

Santa Rosa

2208 Olivet Road



Monica Bugica

Real Estate Advisor
Vineyard & Winery Sales
DRE# 02074627
M: 707.608.8231
monicabugica@compass.com

Tony Ford

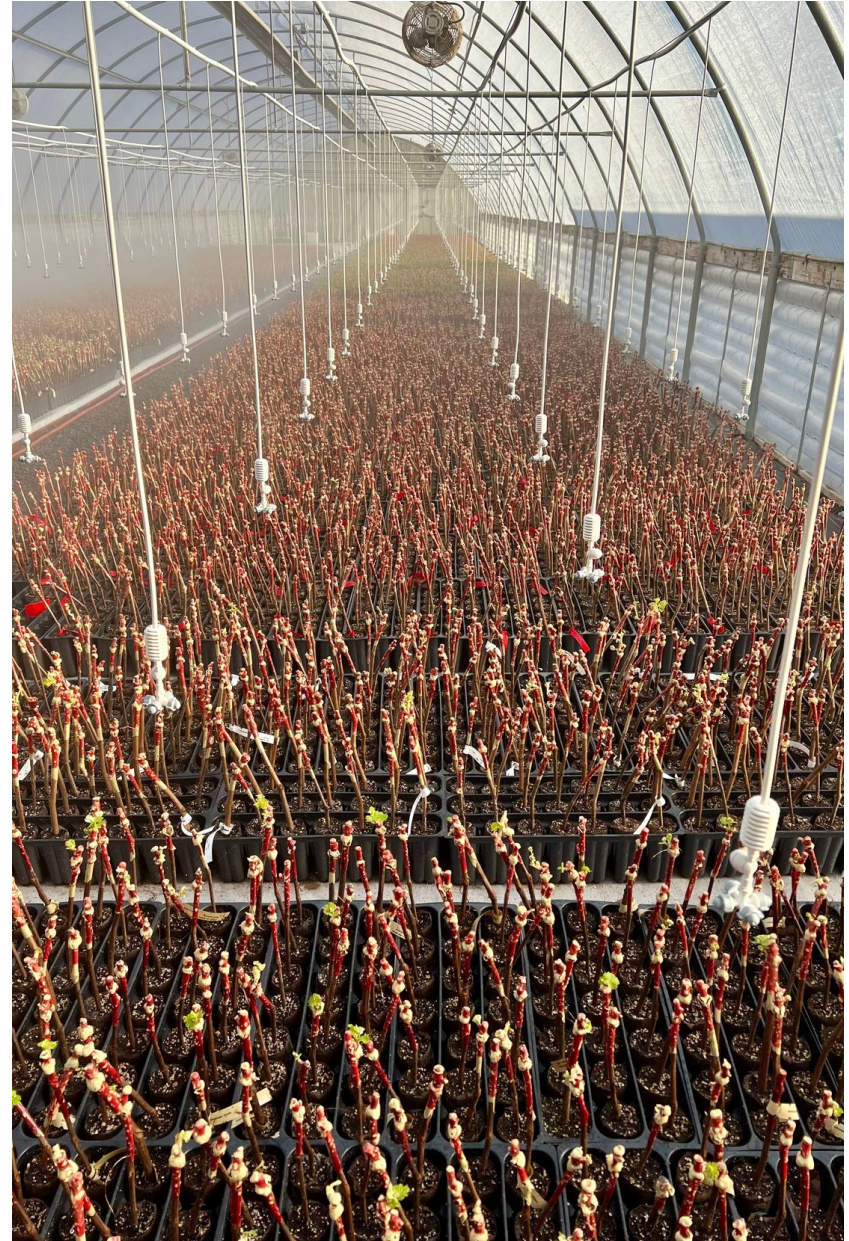
Real Estate Advisor
Vineyard & Winery Sales
DRE# 01406167
M: 707.391.5950
tony.ford@compass.com

Nor  Cal
Vineyards
Invest Wisely

COMPASS
COMMERCIAL

Table of Contents

- 1) Cover Sheet
- 2) Table of Contents
- 3) Post Card Photo
- 4) Property Highlights
- 5) Property Photo
- 6-7) Salient Facts
- 8) Map of Improvements
- 9) Income & Expenses
- 10) Additional Details
- 11) Anchor Tenant Overview
- 12) Sonoma County Overview
- 13) Looking Ahead
- 14) Photo Gallery
- 15) Additional Photos
- 16) Aerial Map
- 17) Aerial Photo
- 18) Back Cover



Prime Mixed-Use Agricultural Income Property in Santa Rosa, CA

Discover an exceptional investment opportunity in the heart of Sonoma County with this expansive 12+ acre mixed-use agricultural property. 2208 Olivet Road is a 12.11 acre parcel that consists of 12 improvements totaling 85,000+/- square feet. The property is primarily leased to a nursery and farming headquarters company in picturesque Russian River Valley. This property offers a unique blend of ag related infrastructure with a residence, making it an ideal addition to your investment portfolio.



