

FOR SALE

BANK OF AMERICA

*3445 Sonoma Blvd.
Vallejo, California*



Exclusively Listed by:

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BANK OF AMERICA

Vallejo, CA

INVESTMENT PARAMETERS

Asking Price	\$4,875,000
Capitalization Rate	5%
Building Area	10,834 SF
Expenses	Tenant responsible
Date Occupied by B of A	1970
Deposits at Bank	\$166 million – third highest in Vallejo
Financing	Existing loan of approximately \$1,800,000 at 4.2%. Interest due 3/1/2025. Annual payment of \$129,749.
Rent/Expire	\$ 243,765 expire 12/6/2020
1 st Option	\$ 274,236 expire 12/6/2025
2 nd Option	\$ 308,515 expire 12/6/2030



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LOCAL & REGIONAL MAPS

