

Hunt & Behrens, Inc.



Providing Livestock, Poultry & Pet Feed & Supplies since 1921



Business Sales & Acquisitions
A Division of BTI Group

DRE# 01160661

www.business-team.com

Notices, Disclaimer & Confidentiality**Purpose**

This Confidential Business Review (CBR) is prepared to acquaint prospective purchasers with preliminary information about Hunt & Behrens, Inc. (Company) whose business is currently available for acquisition or merger. This CBR is only being furnished to prospective purchasers who have signed a Confidentiality Agreement, Buyer Profile, and Agency Disclosure and who have specifically requested further information about the Company and its ongoing operations. Prospective purchasers are responsible for the performance and expense of the due diligence review before any acquisition or merger of the Company.

Disclaimer

This profile is not intended to be a comprehensive analysis or review of the Company, but rather it is intended to be a marketing document that provides fundamental information necessary for a purchaser to establish whether such an individual has an initial interest in acquiring the Company. This profile is based on information provided in whole or in part by the Owners and management of the Company. This profile has been reviewed and approved by the Owners and the management of the Company. Business Team has not audited, reviewed, or attempted to confirm this information for accuracy or completeness nor will Business Team do so in the future. Business Team has relied upon the representations of the Owners and management of the Company concerning the value and useful condition of all special equipment used in the business of the Company, real estate, and any other assets or liabilities except as specifically stated to the contrary in this profile. The Business Team has not attempted to confirm whether or not all assets of the business are free and clear of liens and encumbrances, nor that the Owners have good title to all the assets. Prospective purchasers are advised by the Business Team to seek the advice and counsel of both a certified public accountant and an attorney. The CPA and attorney identified by the purchaser should have specific expertise with business acquisitions, mergers, and/or divestitures. By requesting this CBR, the recipient acknowledges the responsibility to perform a thorough due diligence of the Company and its business before any proposed purchase and to seek the advice and counsel of a CPA and an attorney familiar with business acquisitions.

Confidentiality

The information contained in this profile is to be considered by the reader to be highly confidential and proprietary and is specifically covered by the Confidentiality Agreement. Purchaser agrees not to disclose any confidential information, as hereinafter defined, or permit access to confidential information without the prior written consent of Seller, to anyone other than (a) Purchaser's management, (b) Purchaser's legal counsel, (c) independent accountants, or (d) other qualified agents retained by Purchaser to whom disclosure or access is necessary for Purchaser to evaluate the Company and its ongoing business operations. Disclosure of confidential information shall be made to these persons only in connection with the potential acquisition or merger of the business, and then only if they understand and agree to be obligated to maintain the confidentiality of such confidential information. Purchaser further agrees that neither the purchaser nor any other party employed or engaged by the purchaser shall use or permit the use of confidential information in any manner whatsoever, except as may be required for Purchaser to evaluate facilities, operations, assets, liabilities, and personnel of the Company and its business. Should there be no further interest in proceeding with an acquisition or merger of the Company, this profile and any other ancillary documentation provided by the Company to Purchaser shall either be destroyed or returned, as directed by the Owners or management of the Company, or Business Team.

Table of Contents

- 1. Executive Summary**
- 2. Company Overview**
 - History
 - Mission and Vision
 - Key Milestones
- 3. Industry Overview and Market Position**
 - Industry Landscape
 - Competitive Positioning
 - Key Differentiators
- 4. Products and Services**
 - Overview of Offerings
 - Key Features and Benefits
 - Revenue Contribution by Product/Service
- 5. Operations**
 - Facilities and Locations
 - Supply Chain and Logistics
 - Technology and Equipment
- 6. Financial Overview**
 - Historical Financial Performance
 - Key Financial Metrics
 - Growth Trends
- 7. Customer and Market Analysis**
 - Customer Demographics
 - Key Clients and Contracts
 - Market Opportunities
- 8. Management Team and Employees**
 - Management Profile
 - Employee Roster

9. Appendices

- Seller's Disclosure Statement
- Equipment and Vehicles List
- Property Profile

Executive Summary

Hunt & Behrens, Inc. is a leading feed manufacturing company based in Petaluma, California, with a distinguished history spanning over 100 years. Renowned for its commitment to excellence, the company specializes in producing high-quality animal feed products and serves a diverse clientele across the agricultural sector. Over the years, Hunt & Behrens has established itself as a trusted partner for farmers and livestock producers throughout the region.

Hunt & Behrens operates from its manufacturing facility strategically located in the heart of California's agricultural hub. The company's strong relationships with suppliers enable it to produce a comprehensive range of feed products that are competitively priced and tailored to meet the nutritional needs of various livestock species.

