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FOR MORE INFORMATION
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LISTING AGENT

Randy Parker
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FOR SALE SCOTTS VALLEY OFFICE BUILDING



108 WHISPERING PINES DRIVE • SCOTTS VALLEY, CA

EXCELLENT IMAGE BUILDING

- 27,500 SF of building
- 2 story office building
- \$4.8 Million

- Generous Common Area with fountain and high ceilings
- Excellent historical occupancy
- Convenient location
- Parking 4/1000

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HIGHLIGHTS

108 WHISPERING PINES

The Office Building at 108 Whispering Pines is presented for sale for the first time ever. This 27,293 SF building was expertly constructed by Frank Giuliani in the early 1990's. The property has been in the family and managed locally for the entire time. This has led to a very strong rental history and longevity for several of the Tenants. Architecturally designed by Henry K. Yanaga, A.I.A, this 2 story building features a generous common area enhanced by vast natural light and a water fountain. These building attributes make for a very inviting work environment, which has translated into an excellent track record of high occupancy.

The building has transitioned well from the tech centric enterprises of yester-year to the life style companies of today. Current occupants today include a physical therapist, a dentist, bicycle shop back office and storage, Weather reporting for windsurfers, and general offices for more traditional insurance, construction, and financial offices. Easy parking and a convenient location add to 108 Whispering Pines' versatility. The property offers excellent street visibility, a Monument sign, free parking and easy path of travel with directory signs. Though it has not received a CASp study, recent ADA work was completed in the Parking lot.

108 Whispering Pines provides a location that is less than a mile from Highway 17 and minutes to the sandy beaches of Santa Cruz. Silicon Valley and San Jose International Airport are just 35 minutes to the North.

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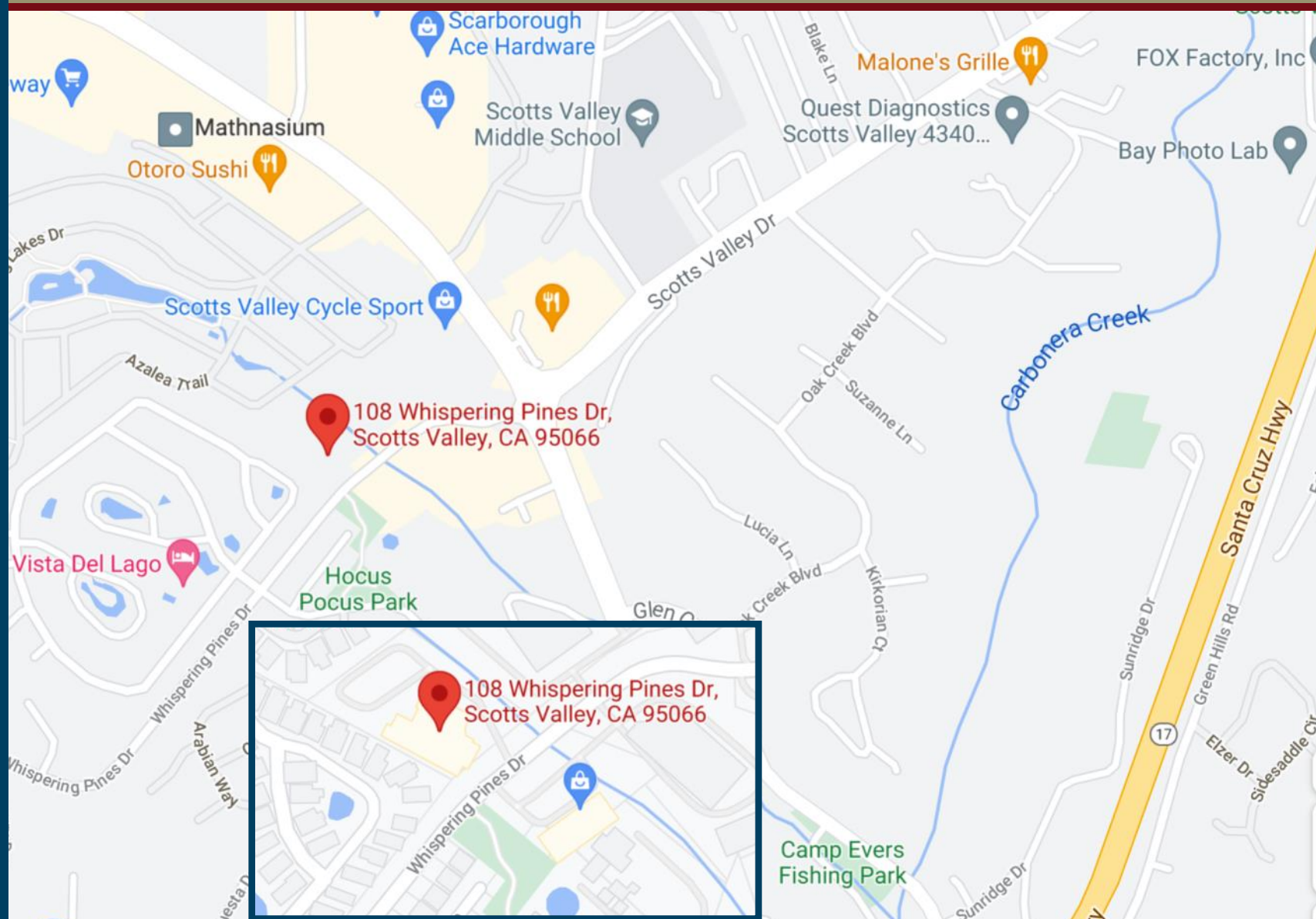
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AREA MAP

