



MEAGHER & TOMLINSON

AVAILABLE FOR SALE!

- Operating Bar, RARE Type 48 Liquor License, 1 bed room apartment and 6 Single Room Occupancy Units
- 612 B Street Marysville, CA
- Great VALUE ADD opportunity with full lease up
- SELLER FINANCING available
- Commercial downstairs includes: Indoor Grill, Hood, Storage, Bar, food prep area, jukebox, pool Table, restroom(s)
- Upstairs (w/separate entrance): One bedroom apartment, 6 SRO(s), Restroom, balcony, elevator
- Purchase Price: \$300,000 All-Inclusive

ZAC REPKA CELL(530)870-7778

DRE:# 01451649

ZAC@WMMT.COM

The information contained in this offering was provided from sources deemed to be reliable however Broker or Owner makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.



612 B Street

“The Field & Stream”

3,876 Square Feet

Year Built 1935

Lot Size 0.16 Acre

APN #: 010-183-008

**Parking Lot in back!
allows for 6 stalls or 12
cars stacked**

A liquor license **Type 48** allows for the **sale** of alcoholic beverages in an establishment that's designated for patrons who are 21 years of age and older.

There is no requirement to serve food to be able to serve a full liquor selection.

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612 B Street Proforma

Rents	Proforma	
Downstairs Commercial	\$12,000	\$1000/mo
1 bed Apartment	\$9,000	\$700/mo
8 Room SRO(s)	\$28,800	\$400/room
Total Rents	\$49,800	
Less Vacancy & Credit	\$4,980	10% Est.
Gross Rental Income	44820	
Expenses		
HVAC	\$200	Estimate
Landscaping	\$1,000	Estimate
Insurance	\$1,000	Estimate
Management Fees	\$3,792	Estimate 8%
PG&E	\$0	By Tenant
Property Tax	\$3,640	1.12% of price
Repairs & Maint.	\$1,500	Estimate
Water & Sewer	\$0	By Tenant
Garbage	\$1,200	
Pest	\$960	
Total Expenses	\$13,292	
Net Operating Income	31528	
Value at 9.0% CAP	\$350,311	

Seller Financing :

Terms are Negotiable. Terms below are a suggestion only and may change based on the strength of the borrower.

Loan amount (\$):	240,000
Annual interest rate (%):	5.5
Payment interval:	Monthly ▼
Number of years payment is based on (#):	20
Term of balloon period in years ▼ (#):	5
Optional monthly prepayment (\$):	
Month and year to start payments:	Oct ▼ 2017 ▼
<input type="button" value="Include Amortization Schedule --> ▼"/> <input type="button" value="Calculate Balloon Payments"/> <input type="button" value="Reset"/>	
Monthly payment amount:	\$1,650.93
Monthly payment with prepayment:	\$1,650.93
Total payments:	\$301,107.23
Interest paid:	\$61,107.23
Principal paid:	\$240,000.00
Balloon payment amount:	\$203,702.39

This property could cash flow to the investor at nearly \$1,000 per month using the seller financing as a tool, based upon the Proforma Income Analysis to the left.

VALUE ADD: There is over \$50,000 in value add with full lease up in addition to any value add realized with sale of the TYPE 48 Liquor License.

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