Hunt & Behrens boasts a robust and loyal customer base with minimal client concentration, underscoring its strong market presence. A reputation for quality, reliability, and exceptional customer service has allowed the company to maintain stable year-over-year delivery of feed products with very little turnover of their clients.

Business Name:	Hunt & Behrens, Inc
Industry:	Agriculture Feed
Location:	30 Lakeville St, Petaluma, CA 94952
Website:	www.hbfeeds.com
History:	Established in 1921, Current Owners 2000
Business Type:	Manufacturing and Wholesale
Licenses Required:	<ul style="list-style-type: none">● Business License● Seller's Permit
Organization Type:	C-Corp (FYE 2/28)
Trading Hours:	<ul style="list-style-type: none">● Mon-Fri (8:00 am – 5:00 pm)● Sat (8:30am – 1:00 pm)
Reason for Sale:	Retirement
Lease:	<ul style="list-style-type: none">● Property must be purchased with the business

Premises:	<ul style="list-style-type: none"> • 56,782 sqft building • 140,699 sqft lot
Ownership:	Hunt & Behrens, Inc.
Employees:	<ul style="list-style-type: none"> • Full-time (29) • Full-Time Owners (3)
Sales:	<ul style="list-style-type: none"> • (2/28/2025): \$39,517,663 • (2/28/2024): \$46,143,843 • (2/28/2023): \$55,428,470 • (2/28/2022): \$46,748,215
Gross Profit:	<ul style="list-style-type: none"> • (2/28/2025): \$6,858,037 • (2/28/2024): \$3,468,148 • (2/28/2023): \$4,135,517 • (2/28/2022): \$4,144,114
Seller's Discretionary Earnings (SDE):	<ul style="list-style-type: none"> • (2/28/2025): \$1,109,090 • (2/28/2024): \$639,560 • (2/28/2023): \$1,113,268 • (2/28/2022): \$1,291,922
Asking Price:	Business and Real Estate being offered unpriced
Net Current Items Included	\$750,000

Key Highlights:

Market Position: A recognized leader in the California feed industry, serving the 7 major counties in Northern California and surrounding key agricultural markets.

Product Diversity: A wide range of feed formulations, including customized and organic solutions to meet specific client needs.

Operational Excellence: Efficient production capabilities supported by a skilled workforce and advanced manufacturing equipment.

Growth Opportunities: Potential for expansion into other agricultural sectors such as equipment and supplies. Additionally, growing the company's retail operations offers higher-margin opportunities and reduced exposure to commodity price fluctuations.

Hunt & Behrens is uniquely positioned to capitalize on the increasing demand for sustainable and high-quality animal feed. With its solid financial performance, proven operational expertise, and loyal customer base, the company presents a compelling investment opportunity for strategic buyers or financial investors looking to enter or expand in the thriving agricultural industry.

Company Overview

History

Founded in 1921 in Petaluma, California, Hunt & Behrens, Inc. began with a vision of supporting the region's agricultural community. Over the decades, the company evolved from a local feed supplier to a leading manufacturer in the California feed industry. With deep roots in Northern California's farming heritage, Hunt & Behrens has earned a reputation for producing premium animal feed products and fostering long-standing relationships with its clients and suppliers.

Mission and Vision

Hunt & Behrens is committed to providing high-quality, nutritionally balanced feed products that enhance the well-being and productivity of livestock. The company's mission is rooted in sustainable and efficient production practices, ensuring consistent value for its customers. Its vision is to be the preferred partner for farmers and agricultural producers by delivering exceptional value and innovative solutions.

Key Milestones

Establishment (1921): Founded by Marvin Hunt and Carl Behrens, the company constructed its first feed mill along the river near downtown Petaluma.

Relocation and Expansion (1940): Built a new manufacturing facility on Lakeville Street, which housed offices, a retail store, warehouse, and storage facilities.

Bulk Feed Delivery (1940s): Introduced bulk delivery of mixed feeds, allowing the company to fulfill its goal of providing "the best feed at a minimum fee," a principle that remains central today.

Capacity Growth (1950s): Doubled storage and milling capacity to meet the growing agricultural demand in California.

Specialization (1970s): Constructed a second mill to separate poultry and dairy feed production, optimizing operations for both divisions.

Modernization (Recent Years): Added a new rolling system, grinder, and pellet machines to enhance production efficiency.

Innovation: Developed customized and organic feed solutions to address evolving customer needs.

Sustainability: Adopted eco-friendly sourcing and manufacturing practices to align with modern agricultural and environmental standards.

Through a combination of tradition, innovation, and unwavering customer focus, Hunt & Behrens has firmly established itself as a trusted and reliable name in the feed manufacturing industry.

