

**855 North Abby  
Fresno, California  
FOR SALE  
Single Tenant, Long Term, NNN Lease  
\$750,000.00 - 6.25% CAP**



Contact Robert Ellis (559) 228-8900 - Email: [rellis@reli1.com](mailto:rellis@reli1.com)

**Single Tenant - Dreamcatchers Empowerment Network, Inc - Division of Crestwood Behavioral Health, Inc**

**Size – appx. 4,592± square feet (per Fresno County Records)      Sales Price: \$750,000.00 (6.25% CAP)**

**Lease Term - April 30, 2025      Down Pymt: \$262,500.00 (35%)**

**Rent/Month:      \$4,455/mo.  
                            x 12 =  
                            \$53,460.00**

**Less: Tax Increase (\$6,590.00) Est.**

**Net Op. Income \$ 46,870.00**

**Loan Payment: (\$29,286.00) (P&I)**

**Cash Return      \$17,584.00 (6.7% Return on Down Pmt)**

**+ Principal      \$12,422.00 (First Year)**

**\$30,006.00 (11.4% Return on Down Pmt)**

**Potential**

**Loan:      \$487,500.00 (65%)  
(3.5%, 25 year Amortization)**

**Highlights:**

- Newly Remodeled**
- New Carpet and Paint**
- New Slurry Parking Lot**

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. This above information, while not guaranteed, has been secured from sources we believe to be reliable. Robert Ellis is a Licensed California Real Estate Broker, and a Partner in the Ownership of 855 N. Abby.