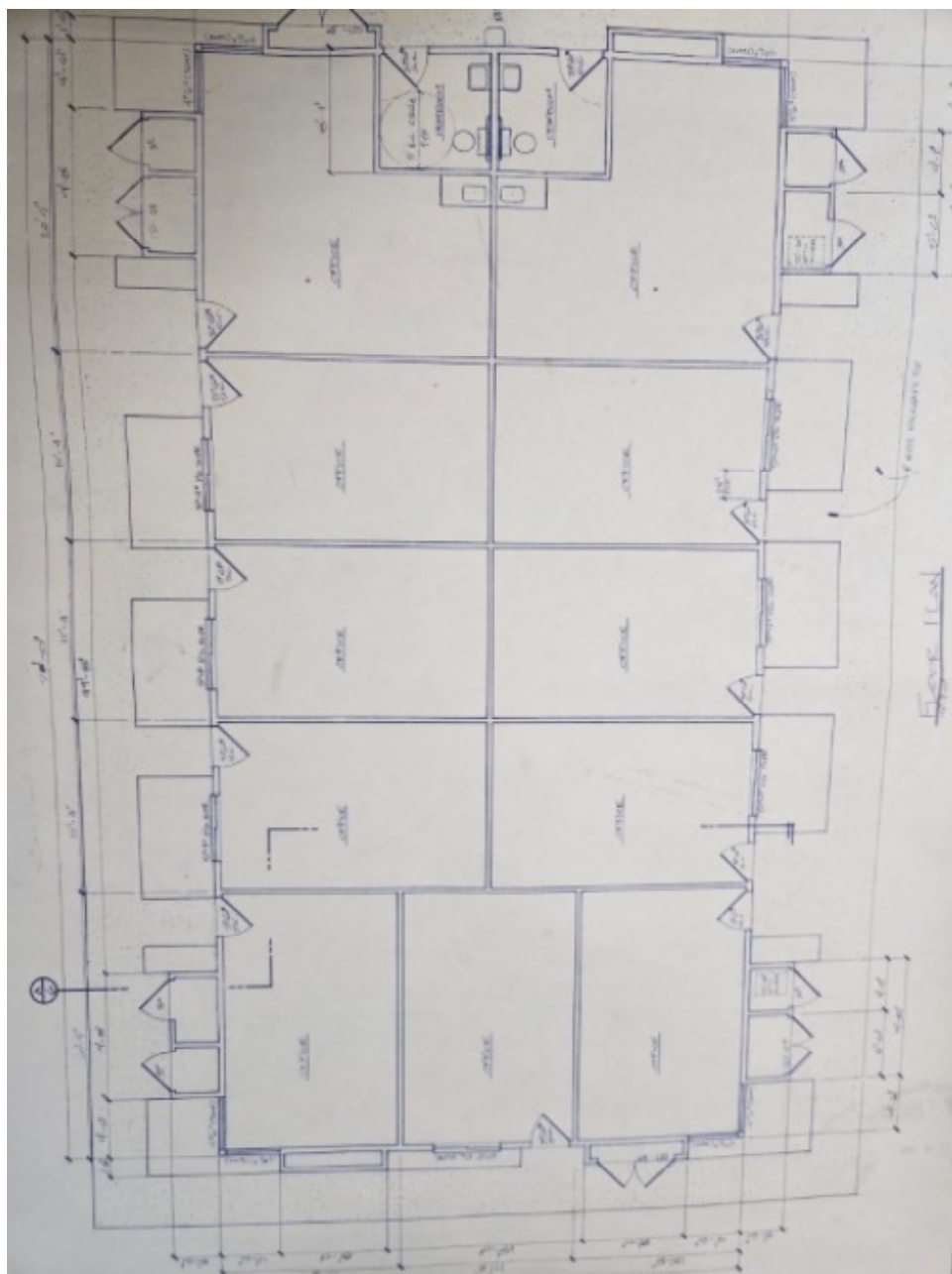


FLOOR PLAN

SCALE: 1/4" = 1'

4021 N Fresno St

PRELIMINARY
DO NOT USE FOR CONS



4025 N Fresno St

4021 N Fresno St
Income - Expense 2023

Income	Amount
Rental Income	57,217
Signs For Tenants	86
Total Income	57,303

EXPENSES	AMOUNT
Advertising	15
Commissions	200
Repairs	733
HOA dues paid	7,231
PG&E	2,135
Internet & phone	770
Supplies	339
Office Signs	65
Insurance	1,800
Subscriptions	80
Cleaning and Maint	3,263
Property taxes	3,119
Total Expenses	19,750

Net 2023	37,553
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4021 N Fresno St
Income - Expense 1/1/24-6/30/24

Income	Amount
Rental Income	29,150
Total Income	29,150

EXPENSES	AMOUNT
Repairs	858
HOA dues paid	3,332
PG&E	2,552
Internet & phone	490
Supplies	171
Legal and Professional Fees	80
Cleaning and Maint	1,475
Property taxes	2,803
Business License, Fee, etc	57
Total Expenses	11,817
Net 1/1/24 - 6/30/24	17,333

4025 N Fresno St
Income - Expense 2023

Income	Amount
Rental Income	52,338.45
Signs For Tenants	111.23
Total Income	52,449.68

EXPENSES	AMOUNT
Advertising	425
Commissions	200
Repairs	459.32
HOA dues paid	7,057.68
PG&E	1,568.46
Internet & phone	539.8
Supplies	74.74
Office Signs	69.34
Insurance	2,375.00
Legal and Professional Fees	13.05
Cleaning and Maint	2,410.39
Property taxes	3,214.39
Total Expenses	18,407.17

Net 2023	34,043
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Suite 104 is used as manager's office

4025 N Fresno St

Income- Expense 1/1/24 - 6/30/24

Income	Amount
Rental Income	26,751
Late Fees	21
Total Income	26,772

EXPENSES	AMOUNT
Advertising	5
Repairs	556
HOA dues paid	3,267
PG&E	1,021
Internet & phone	276
Supplies	284
Office Signs	65
Legal and Professional Fees	75
Cleaning and Maint	1,460
Property taxes	2,803
Total Expenses	9,812

Net 1/1/24 - 6/30/24	16,960
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