

Price Reduction!



WATCH VIDEO

<https://youtu.be/MaKVp6fn6iU>

2445 Alamo Pintado Ave. Los Olivos, CA 93441

OFFERED FOR SALE AT \$4,350,000

Retail & Office Suites Also Available For Lease.



BUILDING FOR SALE & SUITES FOR LEASE

2445 ALAMO PINTADO AVE. | LOS OLIVOS, CA 93441

Mixed-Use building for sale in the heart of Santa Barbara Wine Country.

First floor (Retail) & second floor (Office) suites for lease.

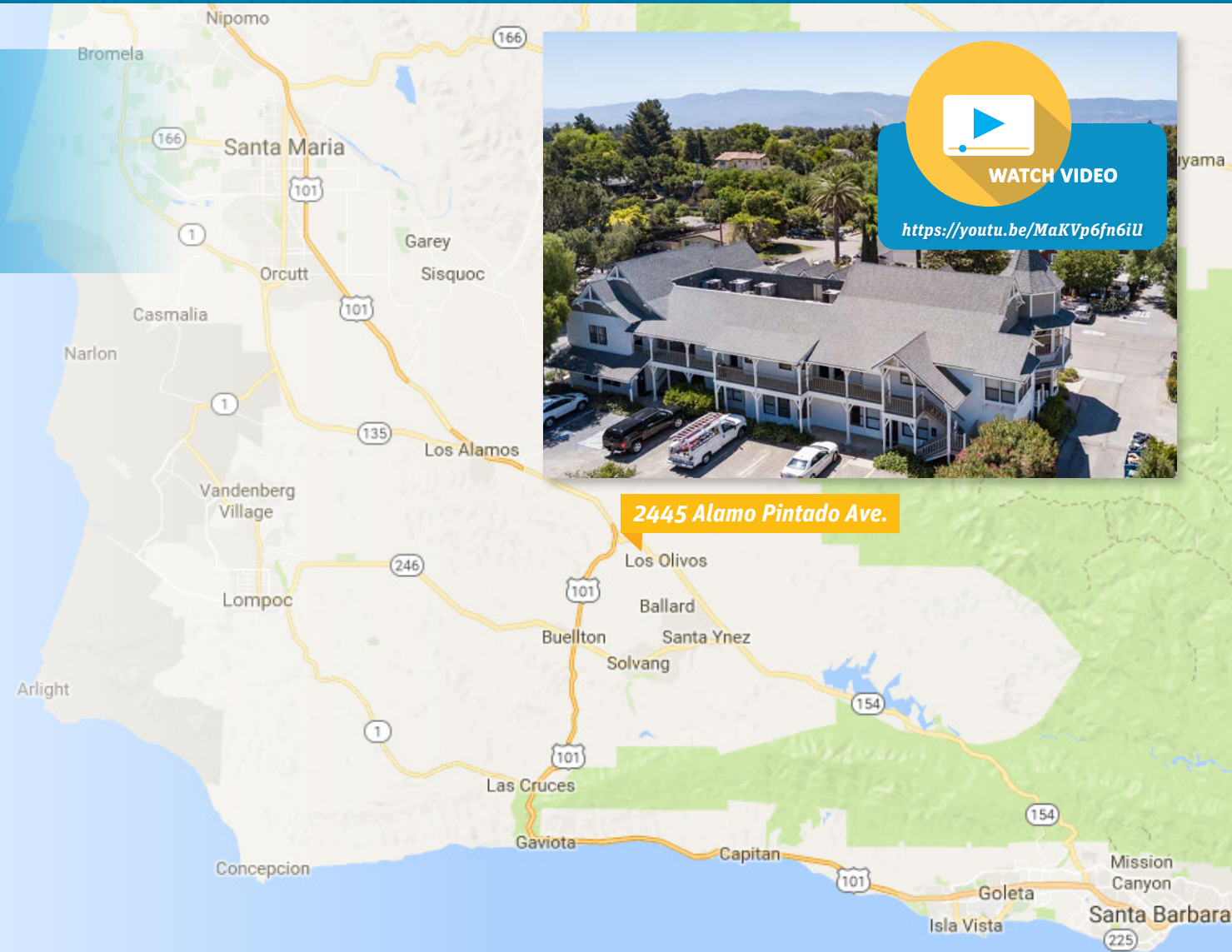
Master Lease available.

