



CENTURY OFFICE PLAZA

16360 & 16380 Monterey Rd.
Morgan Hill,
California



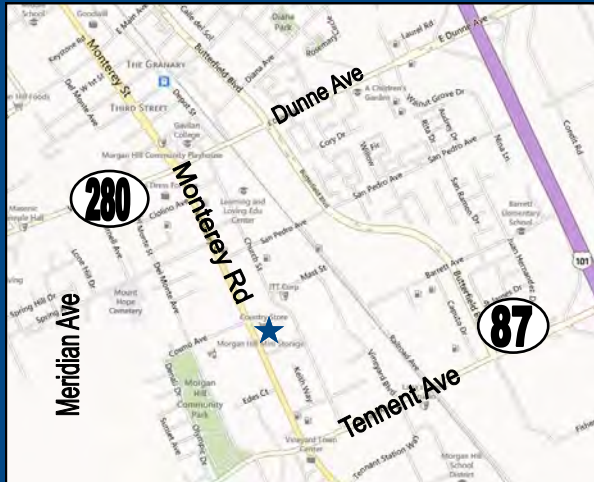
Leased Office Building FOR SALE—6.5% Cap Rate Future Upside with 18 Condo Units



18 Condos To Be Sold Together

PROPERTY INFORMATION:

- 26,700± SF Building on 1.48± Acre Lot
- 18 Separate Offices Suitable For Medical
- Owner/User Opportunity
- New Owner Could Sell Individual Condos Or Continue To Lease Out Space
- 90% Leased
- Low Average Rent of \$1.84 PSF
- 4/1000 Parking
- Elevator Served
- **Separate Buildable Lot at Front of Property**
- \$4,850,000.00/ \$180 PSF at 6.5% Cap Rate



MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 No. San Pedro St., Suite 300
San Jose, California 95110
Tel: 408.378.5900
Fax: 408.378.5903
www.moinc.net

FOR MORE INFORMATION CONTACT:

David Taxin
Lic. #00983163
dtaxin@moinc.net
(408) 477-2508

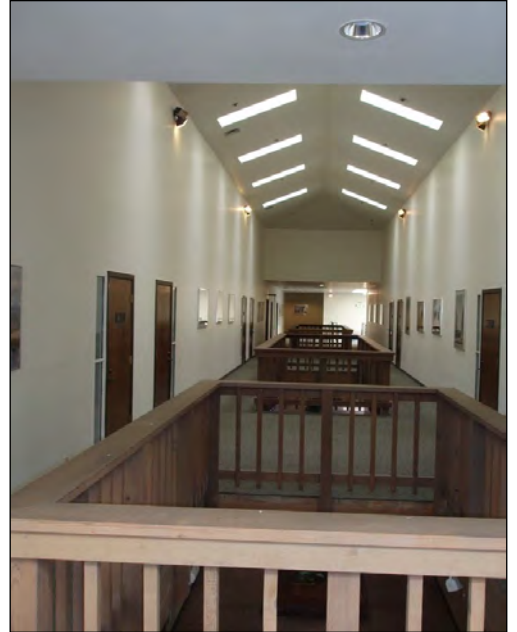
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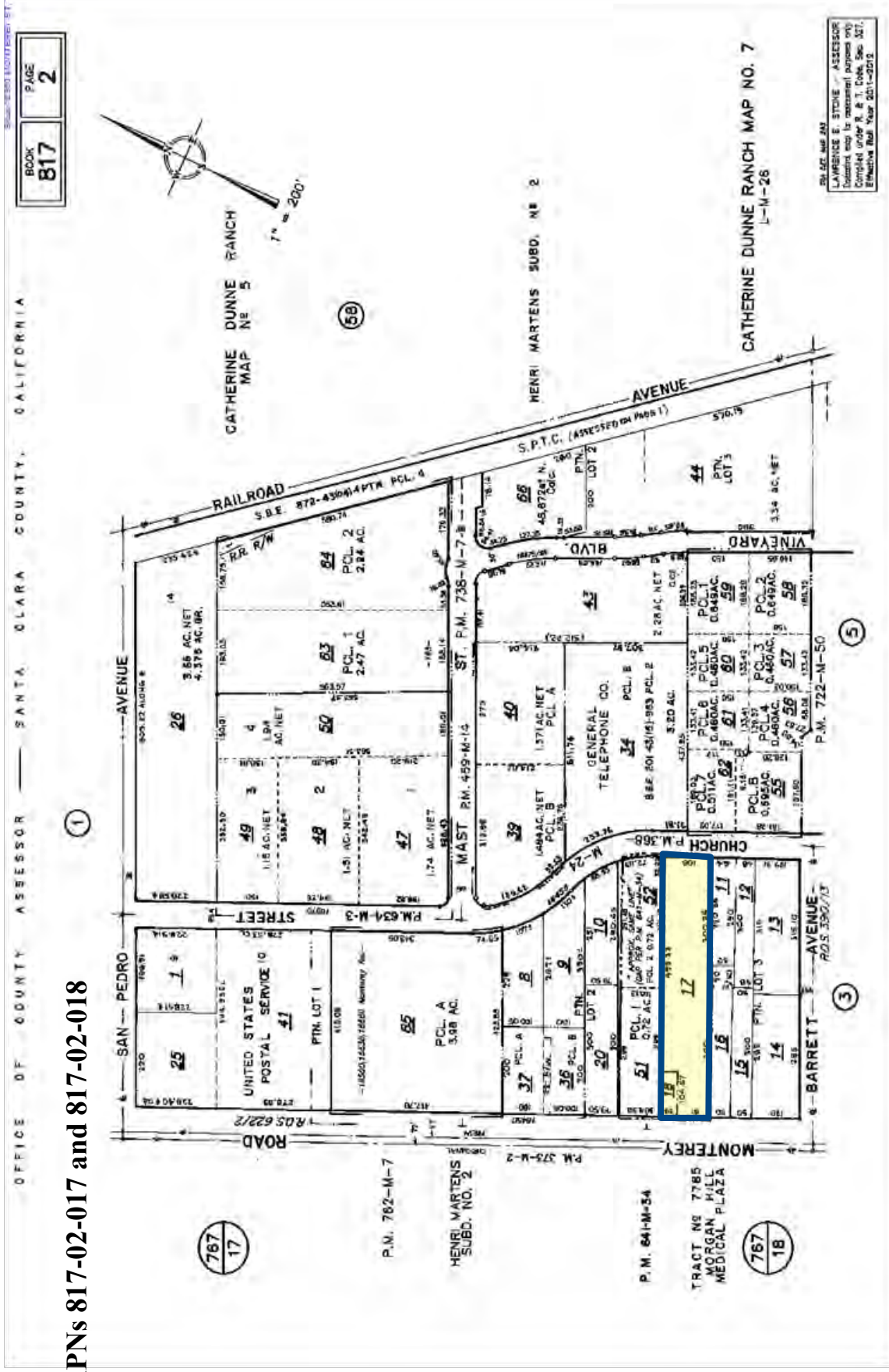