Property Highlights

- **Income Stability** - The property boasts two long-term anchor tenants, each with 7-8 years remaining on their leases and a willingness to sign new 10-year agreements. Enjoy a robust 8.9% cap rate based on actual numbers, ensuring a steady income stream.
- **Extensive Upgrades** - Recently, over \$300,000 has been invested in upgrades, enhancing the property's value and appeal.
- **Versatile Space** - The property features approximately 20,000 sq.ft. of shops, offices, and warehouse space, complemented by over 65,000 sq.ft. of greenhouse space. This versatility allows for diverse business operations and potential expansion.
- **Residential Comfort** - A charming 3-bedroom, 2-bathroom residence provides additional rental income.
- **Expansion Potential** - With open ground available for further development, there is significant upside in rental income and property value.
- **Strong Financials** - The property generates a Net Operating Income of \$531,788, offering a solid foundation for growing your investment portfolio.



2208 Olivet Road | Santa Rosa

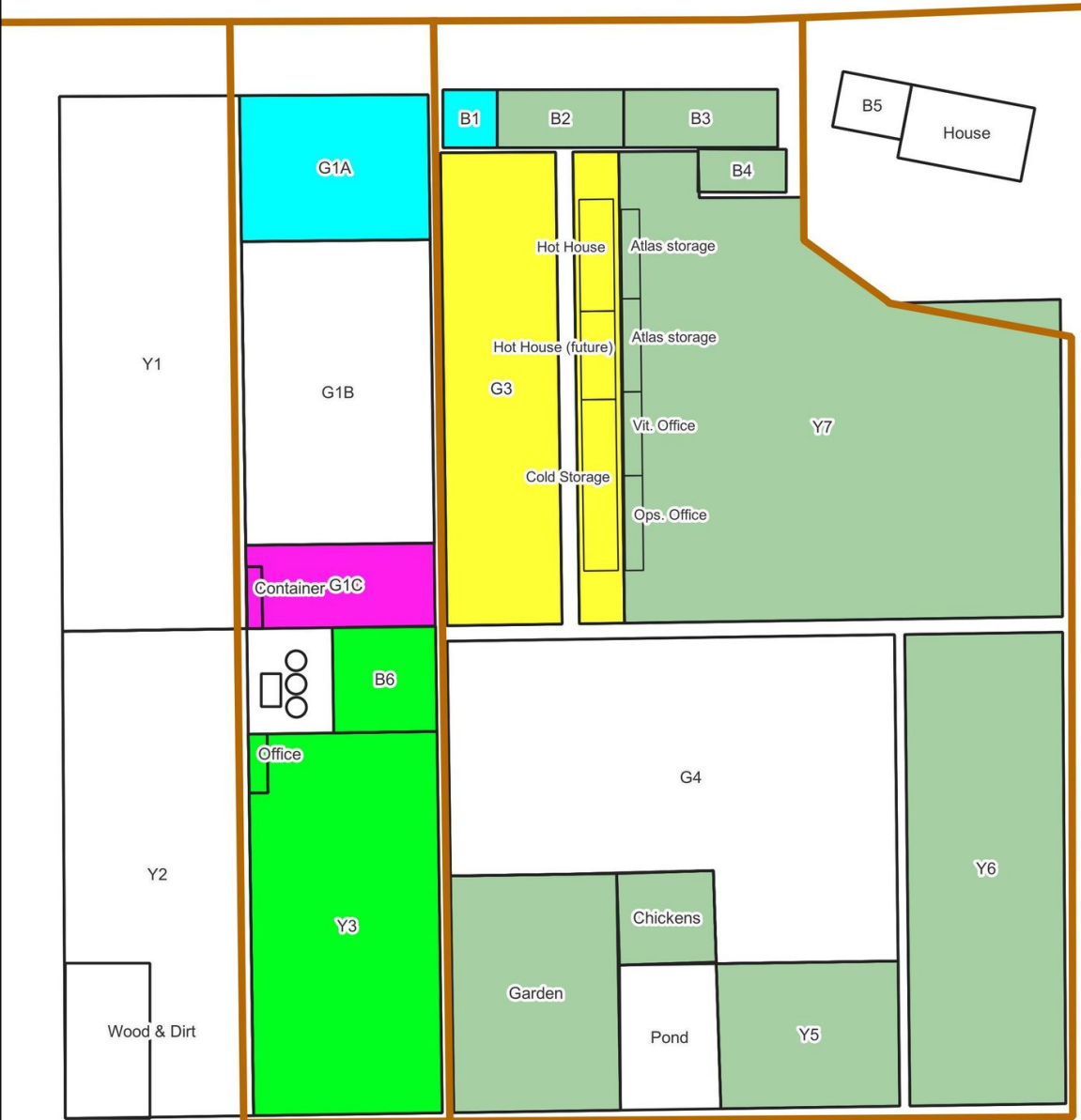
Salient Facts

- **Address:** 2208 Olivet Road, Santa Rosa, CA 95401
- **Assessor Parcel # :** 057-030-065
- **County:** Sonoma
- **Zoning:** LIA-Land Intensive Agriculture
- **AVA:** Russian River
- **Parcel Size:** 12.11
- **Water:** Two On-Site Wells 87 GPM and 25 GPM with a Total of 15,000 Gallons Storage
- **Septic:** Two On-Site Septic In-Ground Septic Systems
- **Improvements:** Greenhouse(s) 65,755 Sq.Ft, 20,000+/- Sq.Ft. of Office/Shop/Mechanical/Mechanic/Warehouse Space, 3 bedroom 2 bathroom 2,100 Sq.Ft. Residence

Salient Facts Cont..

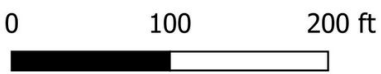
- **Tenants:** 6 Tenants Generating Monthly Income \$57,399. 85%+ of the Monthly Income Comes from Long Term Leases. Atlas VM has Recently Undergone Tenant Improvements of \$250,000+/-.