108 WHISPERING PINES



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PROPERTY INFORMATION 108 WHISPERING PINES

	Tenant	Size (sf) Net Rentable	Rent	Security Deposit	LED
First Floor					
100	EAS Tax Service	850	\$1,275	\$1,353	9/30/22
110	Christine Alvarez, CMT	550	\$1,000	\$1,000	9/30/22
115	Available	3,650	\$4,400*	0	7/31/26
120	Cove Connection	1,300	\$1,950	\$1,900	12/31/23
125	Back Office/Storage	4,800	\$4,500	\$4,000	6/30/22
130	Diversified Financial	1,008	\$2,400	\$1,260	Month/Month
Second Floor					
200	Cassidy Insurance	3,310	\$5,900	\$5,000	8/31/23
205	Redwood Electric	2,000	\$3,000	\$3,000	Month/Month
225	Dr. Yoshida, DDS	1,292	\$3,000	\$3,000	10/31/25
234	Available	480	900*	0	N/A
245	WeatherFlow	1,746	\$2,100		Month/Month
Total		20,986 SF	\$30,425	\$20,513	

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OPERATING STATEMENT

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	Monthly	Annual
Gross Rent Pro Forma	\$30,425	\$365,100
Current Operating Expenses*		
Real Estate Taxes	\$4,200	\$50,400
Property Insurance	\$350	\$4,200
PG&E	\$3,000	\$36,000
Water/Trash	\$1,500	\$12,000
Janitorial	\$2,000	\$12,000
Repairs and Maintenance	\$300	\$6,000
Landscaping	\$650	\$7,800
Management Fee	\$600	\$7,200
General/Administration	\$350	\$4,200
Alarm/Security	\$350	\$4,200
Total	\$12,000	\$144,000
Pro Forma NOI:	\$18,425	\$221,100
Cap Rate on Current	4.61%	
Purchase Price:	\$4,800,000	

*Estimates, actual expenses will vary

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PROPERTY INFORMATION 108 WHISPERING PINES

APN	021-027-07
GROSS BUILDING AREA	27,293 SF
NET RENTABLE AREA	20,986 SF
PARCEL SIZE	60,026 SF
PRICE PER SQUARE FOOT	\$176 PSF (GBA)
YEAR BUILT	1992
TYPE OF OWNERSHIP	Fee Simple
CONSTRUCTION TYPE	Wood/Metal Frame/Stucco
ZONING	Commercial Service (CS)
SERVICES AND JURISDICTION	City of Scotts Valley