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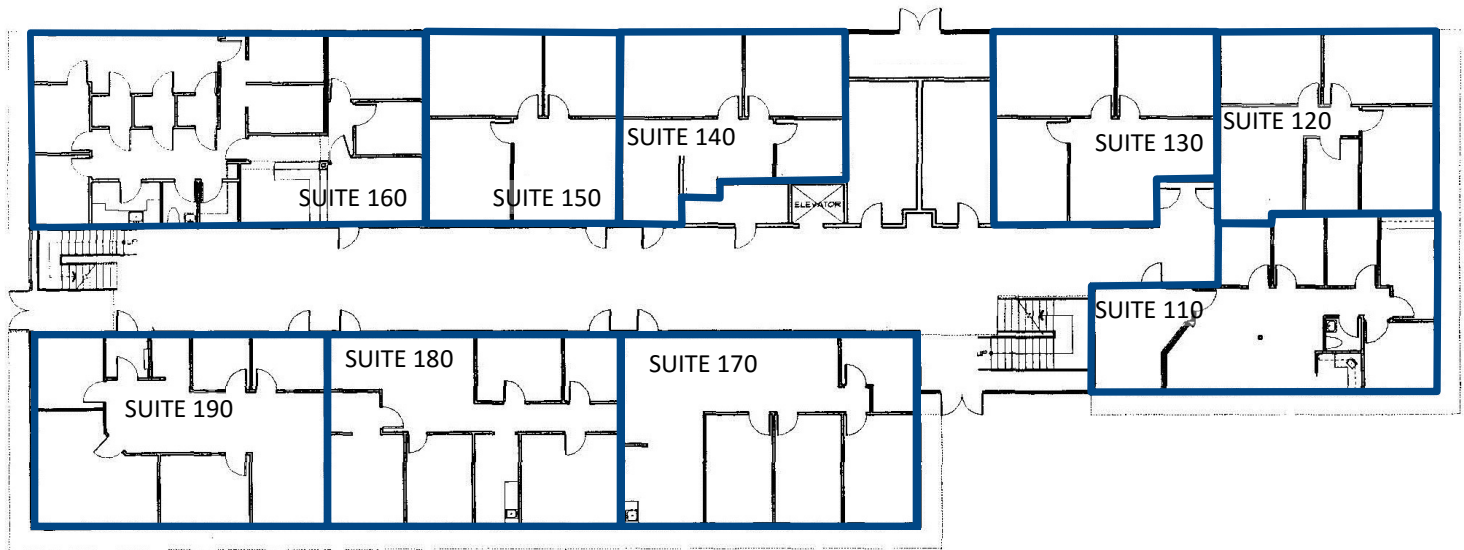
APNs 817-02-017 and 817-02-018