This high visibility, Victorian style commercial building is centrally located in downtown Los Olivos, CA in the heart of Santa Barbara wine country, midway between Santa Barbara to the south and Santa Maria to the north. Other well-known Santa Barbara County towns nearby include Santa Ynez, Solvang and Buellton.

The building is available for sale or lease, and all suites feature large windows with views and open directly to the outside. Ideal for retail, wine bar, financial services or offices. Please do not disturb tenants.

Los Olivos is accessible to the South County via Highways 154 and 101, and to the North County via Highway 101.

Pacific Ocean



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PROPERTY SPECIFICS

Sale Price	\$4,350,000
Lease Rates	1st Floor Retail – \$3.65/SF NNN (\$0.60) 2nd Floor Office – \$1.65/SF NNN (\$0.60) <ul style="list-style-type: none">• See Pages 5 & 6 for Available Suites• One Month's Security Deposit• Term – 3-5 Years• TI Allowance Negotiable• Available Immediately!
Total Building Size	±9,217 SF
Floors	2
Total Suites	(5) 1st Floor; (5) 2nd Floor <i>All suites single-level.</i>
Parking	Rear Lot with 24 Spaces; Street Parking
Zoning	Commercial (Retail, Wine Bar, Office)
Restrooms	1 Common Area ADA Compliant
HVAC	Yes
Elevators	None
Year Built	1985
CPI	3%