Industry Overview and Market Position

Industry Landscape

The animal feed industry is a cornerstone of the agricultural sector, essential for ensuring livestock health and productivity. In California, this industry thrives on the strong demand generated by the state's robust dairy, poultry, and livestock markets. Increasing consumer awareness of sustainable and organic farming practices has shifted the industry's focus toward innovation and eco-friendly solutions. Despite its competitive nature, the market offers significant opportunities for companies capable of meeting the diverse needs of farmers and agricultural producers with quality and reliability.

Competitive Positioning

Hunt & Behrens, Inc. has established itself as a leading feed manufacturer in Northern California, backed by over a century of experience. The company is renowned for delivering consistent quality and value, which has cemented its reputation among customers. Offering a comprehensive range of feed products—including customized and organic solutions—Hunt & Behrens differentiates itself from competitors. Its adaptability to evolving market demands, combined with strong supplier and customer relationships, further reinforces its industry leadership.

Key Differentiators

Heritage and Experience: Over 100 years of expertise in feed manufacturing, earning trust and reliability across generations of clients.

Product Customization: Proven ability to develop tailored feed formulations to address specific livestock needs.

Sustainability Initiatives: A commitment to eco-friendly sourcing and production practices, aligning with modern agricultural trends.

Customer Focus: Long-standing relationships with a diverse client base, prioritizing exceptional service and dependable delivery.

On-Hand Inventory: A large inventory catalog, enabling quick delivery and reliable access to essential products.

Captive Market: Limited competition capable of matching the company's level of service, product variety, and delivery efficiency.

By harnessing its extensive industry expertise, operational excellence, and innovative approach, Hunt & Behrens is well-positioned to meet the growing demand for sustainable, high-quality feed solutions in California and beyond.

Products and Services

Comprehensive Feed Solutions

Hunt & Behrens, Inc. offers a wide array of high-quality animal feed products designed to meet the diverse nutritional needs of livestock across the agricultural sector. The company's product lineup includes:

- **Organic Feed:** Certified organic feed solutions that align with sustainable farming practices and meet regulatory standards.
- **Dairy Feed:** Custom formulations tailored to enhance milk production and overall herd health.
- **Poultry Feed:** Balanced feed solutions to support optimal growth, egg production, and vitality.
- **Equine Feed:** Specialized feeds for horses, designed to meet their unique dietary requirements and performance needs.
- **Swine Feed:** Nutrient-rich options developed to promote healthy growth and weight gain in pigs.
- **Custom Blends:** Tailored feed formulations created to address specific client needs and livestock requirements.

Value-Added Services

In addition to its diverse product range, Hunt & Behrens provides services that enhance its value proposition and ensure client satisfaction:

- **Bulk Delivery Services:** Efficient and reliable bulk feed delivery directly to client facilities, minimizing downtime and maximizing convenience.
- **Nutritional Consulting:** Expert advice and support to help clients optimize feed programs and improve livestock performance.
- **Retail Operations:** A well-stocked retail store offering a variety of agricultural supplies, including equipment, supplements, and other farming essentials.
- **Technical Support:** Ongoing assistance and troubleshooting to ensure the effective use of Hunt & Behrens' products.

By combining a comprehensive product portfolio with unmatched customer service, Hunt & Behrens continues to deliver value and build lasting partnerships with farmers and agricultural producers.

Operations

Manufacturing Facilities

Hunt & Behrens, Inc. operates from a state-of-the-art manufacturing facility strategically located in Petaluma, California, at the heart of the region's agricultural hub. The facility is equipped with advanced production machinery, including rolling systems, grinders, and pellet machines, to ensure efficient and high-quality feed manufacturing. These capabilities enable the company to produce a diverse range of feed formulations while maintaining rigorous quality control standards.

Production Capabilities

The company's production system is designed to handle high volumes while maintaining flexibility for custom orders. Key aspects of Hunt & Behrens' production process include:

- **Feed Formulation:** In-house expertise in developing tailored feed blends to meet specific livestock nutritional needs.
- **Bulk Production:** High-capacity equipment for efficient manufacturing of large-scale orders.

- **Quality Assurance:** Comprehensive testing and monitoring throughout the production process to ensure consistent product quality.

Logistics and Distribution

Hunt & Behrens has a robust logistics and distribution network designed to ensure timely delivery to clients across Northern California and beyond. Key features include:

- **Bulk Delivery Fleet:** A dedicated fleet of vehicles capable of transporting large quantities of feed directly to customer locations.
- **Strategic Inventory Management:** Maintaining an extensive catalog of on-hand inventory to meet client needs with minimal lead times.
- **Retail Operations:** Onsite retail facilities provide customers with direct access to feed products and agricultural supplies.