- **Leases:** Advantage Vines and Atlas VM - Currently Under Lease Term to 2032 and 2033 Would Consider A New 10 Year Lease or Possible 5 Year Option (Similar Lease Rate)
- **Utilities:** Electric, Propane, On-Site Septic and On-Site Wells. Currently, The Landlord Pays for the Utility Expense Which has Average Around \$1,000/Month (Would Consider Modification to Tenant Responsibility Upon Serious Consideration).
- **Property Taxes:** Standard Sonoma County Tax Rate of Approx 1.125% of Assessed Value (Value Changes Upon Market Sale). Landlord Responsibility.
- **Insurance:** Tenant's are Required to Maintain Their Own Insurance Policy, In Addition to the Landlord Policy (See Income and Expense).

Map of Improvements



Tenant	Area (sf)	Desc.
Cal Republic Trees		
B1	1431	Structure
Portion of yard G1	12379	Open yard
	13810	
Heritage Roofing		
Portion of yard G1	7000	Open yard
	7000	
AV II		
G3	34395	Greenhouses
	34395	
SES		
B6	5300	Structure
Office (12 x 40 ft)	480	Trailer
Y3	32649	Open yard
	38429	
Atlas		
B2	3000	Structure
B3	3013	Structure
B4	1723	Structure
Y5	11867	Open yard
Y6	33558	Open yard
Y7	74895	Mixed
	128056	
Open		
B5	1782	Garage
G1	26170	Open yard
G4	55136	Greenhouses (future AV II)
Y1	44117	Open yard
Y2	41147	Open yard
	168352	

Tenant
Open
Atlas
SES
AVII
Cal Republic Trees
Heritage Roofing



Income & Expenses

LEASE TERMS & MONTHLY RENT

<i>Advantage Vines II</i>	Rent \$6,161/month	Exp 12/31/2033	(Tenant may sign 5 year extension or reset new 10 year)
<i>Atlas VM</i>	Rent \$42,403/month	Exp 12/31/2032	(Tenant may sign 5 year extension or reset new 10 year)
<i>Residence</i>	Rent \$3,000/month	Month to Month	(Does not include the RV garage)
<i>Tree Service</i>	Rent \$3,185/month	Month to Month	(Open yard space, office, enclosed shop)
<i>Roofer</i>	Rent \$1,650/month	Month to Month	(7,000 Sq.Ft open yard space)
<i>Landscape Warner</i>	Rent \$1,000/month	Exp 6/30/2025	(4,000 Sq.Ft. open yard space)