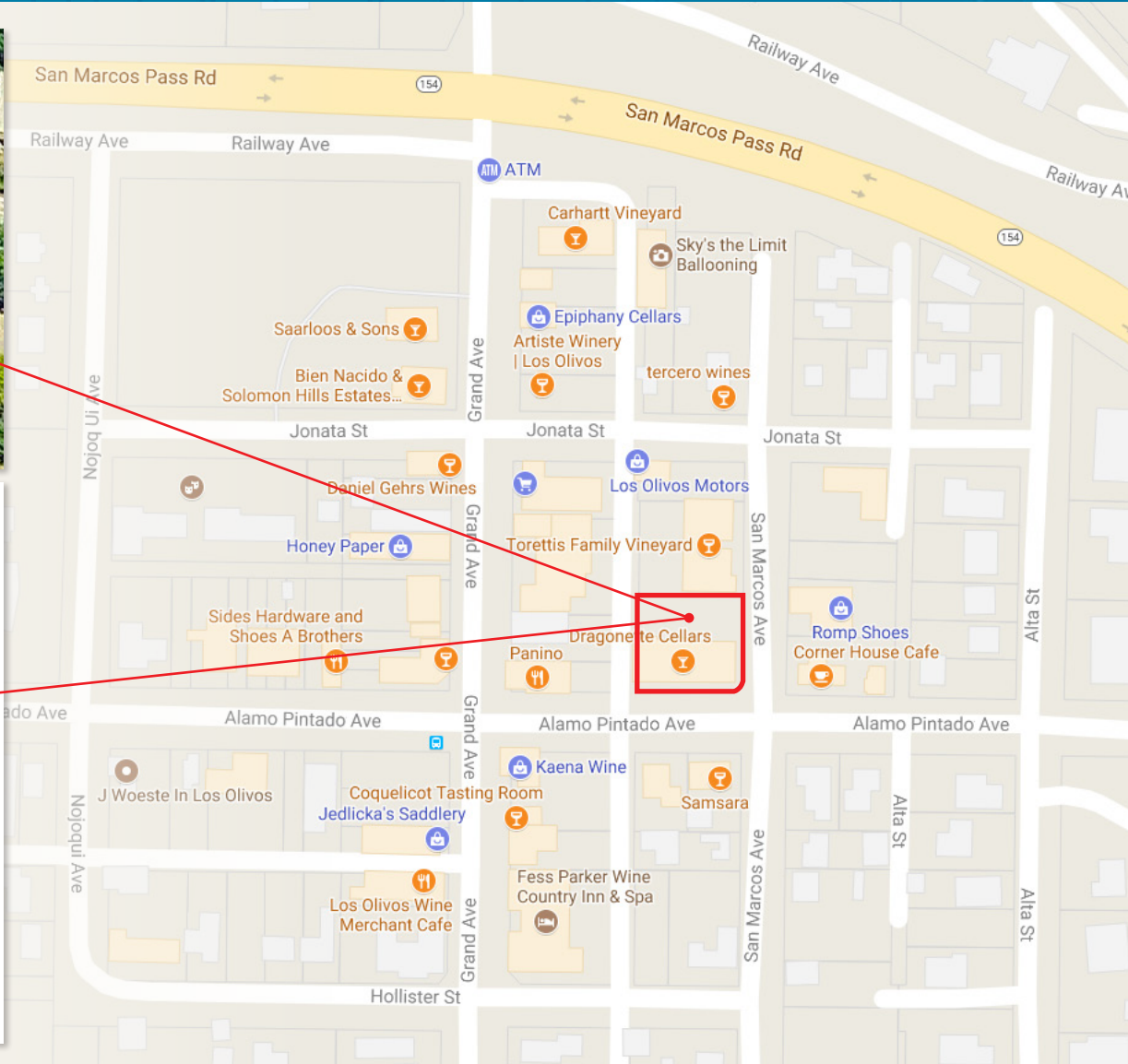
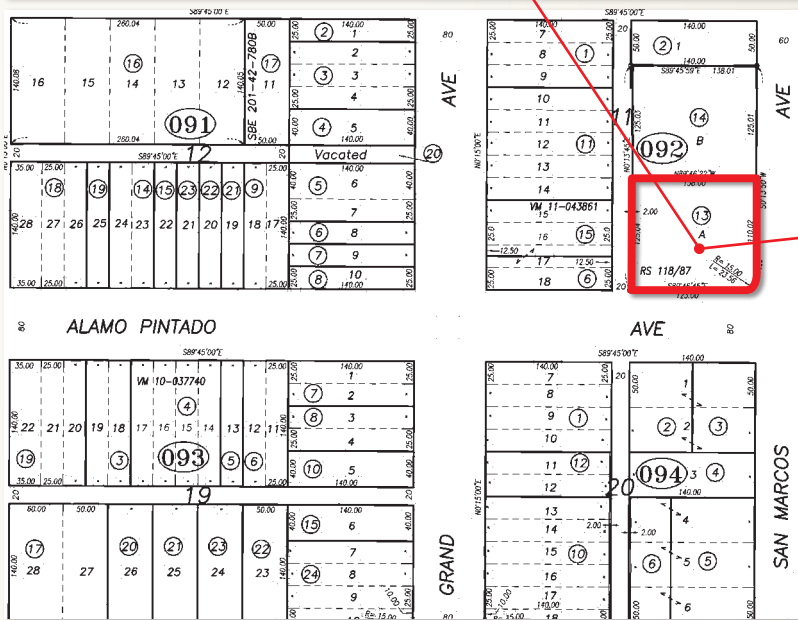
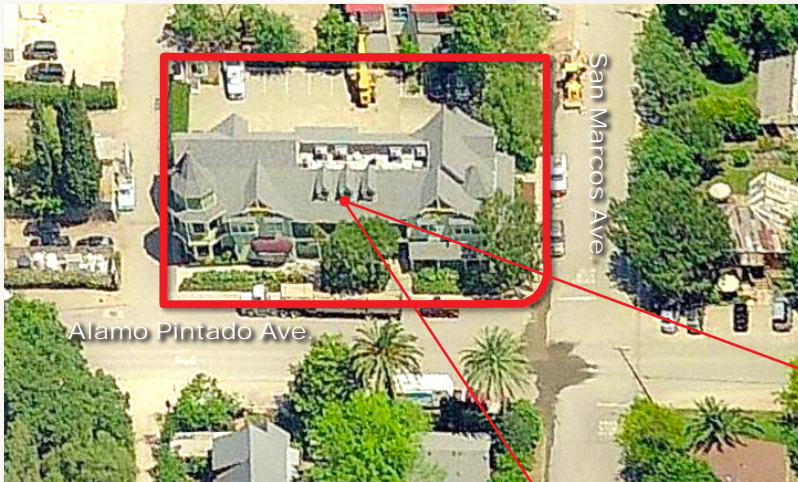