Sustainability Initiatives

The company prioritizes sustainable operations by implementing eco-friendly practices throughout its manufacturing and distribution processes. Initiatives include:

- **Efficient Resource Use:** Optimizing energy and material consumption during production.
- **Waste Reduction:** Minimizing byproducts and recycling materials wherever possible.
- **Sustainable Sourcing:** Partnering with suppliers that adhere to environmentally responsible practices.

Hunt & Behrens' operational efficiency and commitment to quality position the company as a reliable partner for farmers and agricultural producers, ensuring consistent product delivery and customer satisfaction.

Historical Financial Performance

BUSINESS TEAM

RECAST INCOME STATEMENTS - PAGE 1 OF 2

LISTING #: SF11585

C-Corp/Income Statement

DATE:	May 1, 2025
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		Source:	Income Statement (2024)		IRS Form 1120 (2023)		IRS Form 1120 (2022)		IRS Form 1120 (2021)	
DATE:		May 1, 2025	12 Months Ended February 28, 2025		12 Months Ended February 28, 2024		12 Months Ended February 28, 2023		12 Months Ended February 28, 2022	
			\$	% to Sales	\$	% to Sales	\$	% to Sales	\$	% to Sales
Net Sales.....			39,517,663	100%	46,143,843	100%	55,428,470	100%	46,748,215	100%
Cost of goods sold.....			32,659,625	82.6%	42,675,695	92.5%	51,292,953	92.5%	42,604,101	91.1%
Gross Profit.....			6,858,037	17.4%	3,468,148	7.5%	4,135,517	7.5%	4,144,114	8.9%
Other Income.....			486,309		516,153		151,238		58,413	
Total Deductions.....			6,016,424	15.2%	3,623,076	7.9%	3,999,587	7.2%	3,919,643	8.4%
Taxable Income.....			1,327,922	3.4%	361,225	0.8%	287,168	0.5%	282,884	0.6%

A	Owners' Salaries.....	351,000	711,000	-	1,085,400
	Carrying Costs for Salaries.....	38,610	78,210	-	119,394
A-1	Other Salaries.....	-	-	1,050,000	-
	Carrying Costs for Other Salaries.....	-	-	115,500	-
A-2	Replacement Salaries for Working Owners.....	(300,000)	(300,000)	(300,000)	(300,000)
	Carrying Costs for Other Replacing Working Owners.....	(33,000)	(33,000)	(33,000)	(33,000)
B	Bad Debts.....	-	100,000	200,000	225,000
C	Rent.....	(500,000)	(500,000)	(500,000)	(500,000)
D	Interest.....	-	-	-	-
E	Depreciation.....	-	31,405	88,448	215,671
F	Pension, Profit Sharing Contribution.....	69,000	128,250	137,000	130,500
G	Employee Benefit Programs	140,736	50,000	55,000	55,000
H	Insurance.....	-	12,470	13,152	11,073
I	Life Insurance 2002.....	14,742	-	-	-

SELLER'S DISCRETIONARY EARNINGS

D, E	Non-cash expenses
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Disclaimer: The information provided herein is compiled from information provided by the Seller(s). BTI makes no representation as to its accuracy or reliability. Prospective Buyers should rely upon their own verification and that of their financial advisors with regard to this. The Seller, by signing below, acknowledges that BTI will be presenting the above information and the information on the Business Fact Sheet and warrants that it is true and correct and that there are no material omissions. Seller agrees, should any representation be untrue, to hold BTI harmless in connection with any and all damages from such misrepresentation

BUSINESS TEAM

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RECAST INCOME STATEMENTS - PAGE 2 OF 2

Hunt & Behrens

LISTING #: SF11585

Source:

