

SISKIYOU COUNTY REAL ESTATE PUBLICATION COMMERCIAL & INVESTMENTS

BUSINESS◆COMMERCIAL◆APARTMENTS◆LEASING◆HOMES

DUNSMUIR HARDWARE STORE



DUNSMUIR HARDWARE STORE, TRUE VALUE

This store and real property, 4,700 sq. ft. were purchased by the current owners in 1975. In 1994 the updating began. Electric brought to code, roof, fresh paint and refurbishing throughout. The historic look and feel of the store has been preserved. Preserving the historic style has made it a local favorite and tourist destination. Words to describe this opportunity include, Profitable, Organized, Historic, Well-Priced. \$424,000 includes inventory and real estate too.



www.siskiyoucommercial.com

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MOTELS FOR SALE



**KLAMATH MOTOR LODGE
YREKA, CA**

28 Room Motel on 1.01 acre, included is a 4 Bedroom, 2 bath, Town House owners/managers unit. Rooms are approx. 12 X 17 all upgraded, ample parking, in-ground pool, and landscaping with BBQ facility. This property includes room for growth, easy access to a large 2 car garage for storage and additional land for rooms to be added. Profit and Loss information require a Confidentiality Agreement be executed prior to disclosure. **\$800,000**



36 Room Motel on approx. 1 acre. Owners Manager unit, 15 open garages. In-ground swimming pool, updated large rooms and much more to see. Guests give high marks to this consistently clean and well-priced motel. Confidentiality Agreement required for Profit and Loss Statement disclosure. Consider adding this motel to your investment portfolio.

Renovated in 2005. **\$725,000**

RELAX INN - YREKA, CA



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COMMERCIAL REAL ESTATE



CORNER LOCATION RETAIL DUNSMUIR, CA

Ash at Dunsmuir Ave., corner location. Updated, charming and well located, this building faces traffic coming into downtown Dunsmuir from I-5. Providing easy ingress and egress from Dunsmuir Avenue will make your business successful. This is a very visible building with parking lot. Ready for your business and your ideas. The city says you may be able to use this as a live work space. **\$158,000**



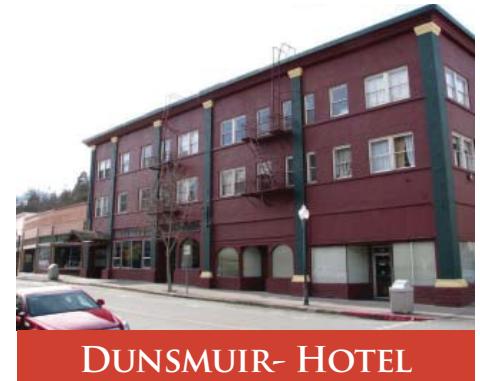
FORT JONES- LAUNDRY

Downtown Storefront and Apartment. 1/1 apt. Plenty of square footage to add to the apartment size if desired. 1200 sq. ft. outbuilding (garage) included. Available funding maybe available from Fort Jones for the housing. Laundry machines included. **\$106,000 Seller carry.**



FERGIE'S QWIK STOP

Grenada, CA Grocery, Beer & Wine, and Deli Business. Includes real estate. Support your retirement and or use this store as your second income. Many ideas to improve an already steady and growing income. such as BBQ outside or outside Coffee cart. **\$78,000 Seller carry.**



DUNSMUIR- HOTEL

Beautiful Art Deco architecture can be found throughout Dunsmuir. This hotel is within 2 blocks of the Amtrak Train Depot and the Sacramento River, this property has many potential uses. It was originally a 100 unit hotel Get creative and make money. REO **\$395,000**



DUNSMUIR - OFFICE

Vacant commercial, 1200 sq. ft. Within 500 feet of I-5 exit in a commercial district. This was a dental office for 40 years. Bring your ideas. This seller says "make offer, I'm looking to sell this property". **\$98,000 with possible seller carry.**



Mt. Shasta, Mike and Tony's has been serving cocktails and Italian family style dinners to customers since 1945. Whether you want a casual or elegant night on the town, stop in and enjoy the warm ambiance and Fresh, Delicious, Italian American cuisine. 926-4792



YREKA - EASY MART

Fuel station and convenience store. This is a great location along I-5 at Easy Street exit. Provide locals and interstate travelers with fuel, sweets, snacks, and propane. Income from a deli and storage facility. with great sandwiches and income. **\$319,000 Seller carry or lease option.**