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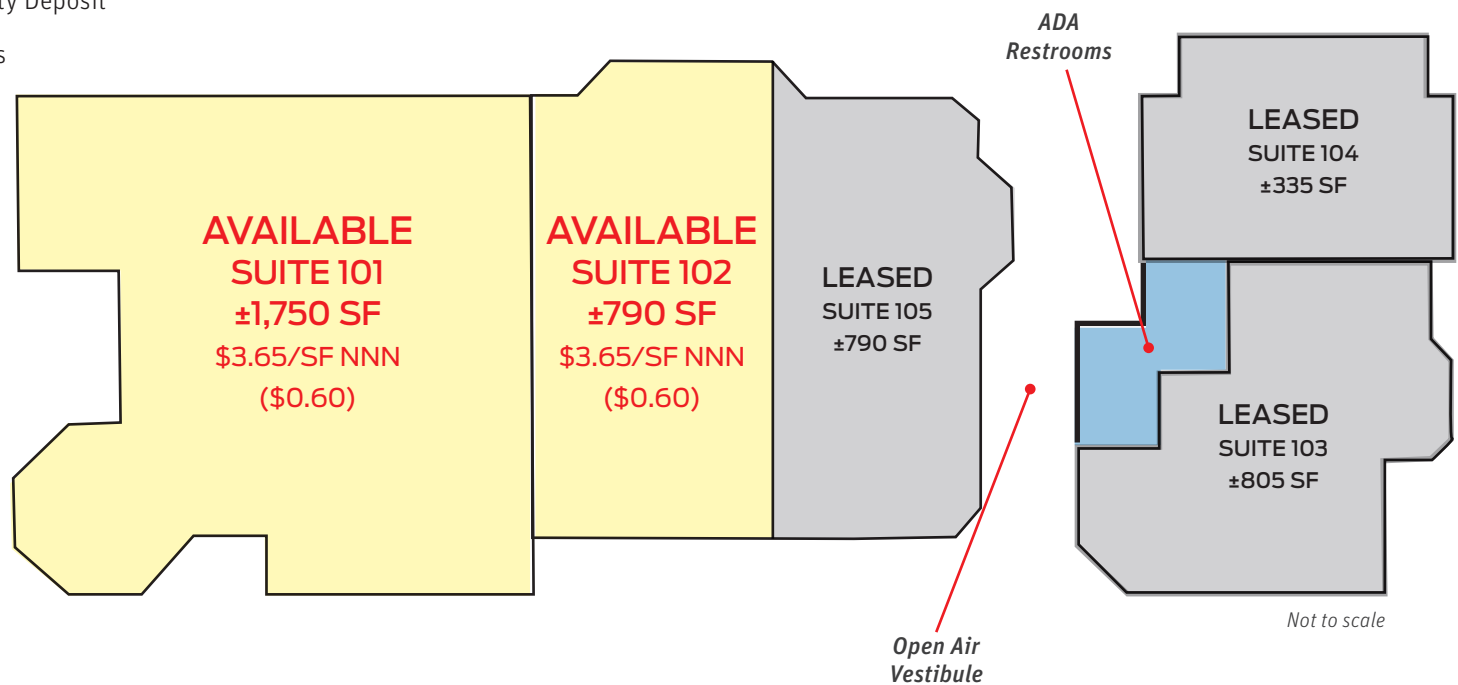