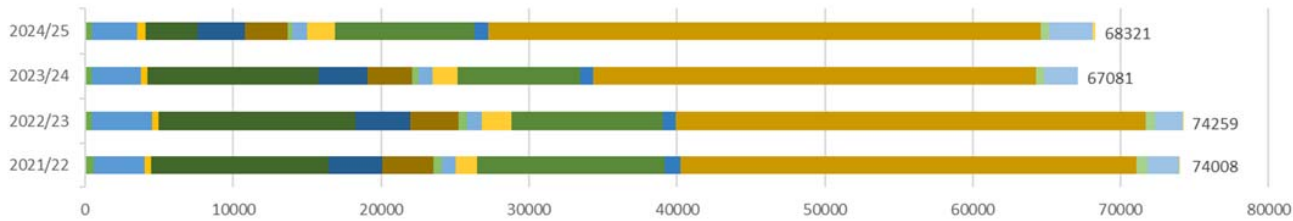
C-Corp/Income Statement

DATE: May 1, 2025

		Income Statement (2024)		IRS Form 1120 (2023)		IRS Form 1120 (2022)		IRS Form 1120 (2021)	
		12 Months Ended		12 Months Ended		12 Months Ended		12 Months Ended	
		February 28, 2025		February 28, 2024		February 28, 2023		February 28, 2022	
		\$	% to Sales	\$	% to Sales	\$	% to Sales	\$	% to Sales
	Net Sales.....	39,517,663	100.0%	46,143,843	100.0%	55,428,470	100.0%	46,748,215	100.0%
	Cost of goods sold.....	32,659,625	82.6%	42,675,695	92.5%	51,292,953	92.5%	42,604,101	91.1%
	Gross Profit.....	6,858,037	17.4%	3,468,148	7.5%	4,135,517	7.5%	4,144,114	8.9%
	Dividends & Interest (lines 4&5):	470,829		482,199		129,138		39,833	
	Other Misc Income & Expenses (lines 7-10)	15,480		33,954		22,100		18,580	
	Total Income	7,344,346		3,984,301		4,286,755		4,202,527	
	Page 1 Deductions:								
A	Owner's Salary		0.0%	711,000	1.5%	-	0.0%	1,085,400	2.3%
A-1	Other Salaries	2,426,143	6.1%	789,909	1.7%	1,702,106	3.1%	563,867	1.2%
	Repairs & Maintenance	169,941	0.4%	201,953	0.4%	201,409	0.4%	192,054	0.4%
B	Bad Debts		0.0%	100,000	0.2%	200,000	0.4%	225,000	0.5%
C	Rent		0.0%	-	0.0%	-	0.0%	-	0.0%
	Taxes & Licenses	270,651	0.7%	155,727	0.3%	163,951	0.3%	145,917	0.3%
D	Interest	238,051	0.6%	303,940	0.7%	188,894	0.3%	107,614	0.2%
	Charitable Contributions	13,410	0.0%	-	0.0%	-	0.0%	-	0.0%
E	Depreciation		0.0%	31,405	0.1%	88,448	0.2%	215,671	0.5%
	Advertising	69,990	0.2%	19,896	0.0%	24,418	0.0%	24,113	0.1%
F	Pension, Profit Sharing Contribution		0.0%	101,312	0.2%	212,369	0.4%	212,730	0.5%
G	Employee Benefit Programs	915,384	2.3%	463,621	1.0%	486,215	0.9%	516,764	1.1%
	Domestic Production Activities Ded	-	0.0%	-	0.0%	-	0.0%	-	0.0%
	Other Deductions (line 26)								
	Contract Services	193,357	0.5%	57,113	0.1%	45,832	0.1%	44,591	0.1%
	Credit Card Fees		0.0%	62,260	0.1%	51,593	0.1%	37,941	0.1%
	Gas & Oil	168,781	0.4%	187,484	0.4%	229,297	0.4%	177,455	0.4%
H	Insurance	470,392	1.2%	164,132	0.4%	169,746	0.3%	150,357	0.3%
	Legal and Professional	130,796	0.3%	135,106	0.3%	103,137	0.2%	115,851	0.2%
I	Life Insurance 2002	14,742	0.0%	-	0.0%	-	0.0%	-	0.0%
	Meals and Entertainment		0.0%	25,893	0.1%	25,020	0.0%	23,560	0.1%
	Miscellaneous	(57)	0.0%	1,580	0.0%	1,087	0.0%	1,407	0.0%
	Parts/Supplies: MFG Feeds	217,777	0.6%	-	0.0%	-	0.0%	-	0.0%
	Promotion		0.0%	12,240	0.0%	9,538	0.0%	9,493	0.0%
	Sundry		0.0%	-	0.0%	1,275	0.0%	(157)	0.0%
	Terms Discount Taken	(766)							
	To Balance		0.0%	-	0.0%	-	0.0%	-	0.0%
	Unknown Activity	71							
	Utilities	717,762	1.8%	98,505	0.2%	95,252	0.2%	70,015	0.1%
			0.0%		0.0%		0.0%		0.0%
			0.0%		0.0%		0.0%		0.0%
			0.0%		0.0%		0.0%		0.0%
	Total Deductions (line 27).....	6,016,424	15.2%	3,623,076	7.9%	3,999,587	7.2%	3,919,643	8.4%
	Taxable Income (Loss) - line 28	1,327,922	3.4%	361,225	0.8%	287,168	0.5%	282,884	0.6%