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RESTAURANTS & BARS



BRAND'N IRON - YREKA, CA

RESTAURANT WITH LIQUOR LICENSE

Yreka's primary Steakhouse and Bar has been serving happy customers for 28 years. The owners are ready to retire. They hope to find the right buyer/s to continue this great opportunity. The rustic charming interior has an ideal layout, dining area in front, kitchen in the middle and bar/lounge in the back. Patrons enjoy the wood burning stove, lots of folk art, and seating for up to 100. This is a turnkey operation and includes FF&E as well as the liquor license. There is a banquet room in the rear of the building for private parties or occasional dancing. So much room for new owners' imagination and lots of upside to your hard work. **\$98,000**



PAPA'S PLACE - WEED, CA

BAR WITH REAL ESTATE

"Papa's Place has been a joy to own, but, it's time to retire" say the sellers. Papa's is the oldest bar in Weed but it's completely remodeled. This facility has been serving drinks since 1907. The building was upgraded after a fire in the 1990's. ADA compliant restrooms for Men and Women, electrical and plumbing...insulation and much more updated. Handicap parking and access. Papa's is a clean well established business with consistent patronage. Locals and travelers come to enjoy cocktails, shuffle board, pool tables, and darts. Music plays from the jukebox. **\$259,000**



SENGTHONGS - DUNSMUIR, CA

RESTAURANT & BAR WITH REAL ESTATE

Included in this sale:

Real Estate (6,000 sq. ft. improved) including three separate parcels. APN, 058-112-130; 058-112-080; 058-112-110 and four individual addresses on Dunsmuir Ave. Located at 5855 Dunsmuir Ave. is Sengthongs. Included is the Restaurant business, goodwill, training from Ms. Sengthong, Trade Fixtures, Equipment, #47 Liquor License with duplicate license for, cocktails in the Blue Sky Room/Banquet room. Located at 5843 Dunsmuir Ave. is a second hand store (currently rented) of about 1,000 sq. ft. This community is a throwback in time with "Main Street" lined Art Deco buildings just 1 block from the Amtrak Train Depot. The Sacramento River runs along this Classic American Town. **\$729,000**

RESTAURANTS & BARS



SPIRITS BAR - DUNSMUIR, CA

BAR WITH REAL ESTATE

This is the primary drinking establishment in town. Right on "Main Street" Dunsmuir Avenue, you'll enjoy owning an Art Deco building with great history and profitable business. The purchase includes a Liquor License, Furniture Fixtures and Equipment and the real estate. Enjoy the history of Dunsmuir by owning this established business downtown just one block from the train depot and the Sacramento River. This bar has been serving cocktails to tourists and locals for many profitable years. An upstairs "break room" with video of the bar, shower and bath facility provides a great place to rest for the owner on late nights. Have fun in retirement, purchase the only Bar in this quaint town of Dunsmuir. **\$309,000**

RESTAURANT FOR SALE OR LEASE



MOUNT SHASTA, CA

RESTAURANT

Mt. Shasta, Restaurant includes Furniture, Fixtures & Equipment. Prime location with picturesque Mt. Shasta views. Details include, 650 sq. foot kitchen including equipment: Walk-in freezer; 10-burner stove; most everything you need, too much to list. Restaurant: 850 sq. feet of dining area with seating for 50, dining & lounge area include fireplace. 700 sq. ft. of outdoor deck, seats up to 60. **\$2,400/mo. with easy terms.** Lease option to purchase this multi-tenant building including apartment and Hair Salon. **\$435,000**

BUSINESS ONLY FOR SALE



MOUNT SHASTA LIQUORS MOUNT SHASTA, CA

This is a great opportunity to own a Liquor store complete with type 21 Liquor License and the following equipment in place.... in the heart of Mt. Shasta on the corner of Mt. Shasta Blvd and Lake. It's kitty corner to the police station, fire station and city center. The equipment list includes: Ice maker, Stand-up cooler Walk in Cooler, Point of Sale system, Nut Machine, Outside Vintage Liquor Sign, Counter and an Ice Freezer. The lease for the liquor store space is negotiable with the purchase of the license and equipment. **\$65,000**

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RESIDENTIAL



LARGE FAMILY OR SENIOR CARE YREKA, CA

This is an impressive 4,900 sq. foot home. From 1995 through 2010 it was a licensed care facility fully retrofitted and approved for up to 14 patients. It has an ideal office entrance option, separate from the home entrance. It is complete with interior sprinkler system on the lower level, granite counters, and many other updates. It includes 8 bedrooms and 4.5 baths, two fireplaces, both with inserts. One acre yard with fencing, shop, and gazebo. Amazing views of unobstructed Mt. Shasta. \$342,500