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FLOOR PLAN | FIRST FLOOR

Lease Rates	Suite 101 – ±1,750 SF – \$3.65/SF NNN (\$0.60) Suite 102 – ±790 SF – \$3.65/SF NNN (\$0.60)
Deposit	One Month's Security Deposit
Term	3–5 Years + Options
Available	Now
TI Allowance	Negotiable



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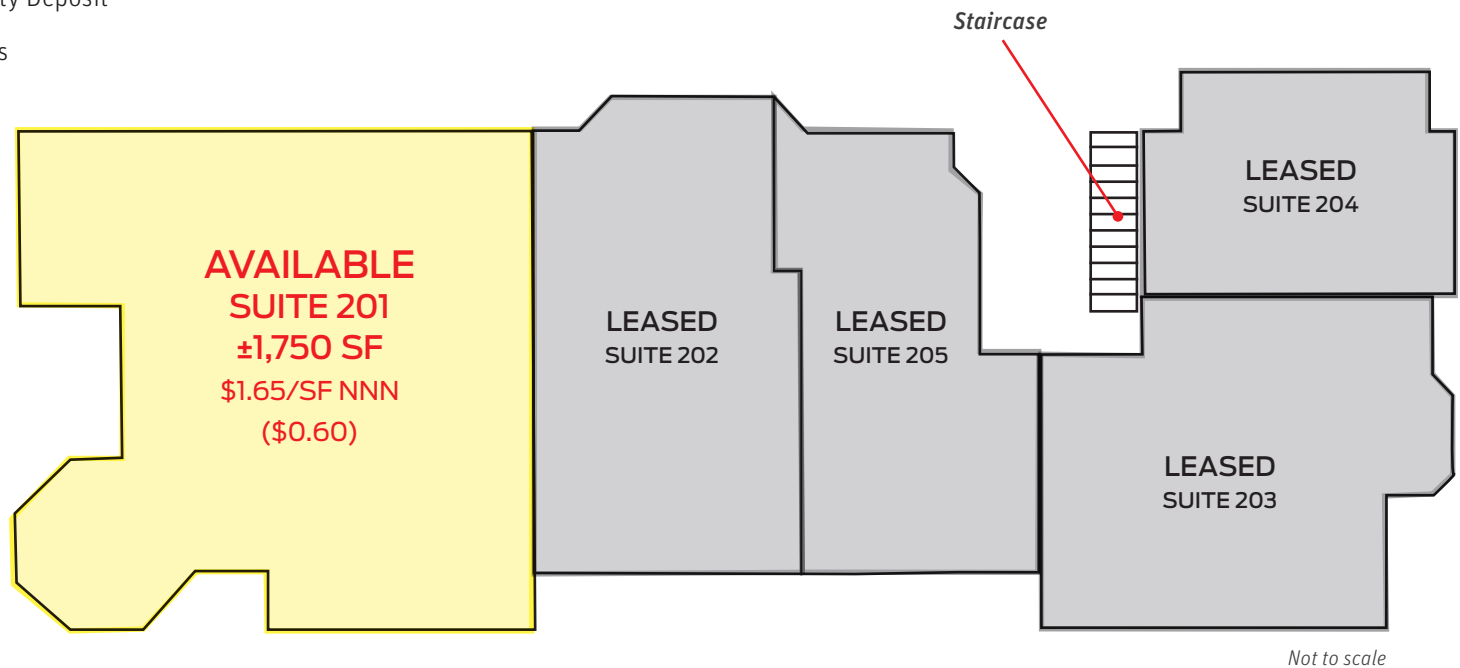


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FLOOR PLAN | SECOND FLOOR

Lease Rates	Suite 201 – ±1,750 SF – \$1.65/SF NNN (\$0.60)
Deposit	One Month's Security Deposit
Term	3–5 Years + Options
Available	Now
TI Allowance	Negotiable



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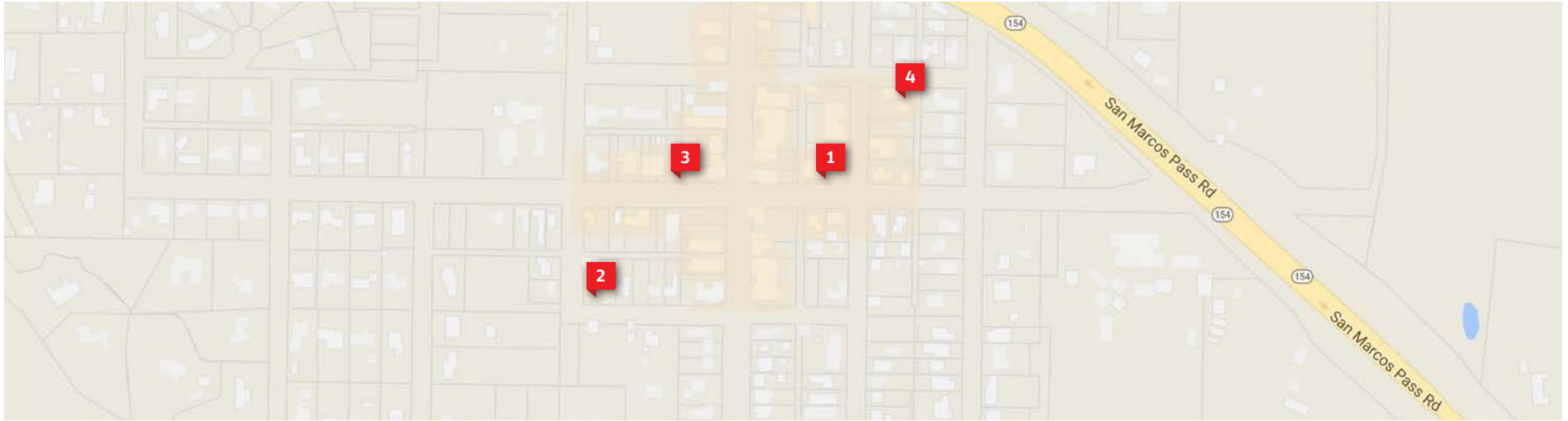
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COMPARABLE PROPERTIES SOLD