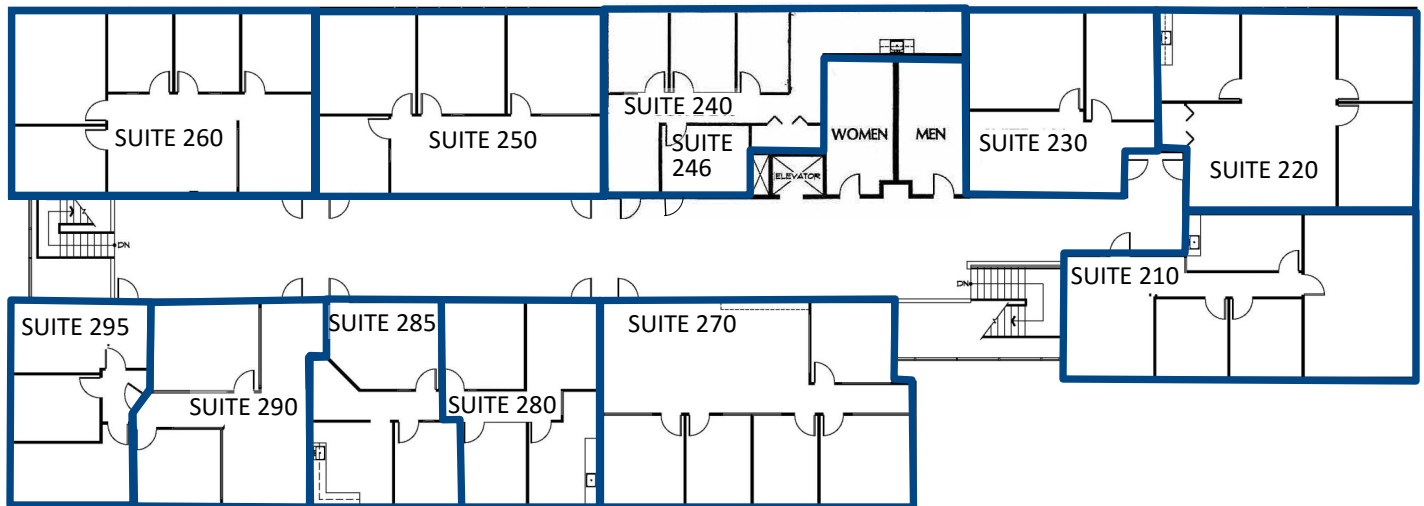
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FIRST FLOOR



SECOND FLOOR



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Tenant Name	Unit #	Sq. Feet	Rent	Security Deposit	Lease Expires	Options	Next Incr.	PSF
Raghunand Sastry M.D.	110	1,209	\$2,115.75	5,000.00	12/31/22	none	Jan-18	\$1.75
Stephen W. Penn, Attorney	120	931	\$1,722.35	1,229.02	8/31/19	none	Sep-17	\$1.85
EA Miles Insurance Services	130	940	\$1,645.00	475.00	5/31/19	none	Jun-17	\$1.75
Majestic Hospice & Health	140/150	1,737	\$3,039.75	3,256.88	3/31/20	none	Apr-18	\$1.75
Diversity Career College	160	1,785	\$3,570.00	5,500.00	4/30/22	2-5 yr.	May-18	\$2.00
Nichols, Rick & Co., CPA's	170	1,343	\$2,575.00	2,575.00	7/31/17	none	none	\$1.92
Steven E. Springer, Attorney	180	1,335	\$2,279.20	1,265.00	m-to-m	none	May-17	\$1.71
State Farm - Bailey	190	1,335	\$2,403.00	2,403.00	8/31/19	none	none	\$1.80
Summit Funding	210	1,321	\$2,774.10	3,000.00	m-to-m	none	none	\$2.10
Santa Clara County	220	1,273	\$2,093.16	0.00	4/14/17	2-1 yr.	none	\$1.64
<i>Vacant</i>	<i>230</i>	<i>845</i>						
Century Office Suites - Common Area		576						Common area
Stephen W. Penn, Attorney	240	369	\$1,107.00	650.00	8/31/19	none	Sep-17	\$3.00
Morgan Hill Life	246	142	\$600.00	525.00	9/30/17	none	none	\$4.24
Amer. Pro Hospice/Health	250	1,343	\$2,283.10	3,000.00	1/31/22	none	Feb-18	\$1.70
<i>Vacant</i>	<i>260</i>	<i>1,417</i>	<i>\$2,479.75</i>					<i>\$1.75</i>
Dr. Jude T. Roussere	270	3,051	\$6,475.95	8,700.00	1/31/20	none	Feb-18	\$2.12
Steven K. Struck M.D.	290	1,570	\$2,829.93	5,000.00	3/31/21	none	Apr-18	\$1.80

TOTALS AS LEASED	90.0%	20,260	\$37,513.29	42,578.90
TOTALS VACANT	10.0%	2,262	\$4,000.75	
TOTALS AT 100% LEASED	100.0%	22,522	\$41,514.04	
		ANNUAL	\$498,168.48	

Expenses:

Property Taxes	\$55,000
Insurance:	\$ 7,000
Maintenance:	\$70,000
Utilities:	\$22,800
Management Fees	\$26,400
	\$181,200

NOI **\$ 316.968**

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