

# 110-112 N. MAIN STREET, SEBASTOPOL, CA 95472

Retail Property For Sale



## PROPERTY DESCRIPTION

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Number of Units:	2
Lot Size:	4,176 SF
Building Size:	3,999 SF
NOI:	\$76,509.02
Cap Rate:	5.58%

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,667	9,930	18,464
Total Population	3,943	24,896	48,034
Average HH Income	\$81,558	\$86,774	\$86,361



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### INVESTMENT OVERVIEW

Price	\$1,370,000
Price per SF	\$342.59
CAP Rate	5.58%
Cash-on-Cash Return (yr 1)	5.59 %
Total Return (yr 1)	\$76,509
Debt Coverage Ratio	-

### OPERATING DATA

Gross Scheduled Income	\$104,000
Other Income	-
Total Scheduled Income	\$104,000
Vacancy Cost	\$5,200
Gross Income	\$98,800
Operating Expenses	\$22,290
Net Operating Income	\$76,509
Pre-Tax Cash Flow	\$76,509

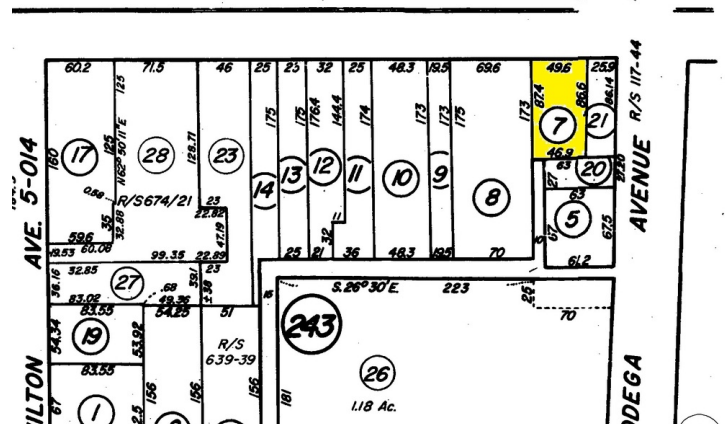
### FINANCING DATA

Down Payment	\$1,370,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-



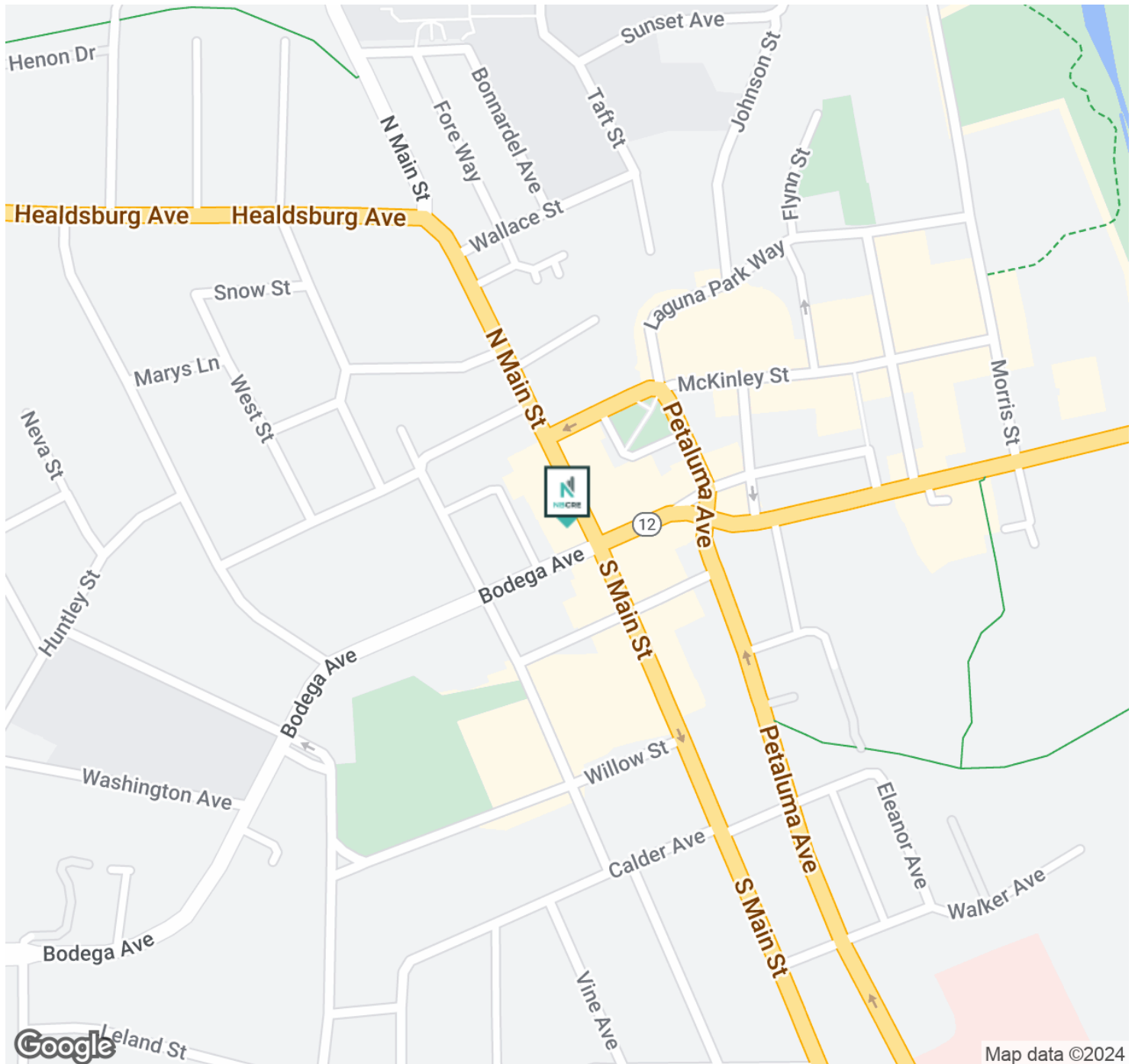
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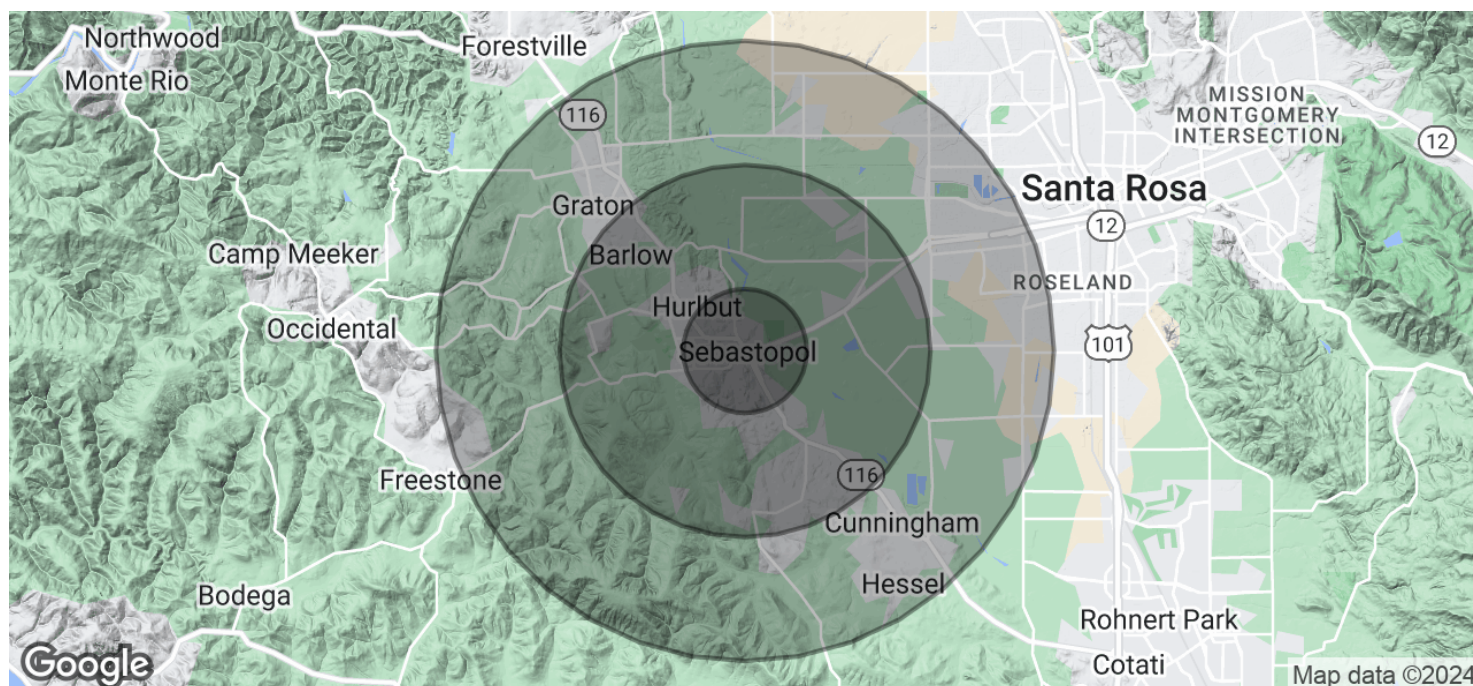
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,943	24,896	48,034
Average Age	45.4	43.7	42.7
Average Age (Male)	41.5	40.5	40.6
Average Age (Female)	48.3	45.9	44.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,667	9,930	18,464
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$81,558	\$86,774	\$86,361
Average House Value	\$618,417	\$607,888	\$583,950

\* Demographic data derived from 2020 ACS - US Census

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