WATERFRONT HOME HORNBROOK, CA

End of the Road Privacy, Waterfront, with ideal security and your own steel bridge. At the end of Cottonwood Creek Road. This property consists of two parcels, 21 acres, and 35 plus acres. Incredible private setting with horse arena. Once you arrive, you'll see a custom arts and crafts home surrounded by mountains. It must be seen to be appreciated. Open kitchen with limestone counters, decks, wide wood floors, wood windows and sills, hand built wooden staircase banister, truly artistic rock work surrounds the front yard. This property is fronted by Bailey Creek and Cottonwood Creek. \$399,000



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RESIDENTIAL



MT. SHASTA - TRIPLEX

Great Location, close to schools, well maintained, easy to rent apartments, townhouse style. Garage parking for all tenants with ideal owner occupant unit with attached 2 car garage. Take advantage of these low interest rates before it's too late. Enjoy having two tenants pay the mortgage while living in your 3 bedroom owners unit. Close to Downtown Mt. Shasta. Run the numbers, this investment makes sense. **\$349,000**



MT. SHASTA - 6 UNITS

Walk to downtown in minutes. Each apartment is 2 bedrooms with 1 bath, and has covered parking with storage. Very little rental vacancy in Mt. Shasta... upside in rents could be easily obtained. Apartments are a great investment. This location guarantees quality rental income for retirement. The property is two triplexes side by side. They can be sold separately with some plumbing effort. The triplexes are on separate parcels. **\$650,000**



MT. SHASTA - FOURPLEX

Location and Quality. Built in 1997. The apartments are all 2 bedroom 2 bath units, approximately 1160 sq. ft. each. Amenities include washer, dryer hook-up, garbage disposal and dish washer and garage with electronic door opener. What makes this investment the best fourplex in town is that it is newer, ranch style with No steps. The income is consistent at rents between \$700 and \$750 per month. Consider this property when preparing for retirement income. **\$395,000**



3 BEDROOM 2 BATH HOUSE MOUNT SHASTA, CA

Providing Location and Comfort, Live on a beautiful forested lot with chalet style home in Mount Shasta. A great neighborhood close to town. You must see this property before it sells to someone else. It provides beautiful private decking, lots of sunshine, prime location, and ideal 1.5 acre lot. This is an ideal opportunity for anyone looking to enter the Mt. Shasta Home market. Own your little piece of the Mountain. **\$238,500**

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RANCH WITH INCOME

Montague, California
Big Springs

HORSE BOARDING on 72 ACRES

(Includes rental income)

INVEST IN
YOUR LIFESTYLE...

Four bedrooms 3.5 baths updated home. Included is a 3 bedroom 2 bath updated guest house. This picturesque ranch sits in a secluded and private setting behind a substantial hill "hiding" it from view. Located along Road A-12 connecting I-5 and Hwy 97 makes it the perfect location for clients and visitors coming from the North, Yreka area, or the South, Mt. Shasta area. The expansive views and open countryside make this the ideal place to ride and enjoy your equestrian experience. Invest in

your life style and consider owning this unique Facility. Income from boarding up to 16 horses and renting the second home can provide substantial income to enjoy your dream. Schedule an appointment today and learn how simple owning this Equestrian Paradise can be. \$498,000



Features include:

- Fenced and cross fenced
- Large arena (110 X 200)
- 6 stall custom barn (center aisle) with paddock (50 X 60)
- Large tack room with hot water and sink
- 2 "mare motel" 30 X 30 pens with sun shades
- 10 ton barn
- 50 foot round pen
- Domestic water 30/gal/min.
- Storage tank, pressure tank, booster pump
- Agriculture water 850/gal/min.
- 3 phase power-30 hp pump
- 3 water cannons with flex lines

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CLIENT TESTIMONIALS

"Siskiyou Partners handled the sale and escrow of our commercial property with professionalism. They processed the transaction with great work ethics and the time frame seemed to be important to them.

Working with Jim Peluso was easy and enjoyable. Jim can do the math very well. All in all it was a great experience."

Larry and Sharon Graves
Yreka, CA
May 2013

"My experience with Siskiyou Partners has been excellent. Since our first meeting 2 years ago, I have found Jim to provide sound advice, very personal care and open, honest communication. He brings the business savvy of the Bay area, combined with the sensitivity of the greater Mount Shasta area. Thank you Jim and Yuko for such special attention to detail, for great service and for your friendship."