	Property Address	Date of Sale	Sale Price	Building Size (SF)	Price/SF Bldg.	APN
	2445 Alamo Pintado, Los Olivos	Subject Property	\$4,350,000	9,217 SF	\$472/SF	135-092-013
	2353 Hollister St, Los Olivos	12/12/2017	\$1,525,000	4,964 SF	\$307/SF	135-093-017
	2375 Alamo Pintado, Los Olivos	10/6/2017	\$1,750,000	3,354 SF	\$522/SF	135-091-009
	2948 San Marcos Ave, Los Olivos	Available	Asking Price \$2,190,000	4,980 SF	\$440/SF	135-102-011

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SAMPLE PRO FORMA INCOME ANALYSIS*

Rent Roll							
Unit	Tenant	Size (SF)	Lease Type	NNN Rent/SF	NNN Rent	NNN's	Gross Rent
101	Vacant (Pro Forma)	1,750 SF	NNN	\$3.65	\$6,387.50	\$1,165.13	\$7,552.63
102	Leased (LOI)	790 SF	NNN	\$3.65	\$2,883.50	\$525.97	\$3,409.47
103	Leased	805 SF	NNN	\$3.65	\$2,938.25	\$535.96	\$3,474.21
104	Leased	335 SF	NNN	\$3.65	\$1,222.75	\$223.04	\$1,445.79
105	Leased (LOI)	790 SF	NNN	\$3.65	\$2,883.50	\$525.97	\$3,409.47
201	Vacant (Pro Forma)	1,750 SF	NNN	\$1.65	\$2,887.50	\$1,165.13	\$4,052.63
202	Leased	775 SF	NNN	\$1.65	\$1,278.75	\$515.99	\$1,794.74
203	Leased	840 SF	NNN	\$1.65	\$1,386.00	\$559.26	\$1,945.26
204	Leased	482 SF	NNN	\$1.65	\$795.30	\$320.91	\$1,116.21
205	Leased	900 SF	NNN	\$1.65	\$1,485.00	\$599.21	\$2,084.21
Total Building Size:		9,217 SF					

Income Analysis	
Monthly Base Rent:	\$24,148
Tenant Reimbursable (NNN's):	\$6,137
Gross Monthly Rent (Base Rent + NNN's):	\$30,285
Annual Scheduled Income:	\$363,416
Vacancy Factor:	5%

Price Analysis	
CAP Rate	Stabilized Full Value
4.75%	\$5,718,017
5.00%	\$5,432,116
5.25%	\$5,173,444

Annual Gross Income:	\$345,245
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NNN Expenses

Property Tax:	\$45,675	Assume \$4.3MM Sale Price
Insurance:	\$5,964	
CAM:	\$22,000	

Annual Commercial Expenses:	\$0.67/SF	\$73,639
<i>(Monthly Expenses/Total Bldg SF)</i>		

Net Operating Income:	\$271,606
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*\$/SF used in Rent Roll is for fully stabilized rent. Actual rates for current and future leases vary. Pro forma averaged rate without Tenant identity. More information available with NDA.