Key Financial Metrics

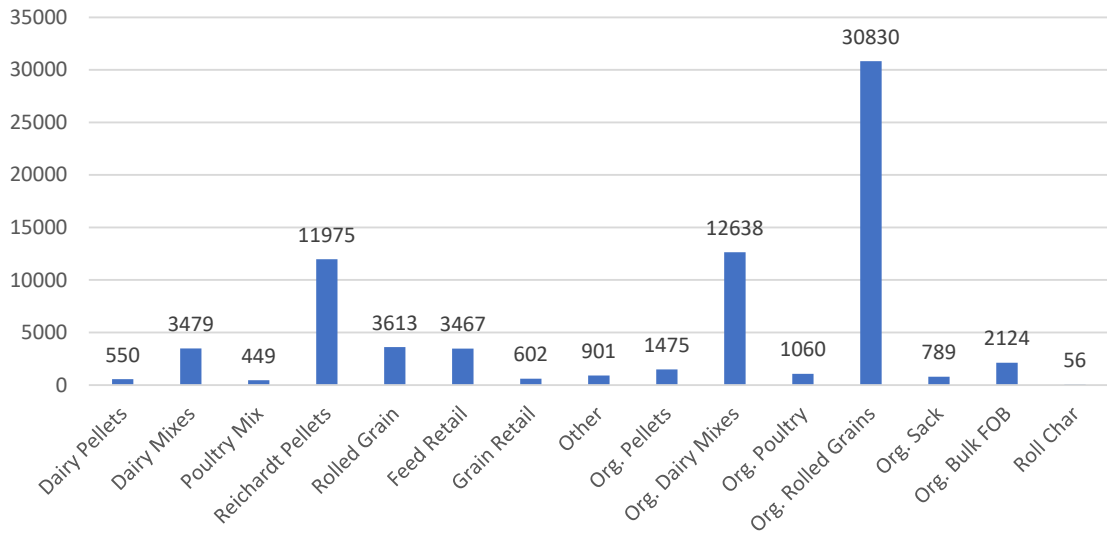
Yearly Tonnage



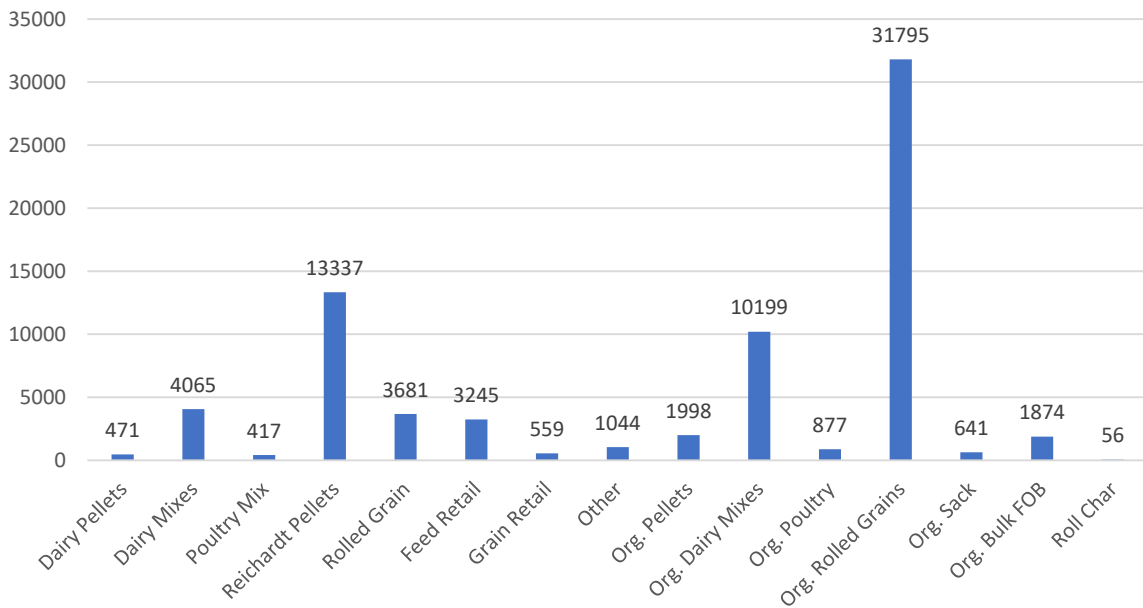
	2021/22	2022/23	2023/24	2024/25
Dairy Pellets	550	471	465	466
Dairy Mixes	3479	4065	3308	3062
Poultry Mix	449	417	439	572
Reichardt Pellets	11975	13337	11551	3484
Rolled Grain	3613	3681	3343	3230
Feed Retail	3467	3245	3012	2875
Grain Retail	602	559	409	336
Other	901	1044	945	990
Org. Pellets	1475	1998	1704	1870
Org. Dairy Mixes	12638	10199	8268	9437
Org. Poultry	1060	877	894	912
Org. Rolled Grains	30830	31795	29942	37356
Org. Sack	789	641	582	593
Org. Bulk FOB	2124	1874	2219	2896
Roll Char	56	56	0	242
Total	74008	74259	67081	68321