Vicki Gold
Mount Shasta CA
Apr. 2013

"It was a pleasure working with Jim Peluso and Siskiyou Partners on our recent lease. Jim's consideration and consistent good humor made the entire transaction easy for us. Thank you for taking the time to understand our business and what we needed and for helping us find the right location."

Mark Coleman
COO, Wholesale Solar Inc.
Mt. Shasta, CA
Feb. 2013

"Jim Peluso brokered an involved commercial real estate transaction on behalf of my client and it was the cleanest and most efficient transaction of 2012 – and that's saying something special."

C. Marto
Attorney at Law
Yreka, CA
Jan. 2013

"Siskiyou Partners Real Estate, recently represented me on two complex real estate transactions. In one case Jim was my listing Broker on a business and property (The Vet's Club), and in the other case he represented me as the buyer of income property. Jim provided detailed accurate information, negotiated successfully with the seller and an out of area lender and he was fun to work with. If you desire an experienced, ethical, and motivated broker. I would recommend Jim and Siskiyou Partners as the Broker of choice in Siskiyou County."

G Fiorucci
Mt. Shasta, CA
Dec. 2012

"When I was approached by another broker, asking if I wanted to sell my property, I was told that the price I wanted was way too high and completely unrealistic given the current conditions in the real estate market. I was later contacted by Jim Peluso, who thought I could get my desired price, so I had him represent me. Jim Peluso did an outstanding, effective and professional job of representing me and got me the price I wanted. I would have no reservations about recommending him to others."

J. Hendricks
Etna, CA
Nov. 2012

"Thank you for making this sale happen. I do not think it would have gone through had another realtor had the listing. You did not give up!"

L. Fields
Boulder, CO
July 2012



Scan QR code and register your email to receive next volume from us!

SISKIYOU PARTNERS, RECENTLY SOLD



THANK YOU
KORY, LISA, DENNIS, TOM,
ALLWANA, HEATHER, MATT FOR
JOINING SISKIYOU PARTNERS
RIBBON CUTTING WITH THE
YREKA CHAMBER OF COMMERCE

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PRIME LAND INVESTMENTS



WATERFRONT LAND SHASTINA WEST

What views! No HOA here. 16 acres. Super prime view hillside with lots of gentle sloping land with easy driveway installation and house pad locations. This parcel includes view of Lake Shastina, Emerald Isle and Mt. Shasta as shown. Many types of water fowl and other different game find habitat here in these amazing and natural surroundings. Directly across the street from this parcel, on the lake side of Dwinnel Way you can see water "gushing" out of the ground from a powerful spring forming a creek to meet the Lake. Enjoy end of the road privacy. Hunt this area for ducks, geese and other upland game. Park your RV or build your dream home. Priced to sell. **\$159,000**



100.2 ACRES, MONTAGUE

What an ideal setting. Hilltop, priced to sell. A pad has been completed for an 1800 sq. ft. home. Pad could easily be expanded. A well is in at 240 feet deep producing 10 gallons per minute...electricity is on the property. Lots of room to roam with your custom home in place or place to bring the RV. **\$142,000**



70 ACRES, BIG SPRINGS

70 private and secure acres with Mount Shasta view. 360 degrees of view. Crisp clean water flow from a 350 foot, tested well, set up for generator hookup and 2500 gallon water storage tank. Septic system is in and permitted for a 3 bedroom home. Small storage structure with wood stove and loft. **\$140,000**



89 ACRES, BIG SPRINGS

Sub dividable open space land. Many home sites, wildlife, privacy, room for your family and much more. Known to be in an area of strong producing wells with great water. Incredible views of Mt. Shasta and so much more. Enjoy the bluffs with endless views. **\$109,000**



10 ACRES, YREKA - I-5 EXIT

A rare chance to own 10 plus acres along a major I-5 freeway exit. This location is the northern most exit in Yreka, next door to a Super 8 Motel. Many opportunities to develop this land into a money making business await you. **\$2,000,000**



77 ACRES, MOUNT SHASTA

This prime acreage is 4 miles from downtown Mt. Shasta and 1.5 miles from the Ski Resort entrance. The lower acreage has been improved with large shop and well/pump house run with solar. Electricity on the property. Views of Castle Crags are amazing. **\$334,500**



0.9 ACRES, YREKA

Commercial Real Estate Land for sale. Seller said "ALL offers are welcome and encouraged". All utilities are at the site. Elevated flat lot provides a great view of town and mountains. Don't miss this opportunity. M-1 Zoning District. **\$62,000** Seller will carry financing.