Author makes no guarantee, warranty or representation as to the accuracy of the information contained in this analysis. Any projections, opinions, assumptions or estimates are for modeling purposes only and should be considered as discussion starters. Please consult with your CPA, attorney and other trusted advisor to conduct careful, independent investigation before entering into any agreements.

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ADDITIONAL PROPERTY PHOTOS



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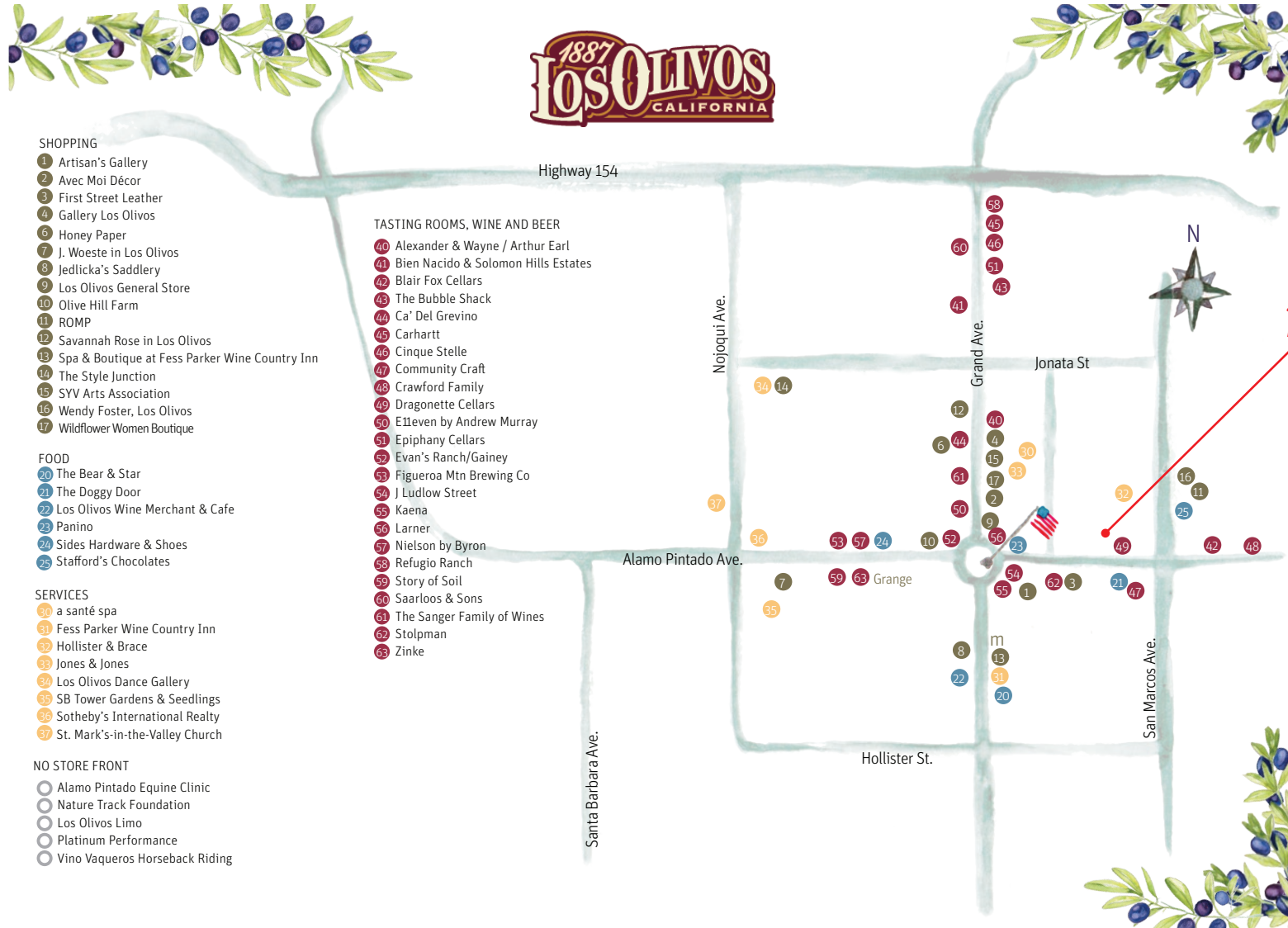


A landscape of rolling hills covered in vineyards at sunset. The sun is low on the horizon, casting a warm, golden glow over the scene. The vineyards are arranged in neat, curved rows that follow the contours of the hills. The sky is a pale, hazy yellow, and the overall atmosphere is peaceful and serene. The text "MARKET OVERVIEW" is overlaid in the center of the image in a white, sans-serif font.