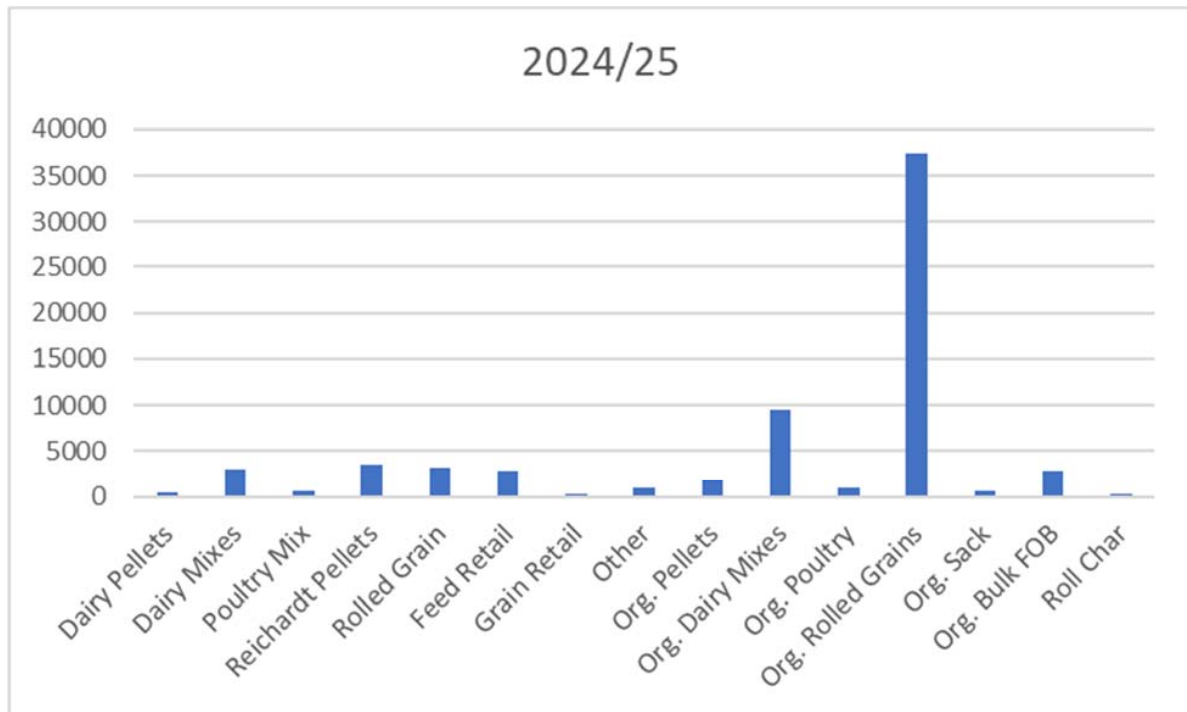
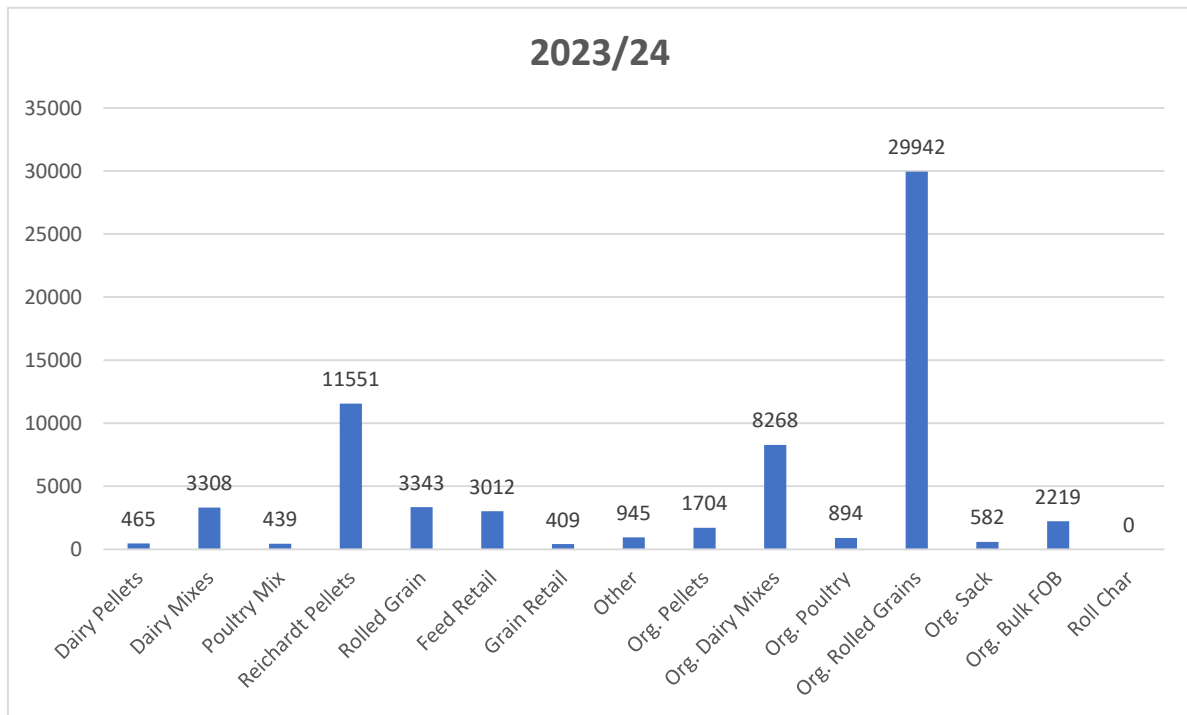
Dairy Pellets Dairy Mixes Poultry Mix Reichardt Pellets Rolled Grain Feed Retail Grain Retail Other
Org. Pellets Org. Dairy Mixes Org. Poultry Org. Rolled Grains Org. Sack Org. Bulk FOB Roll Char Total