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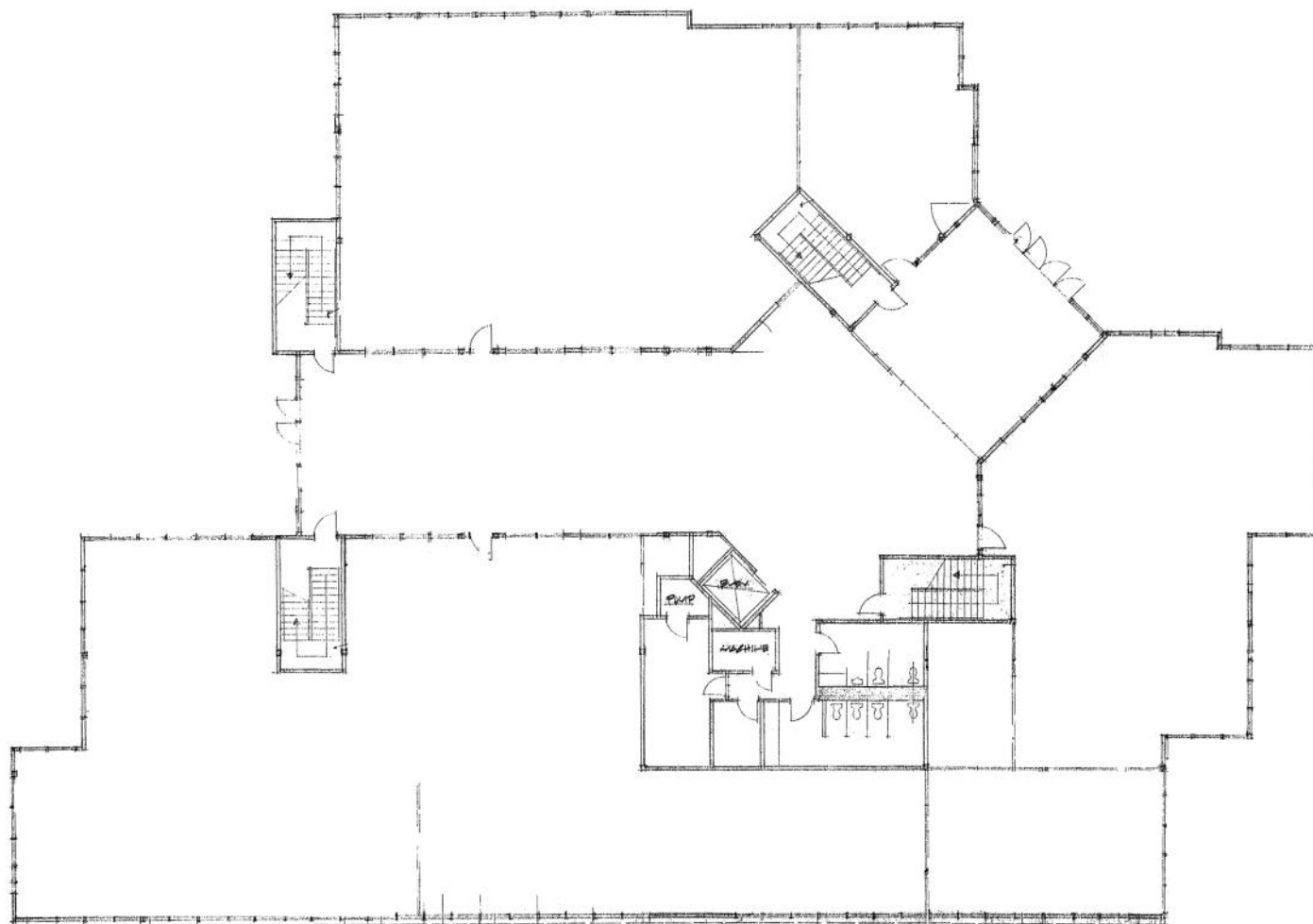
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First Floor