\$57,399.00 Total Monthly Income

Gross Scheduled Income: \$688,788

Annual Expense:

Insurance: \$24,000

New Property Taxes: \$79,000

Repairs & Maintenance : \$30,000

Office Admin/Legal: \$12,000

Utilities: \$12,000

Total Annual Expenses: \$157,000

NET Operating Income = \$531,788

CAP Rate = 8.9%

Offered at \$6,000,000

2208 Olivet Road | Santa Rosa

Additional Details

RENT AND ASSOCIATION FEES ATLAS VM.

Commercial Office B2, covered maintenance areas B3, B4 and B5 (collectively SHOP AREA), partially covered gravel yard area Y7, graveled yard areas Y5 and Y6 (collectively, OPEN YARD, and together with the Office, Shop Area, Covered Yard, together with the underlying portions of the property and related improvements)

RENT ADVANTAGE VINES II

B6 Shop Area of 5,300 SF, Greenhouse G3 (30,927 sq.ft. and cold storage space).

**Atlas VM has recently undergone a \$250,000 tenant improvement and the owner has spent \$300,000+ in capital improvements to the property in the last 24 months.*

Utilities - Landlord to pay for all water, wastewater, gas, electric and sewer service supplied to the property (see expense statement).

Taxes - Landlords shall pay for all real property taxes.

Insurance - Tenant agrees to a policy of plate glass insurance covering all of the plate glass of the premises, in an amount not less than one million dollars. In addition a general liability policy of not less than one million dollars.



Anchor Tenant Overview

Atlas Vineyard Management is a full-service vineyard management company. Atlas vineyard management has annual revenues in the \$120,000,000 range and is private equity backed . The team manages over 14,000 acres in multiple regions including Napa, Sonoma and Mendocino counties continuing up into the Umpqua Valley, Willamette Valley and Walla Walla Regions in the Pacific Northwest and as far out as the Hills Region of Texas. Since its inception in 2012, Atlas Vineyard Management has been committed to service excellence. Atlas provides custom vineyard farm management services fulfilling a wide range of client's needs. Atlas is dedicated to farming sustainably for all of our clients to not only maximize the quality of the vineyards today, but for future generations. Our team is committed to caring for each vineyard as if it were our own, balancing product and quality standards that form the foundation of some of the most recognized wines in the world. Atlas VM also operates Advanatges Vines II, one of the tenants listed in the offering. www.atlasvm.com



ATLAS

VINEYARD MANAGEMENT, INC.

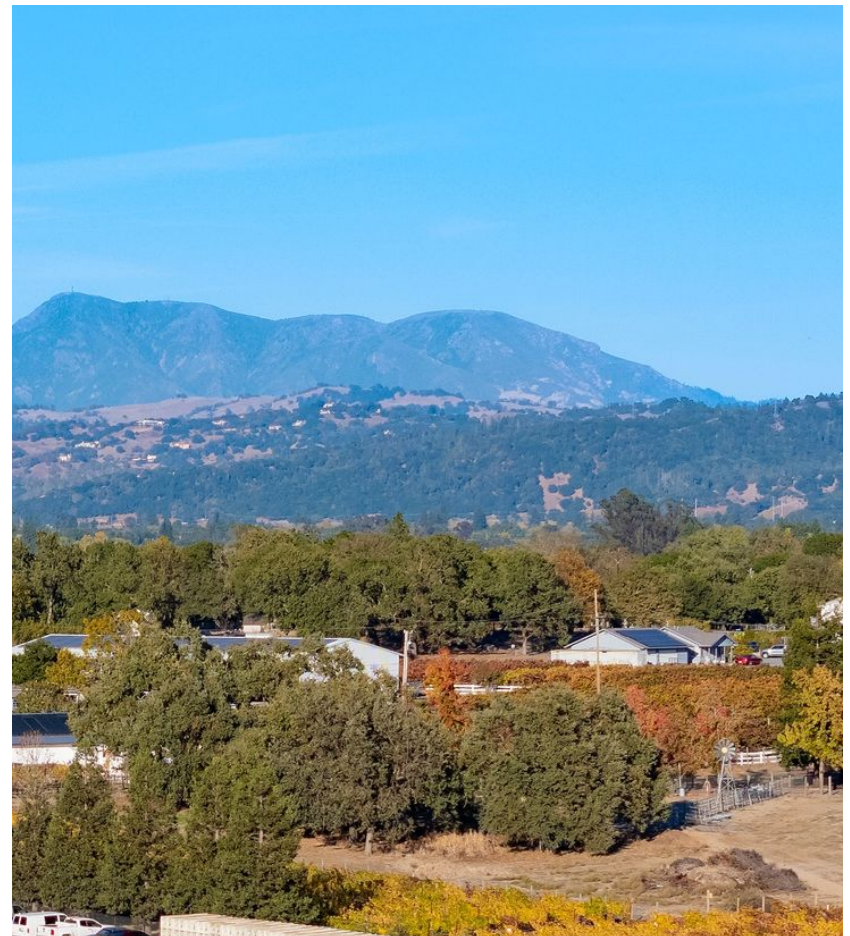
Farming select vineyards for exceptional wines.

