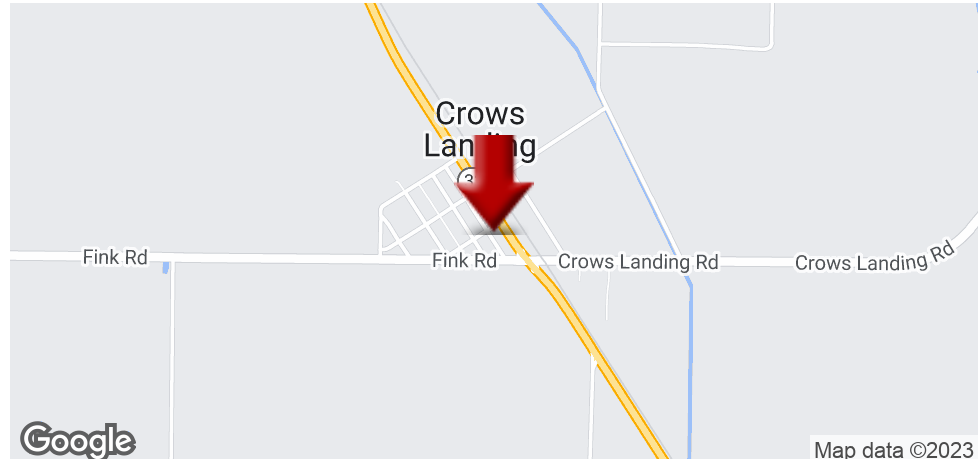




TURN KEY MACHINE SHOP FOR SALE

22113 State Highway 33 , Crows Landing, CA 95313



OFFERING SUMMARY

SALE & LEASE PRICE:	\$440,000 / \$3750 MG
NUMBER OF UNITS:	2
CAP RATE:	8.53%
NOI:	\$83,197
LOT SIZE:	0.759 Acres
YEAR BUILT:	1975
BUILDING SIZE:	5,000
RENOVATED:	2008
ZONING:	General Commercial (C-2)
PRICE / SF :	.75 SF/Mo.

BUSINESS SALE & LEASE OVERVIEW

FOR SALE: Machine Shop Business for Sale, Building for Lease! Turn key and ready for new business owner to move in and go. Independent 3rd party business evaluation available. Long term business opened since 1998. Inventory, machinery, furniture, fixtures, equipment, goodwill, customer lists, and advertising materials included in the sale. Experienced in Prototype and High Production Machining with 16 years in the Specialized Field of High Vacuum and Vacuum Chambers.

FOR LEASE: Main building is approximately 5000 SF. Includes two insulated offices spaces (approx 460 SF), 2 insulated office storage spaces (approx 240 SF), both offices are air conditioned (3 ton unit), 2 bathrooms (1 in office, 1 in shop), large wash area, 4 roll up doors with 14 Ft clear span, 16 Ft building ceiling height, 2nd story mezzanine storage area mezzanine storage area (approx 1200 SF), fenced yard, 3/4 building is insulated, roof is insulated, yard is fenced. RV hookups in back. Lease Rate is \$3750 MG per month, minimum 5 year lease term.

Centrally located less than 6 miles from I-5 & the city of Patterson, 30 minutes from HWY 99, 1 hour from San Francisco / Bay Area. Close proximity to the coming soon Crows Landing Business Park at the former Crows Landing Naval Air Facility that will bring new growth and opportunities to this area!

PROPERTY & BUSINESS HIGHLIGHTS

- Established Business Since 1998
- 3rd Party Business Evaluation Completed
- Large Fenced Lot
- Power/Amps 400 amp main panel, 2 200 amp sub panels, 1 100 amp sub panel, 1 50 amp sub panel

KW COMMERCIAL
3509 Coffee Rd. Suite D-10
Modesto, CA 95355

RACHEL WISURI
Broker With Keller Williams Realty
O: 209.496.7629
rachelwisuri96@gmail.com
CA #01768672

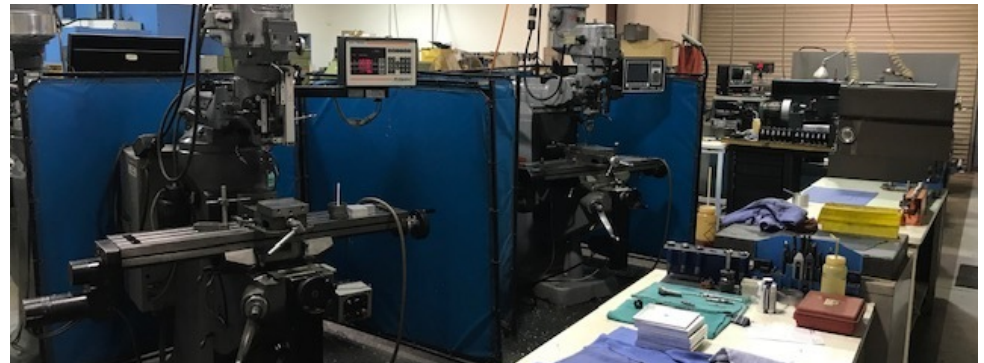
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INDUSTRIAL FOR SALE