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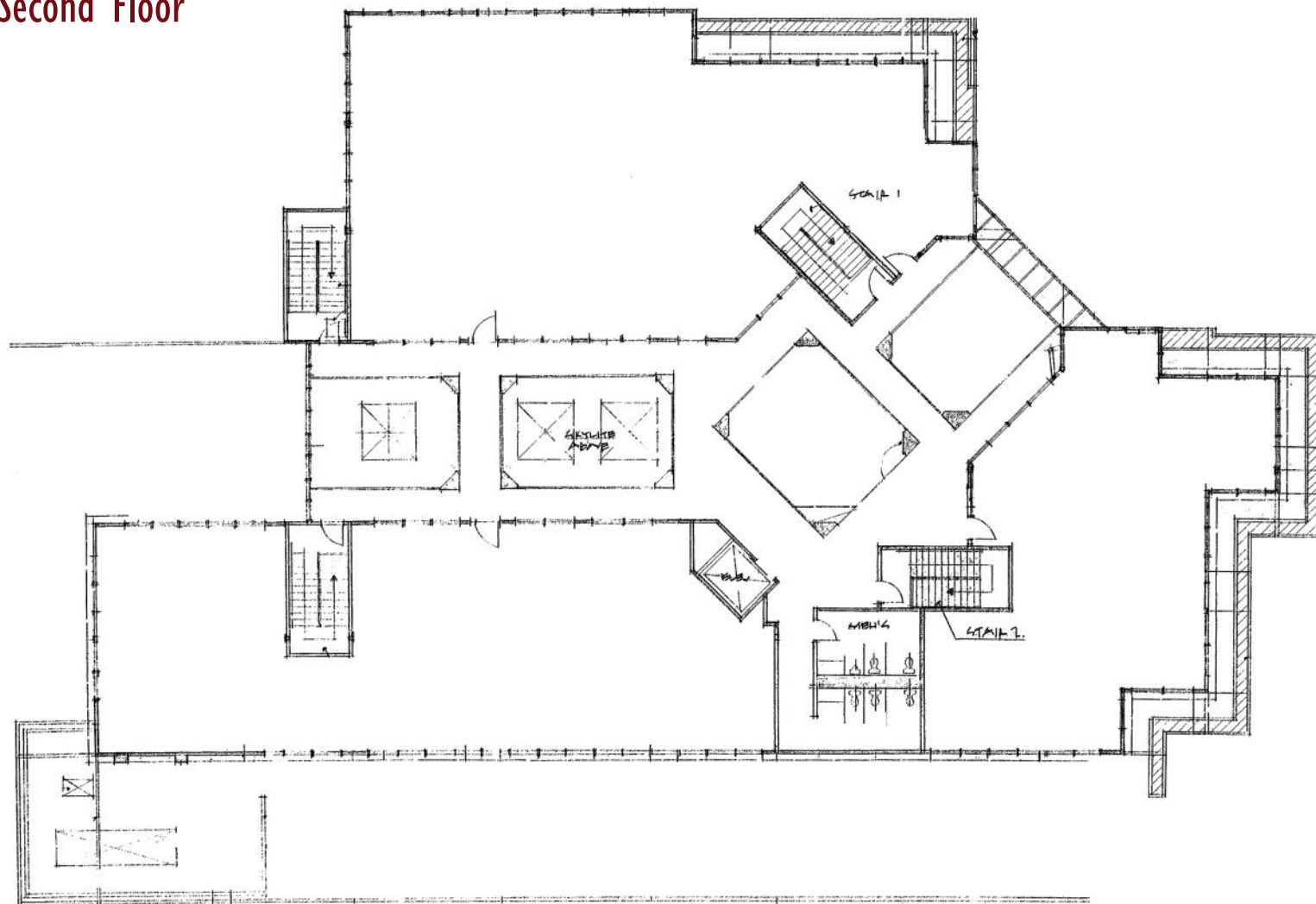
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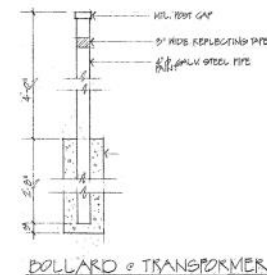