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MOUNT SHASTA Timber Hills WAGON CREEK HOME



This home and 1.4 acre lot is striking in every way. Built in 1983 to provide an upscale lifestyle. Enjoy the indoor sunken jacuzzi with finished 2x6 plank floor. Each room is designed with the end user in mind. Master bedroom which totals 624 sq. ft., open layout with full bath and walk in closet. French doors lead to the master balcony. Listen to 260 feet of Wagon Creek on your lot and look at your Mt. Shasta view through the forest trees. Enjoy extensive decking and 400sq. ft. detached shop & more. **\$398,000**



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COMMERCIAL FOR LEASE



WEED - OFFICE

Main Street in Weed. Completely updated to suit any business. This space can be reduced in size depending on client needs. Plenty of parking. 4,200 sq. ft. total kitchenette, & four bathrooms, **\$1,600 / mo.**



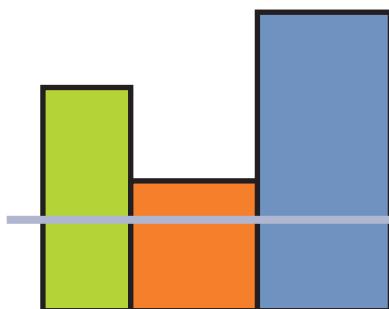
YREKA- OFFICE OR RETAIL

Yreka, downtown. Two prime office spaces. Private, off street parking lot. Consider this space for your small business or mid-sized company. Located just off the Central Yreka exit from I-5. Lease 860, sq. ft. or 3,200 sq. ft. **.50 per ft.**



MT. SHASTA- OFFICE

Mt. Shasta Blvd. Prime Office or Retail Space on Mt. Shasta Blvd. Approximately 850 sq. ft. available. Includes private sink and counter area. This space is freshly painted and carpeted. Easy lease terms, **\$600.00/month.**



MARKET REPORT

SISKIYOU COUNTY REAL ESTATE PUBLICATION

In this volume, we'll review **Return on Investment (ROI)** and how financial returns are analyzed when investing in real estate.

ROI can be a confusing term for many real estate investors and those interested in investing in income producing property, otherwise commonly referred to as commercial real estate investment. What is a commercial real estate investment? It's financial investment in those properties generally providing monthly income from ownership in multi-residential apartments, office buildings, industrial use, property, warehouse, strip retail centers or free standing retail. These properties generate monthly income that is used by the owner to pay down debt (mortgages) and all other monthly expenses such as property taxes and insurance and when done right, cash flow. The investment provides cash flow, principal pay down, and tax benefits for the investor. The ROI is generally viewed as the annual or longer period financial benefit "return" provided from the investment in relation to the down payment and other costs needed to purchase the property. One should also consider the time involved to manage the asset.

To determine ROI for any real estate in-

vestment, some facts and assumptions or "weighted" concerns, are made by the investor. For instance: what is a competitive (reasonably expected) gross annual income from the property, how much vacancy will the property experience annually, what will it cost to own the property, how will tax laws effect my investment and what type of appreciation may I expect given the timing and location of the investment?

To drill down further, it's important to note the weighted concerns change based on timing, location and type of investment to name a few. For example: depending on the location and type of investment, a differing emphasis will be applied to the ROI formula appreciation expectations. For example, in an area like San Jose, CA an investor will heavily weight the ROI expectation with investment appreciation, but in rural America, annual cash flow from the investment will be more heavily weighted to determine ROI. The reason for this difference is simple, In San Jose, not many buildings (no land for new construction) can be added to the region...this forces those requiring a commercial facility to pay more to the existing property investor/landlord, driving property value higher. In

Rural America, annual cash flow is more important because once property demand outstrips supply, generally, commercial property can be added to the region since land is available for new construction. However, new construction is not warranted until rents and ROI's exceed costs associated with new construction. Cash flow is more important since new construction is available as an option going forward.

If you have questions about ROI or Real Estate investing of any kind, please contact Siskiyou Partners Real Estate to see if we can help you understand why real estate provides a great investment opportunity.

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Writer: Jim Peluso, owner & broker of Siskiyou Partners, siskiyouhome.com and siskiyoucommercial.com has been in real estate since graduating from San Jose State University in 1986. He has been a real estate investor in California since 1989.

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