Sonoma County Overview

Sonoma County, located in California's Wine Country, is renowned for its stunning landscapes, diverse ecosystems, and world-class wines. It is part of the larger North Bay region, just north of San Francisco. The county is a prominent agricultural hub, with over 60,000 acres dedicated to grapevines, making it one of the leading wine-producing regions in the United States.

Demographics:

- Population: As of the 2020 Census, Sonoma County has a population of about 500,000 residents.
- Diversity: The county is predominantly white (roughly 70%), but also has a significant Hispanic/Latino population (around 25%), with smaller communities of African American, Asian, and Native American residents.
- Economy: Agriculture is a major part of the local economy, with vineyards and wineries being one of the top economic drivers, alongside tourism, tech, and healthcare industries.



2208 Olivet | Santa Rosa

Looking Ahead

This stable Sonoma County income property is a rare find, combining agricultural charm with commercial viability. Whether you're looking to diversify your investments or expand your real estate holdings, this property offers the perfect vehicle for growth. Don't miss out on this opportunity to secure a prime piece of Sonoma County real estate.

Opportunities for growth

- Additional yard space to lease.
- Upside in appreciation growth when interest rates move lower.

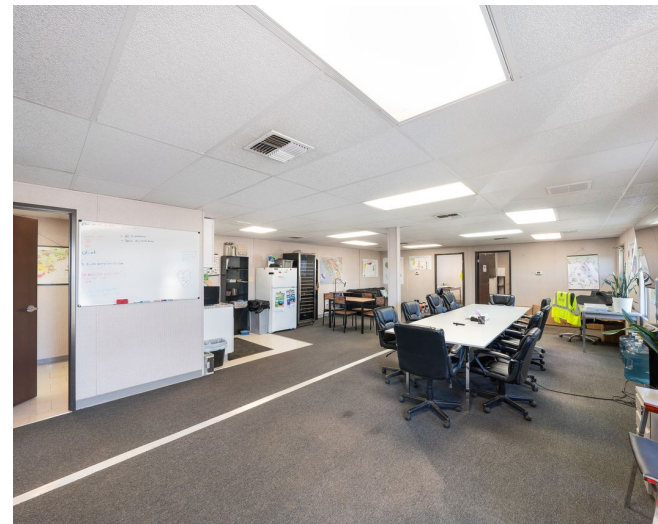


COMPASS
COMMERCIAL

2208 Olivet Road Photo Gallery



Additional Photos



Commercial | Santa Rosa

2208 Olivet Road - Aerial Map







Nor  Cal
Vineyards
Invest Wisely



Monica Bugica

Real Estate Advisor
Vineyard & Winery Sales
DRE# 02074627
M: 707.608.8231
monicabugica@compass.com



Tony Ford

Real Estate Advisor
Vineyard & Winery Sales
DRE# 01406167
M: 707.391.5950
tony.ford@compass.com

COMPASS
COMMERCIAL



Compass is a real estate broker licensed by the State of California operating under multiple entities. License Numbers 01991628, 1527235, 1527365, 1356742, 1443761, 1997075, 1935359, 1961027, 1842987, 1869607, 1866771, 1527205, 1079009, 1272467. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.