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3509 Coffee Rd. Suite D-10
Modesto, CA 95355

RACHEL WISURI
Broker With Keller Williams Realty
O: 209.496.7629
rachelwisuri96@gmail.com
CA #01768672

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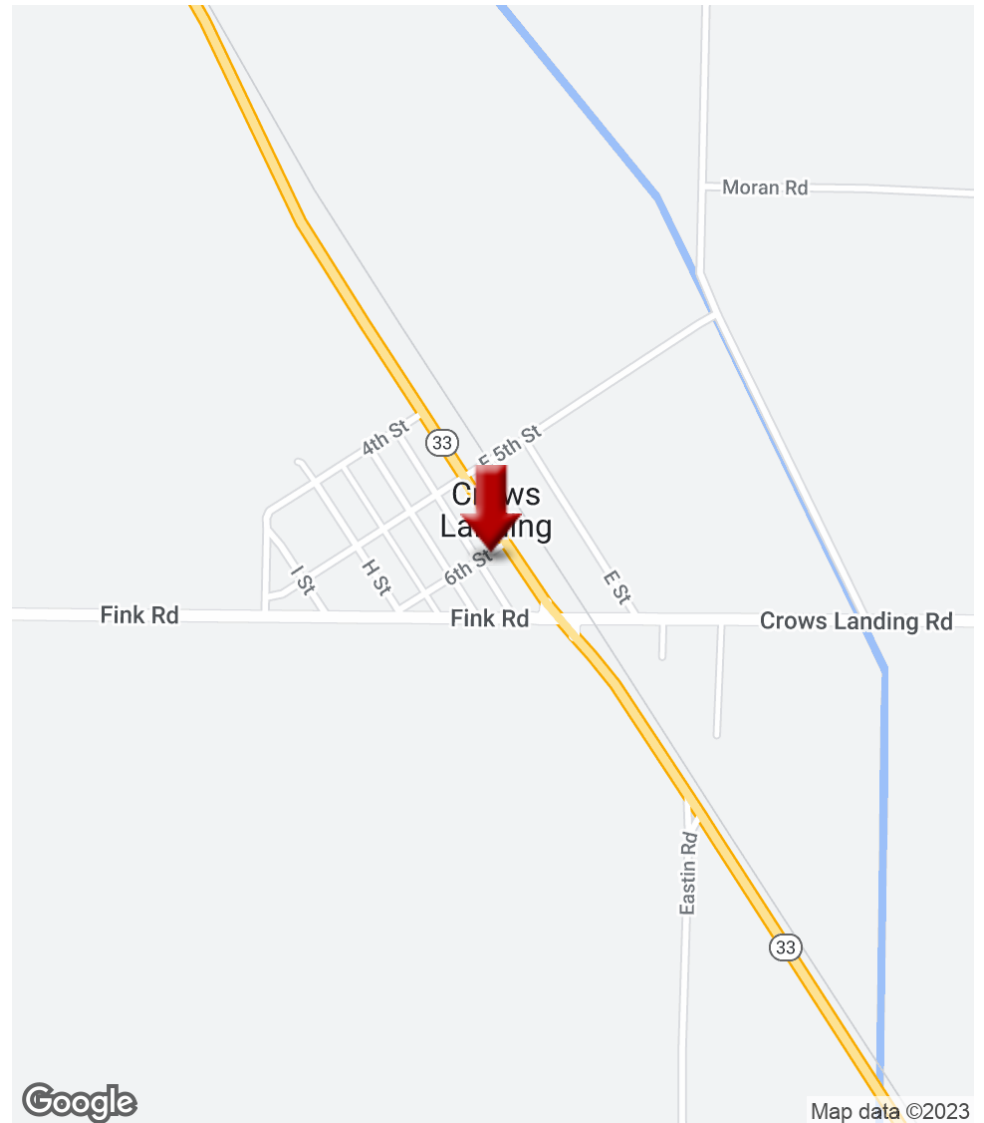
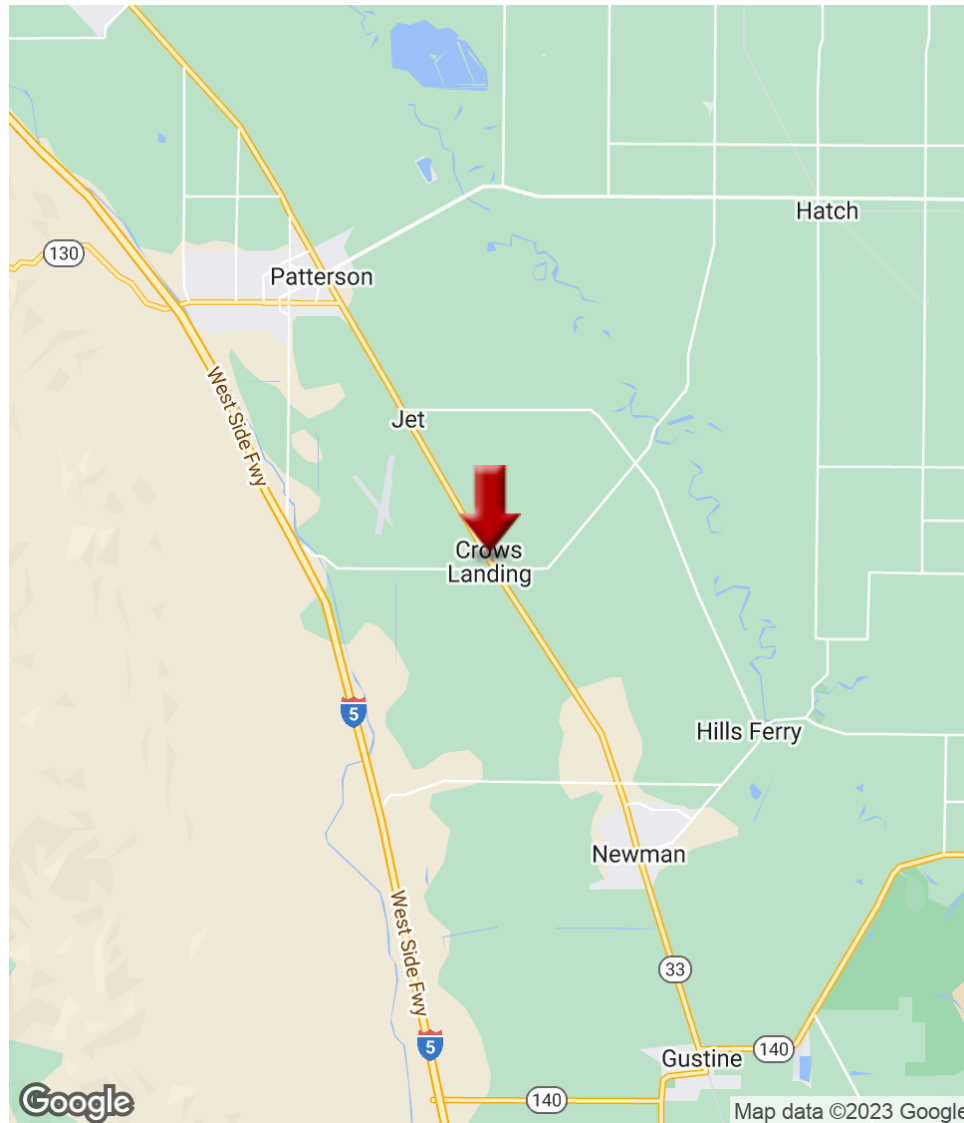
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Broker With Keller Williams Realty
O: 209.496.7629
rachelwisuri96@gmail.com
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INVESTMENT OVERVIEW