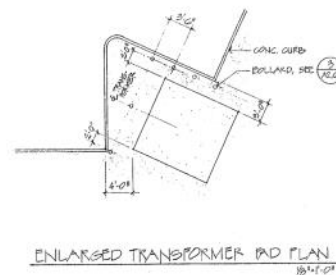
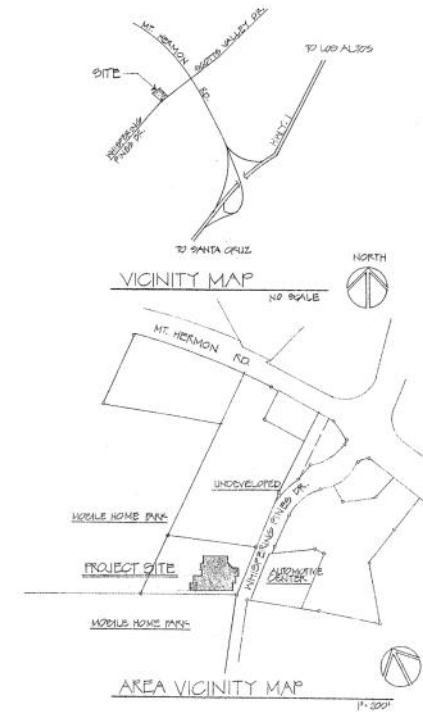
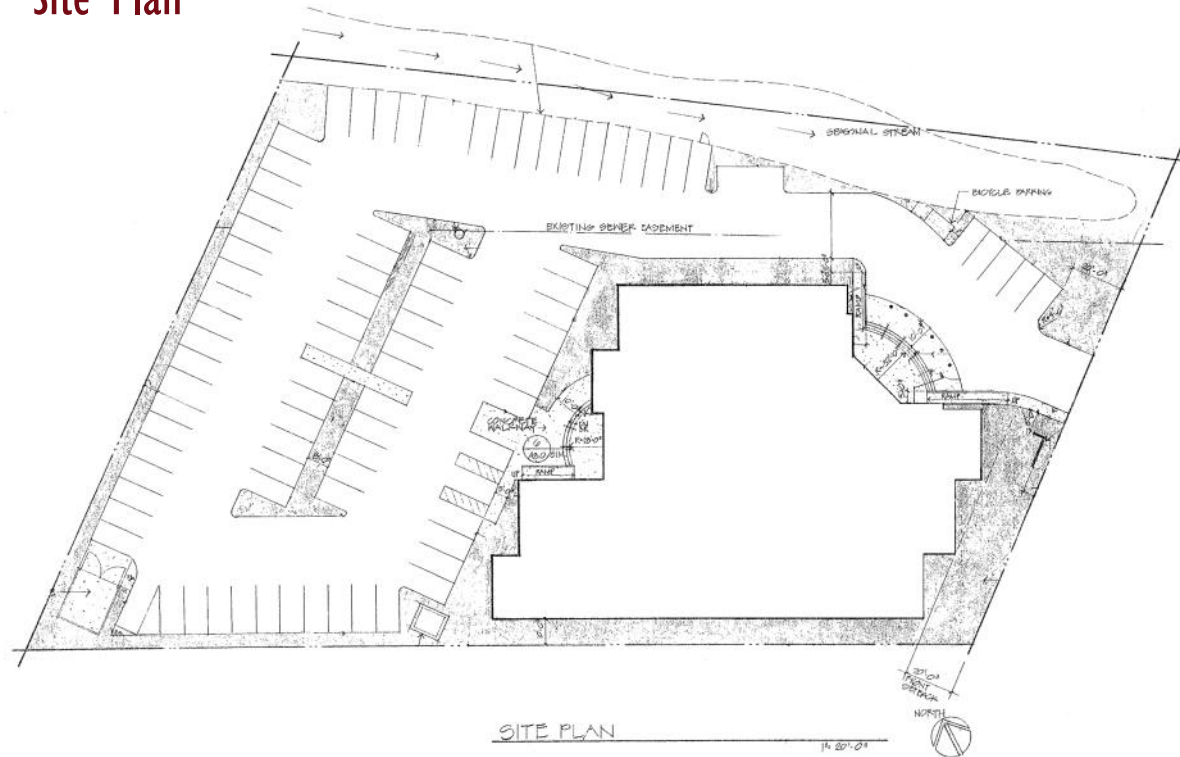
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Second Floor