MARKET OVERVIEW

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SANTA YNEZ VALLEY | GOLDEN VINEYARD COUNTRY

The great wide open countryside of the Santa Ynez Valley is located 30 minutes north of Santa Barbara and nestled between the Santa Ynez and Santa Rafael Mountains. Numerous world-renowned wineries and vineyards dot the landscape as well as horse and cattle ranches. In fact, the valley is recognized as the epicenter of California's multi-billion dollar equine industry. Other attractions include the Los Padres National Forest, Lake Cachuma, Old Mission Santa Inez, golf courses and the Santa Ynez Valley Historical Museum & Parks-Janeway Carriage House displaying old stagecoach relics from the valley's past. Six small towns are home to the region and include Ballard, the smallest and oldest community, Solvang, a charming Danish-American hamlet, the rapidly growing Buellton, the vintage chic community of Los Alamos, the laid-back wine tasting haven of Los Olivos, and the turn-of-the-20th-Century township of Santa Ynez.



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SANTA BARBARA COUNTY'S BUSTLING WINE INDUSTRY

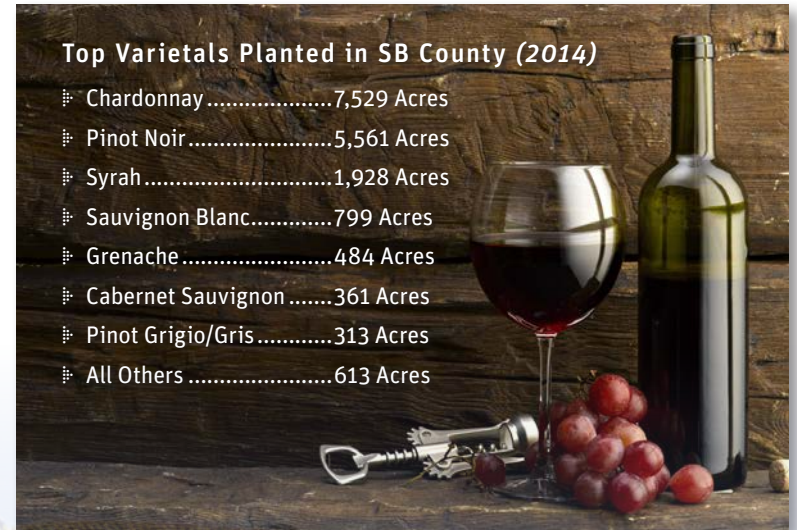
Wine is Santa Barbara County's number one finished agricultural product, and the county's wine grape crop is its second most valuable agricultural crop. In fact the region's wine grape industry has experienced tremendous growth in recent years, increasing in total value from approximately \$97 Million in 2010 to over \$155 Million in 2014. One factor contributing to this success is the area's unique east-west (transverse) mountain ranges, versus the usual north-south orientation of mountain ranges. This creates a dramatic cooling effect on the region's climate allowing world class grapes to be grown.

Santa Barbara Wine Industry Fast Facts

- Number of wineries in Santa Barbara County (2013).....191
- Acres of wine grapes grown in Santa Barbara County (2014)21,052 Acres
- Avg. yield per acre (2014)4.37
- Avg. price per ton (2014).....\$1,751/ton
- Economic value of wine grapes in Santa Barbara County (2014)\$155,256,000
- Annual economic impact of wine in Santa Barbara County (2013)\$1.7 Billion
- Number of approved American Viticultural Areas (AVAs) in Santa Barbara County5
- Number of different wine grape varieties grown in Santa Barbara CountyMore than 50

Top Varietals Planted in SB County (2014)

• Chardonnay	7,529 Acres
• Pinot Noir	5,561 Acres
• Syrah	1,928 Acres
• Sauvignon Blanc.....	799 Acres
• Grenache	484 Acres
• Cabernet Sauvignon	361 Acres
• Pinot Grigio/Gris.....	313 Acres
• All Others	613 Acres



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