MACHINE SHOP

Price	\$975,000
Price per SF	\$143.38
CAP Rate	8.5%
Cash-on-Cash Return (yr 1)	13.02 %
Total Return (yr 1)	\$50,169
Debt Coverage Ratio	1.94

OPERATING DATA

MACHINE SHOP

Gross Receipts / Sales	\$580,050
Operating Expenses	\$502,853
Net Operating Income	\$83,197
Pre-Tax Cash Flow	\$40,359

FINANCING DATA

MACHINE SHOP

Down Payment	\$310,000
Loan Amount	\$665,000
Debt Service	\$42,838
Debt Service Monthly	\$3,569
Principal Reduction (yr 1)	\$9,810

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INCOME SUMMARY		MACHINE SHOP
Gross Income		\$586,050
Vacancy Cost		\$0
EXPENSE SUMMARY		MACHINE SHOP
Cost of goods sold		\$72,794
Advertising		\$808
Car and truck expenses		\$22,915
Commissions and fees		\$760
Contract Labor		\$53,509
Insurance		\$19,259
Legal and professional services		\$6,092
Office expense		\$2,113
Rent or Lease (machinery, vehicles, etc)		\$25,669
Repairs		\$6,682
Supplies		\$12,034
Taxes and Licenses		\$25,573
Travel expenses		\$1,072
Utilities		\$13,671
Wages		\$221,457
Other Expenses		\$18,445
Gross Expenses		\$502,853
Net Operating Income		\$83,197

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