Site Plan



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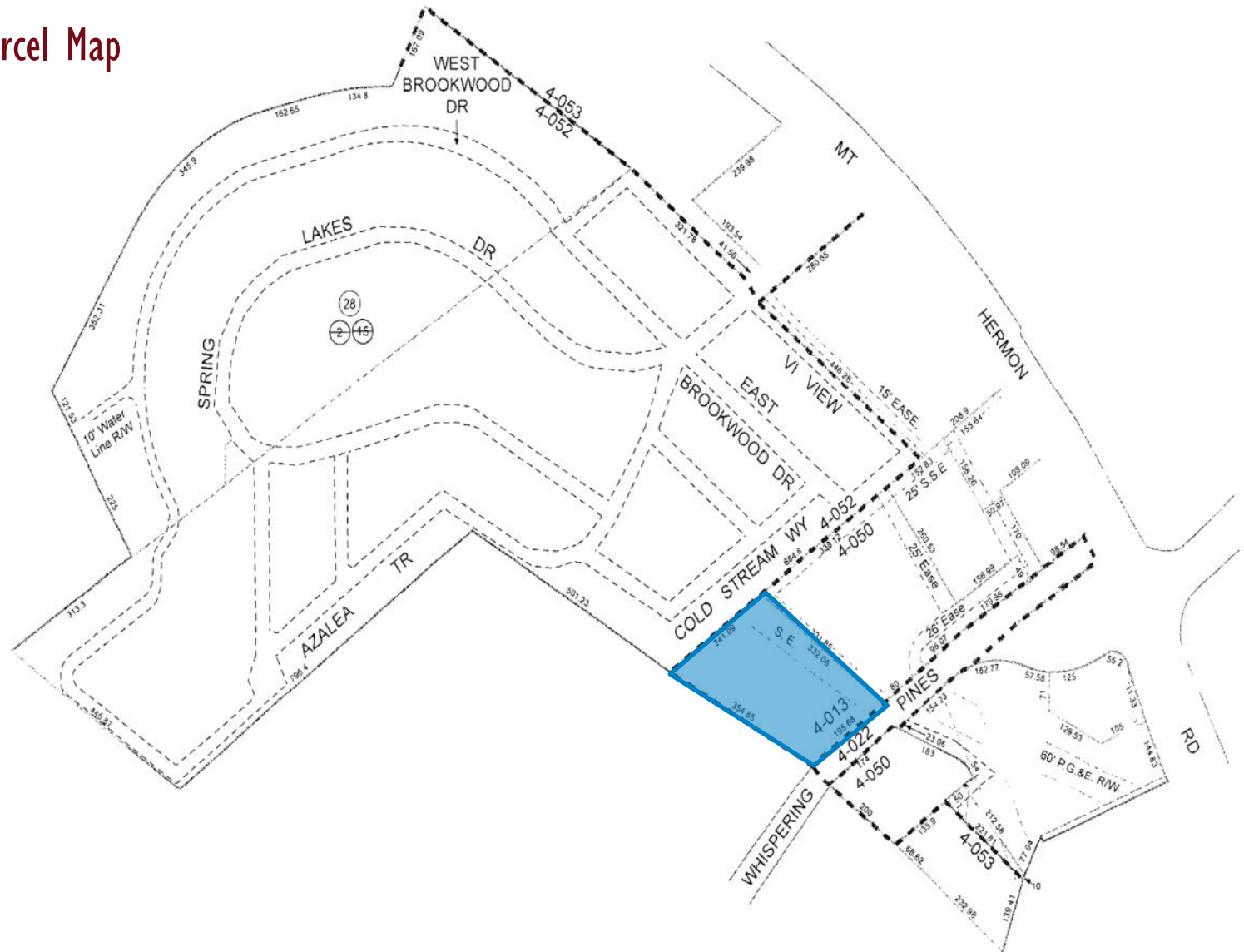
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Parcel Map



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DISCLAIMER

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This brochure has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property presented. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for thorough due diligence investigation. In particular, J.R. Parrish has not made any investigation, and makes no warranty or representation with respect to the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue or renew its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, J.R. Parrish has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

IMPROVEMENTS, SIZE AND BOUNDARIES

Any oral or written representations by Seller or Broker regarding age of improvements, size and square footage of parcel, building, or location of property lines may not be accurate. Apparent boundary line indicators such as fences, hedges, walls or other barriers may not represent the true boundary lines, only a surveyor can determine the actual boundary lines. If any of these issues are important to the Buyer's decision to purchase, then the Buyer should consider investigating the property independently.