2021/22



2022/23





Growth Trend

1. Steady Revenue and Income Performance

- Sales consistently range between \$40 million and \$50 million, with stable Seller's Discretionary Earnings (SDE) between \$1.1 million and \$1.3 million, demonstrating a reliable financial baseline.
- Tonnage deliveries have remained steady despite external market disruptions such as the COVID-19 pandemic, fluctuating grain prices, and bird flu outbreaks.

2. Expansion of Product Offerings

- Introduction of customized feed formulations and organic solutions has positioned the company to meet growing demand for tailored and sustainable agricultural practices.
- Continued innovation in feed production to meet evolving livestock nutritional needs is a driver of customer retention and market differentiation.

3. Increased Focus on Sustainability

- Adoption of eco-friendly manufacturing processes and sustainable sourcing practices aligns with the market trend toward environmentally responsible farming solutions.
- These efforts have positioned the company as a leader in sustainable feed manufacturing within the Northern California market.

4. Geographic and Market Reach

- Strong presence across Northern California's agricultural markets, serving seven major counties and surrounding areas.
- Opportunities to expand into adjacent agricultural sectors, such as retail operations and agricultural equipment, provide avenues for growth.

5. Opportunities for Margin Growth

- Diversification into higher-margin retail operations reduces reliance on commodity price stability.
- Continued focus on operational efficiency, including investments in advanced machinery, helps maintain cost competitiveness.

6. Resilience to Market Volatility

- The company's diversified product line and long-standing customer relationships have provided stability during periods of market uncertainty.
- A captive market with limited competitors capable of matching Hunt & Behrens' service and delivery levels contributes to its strong market position.

7. Upgrade Facilities to lower costs

- Install solar panels to lower electricity costs

Management Team and Employees

Management Bios

Robert Falco (CEO) is a highly experienced leader in the feed manufacturing and agricultural sectors, bringing decades of expertise to his role at Hunt & Behrens, Inc. With a strong background in operational management and strategic planning, Robert has been instrumental in ensuring the company's success and its ability to adapt to evolving market demands. His commitment to fostering innovation, maintaining quality standards, and building lasting relationships with clients and suppliers has been a cornerstone of Hunt & Behrens' reputation as a trusted partner in the industry. Robert's dedication to sustainability and customer service continues to drive the company's growth and solidify its leadership in the California feed market.

Daniel Figone (CFO) is a seasoned professional with extensive experience in agriculture and feed manufacturing. As a key leader at Hunt & Behrens, Inc., Daniel has played an instrumental role in the company's operational and strategic growth, leveraging his deep knowledge of the industry and commitment to excellence. With a background rooted in Northern California's agricultural community, Daniel brings a unique perspective and a hands-on approach to serving the needs of farmers and livestock producers. Known for his leadership, integrity, and dedication, Daniel continues to uphold Hunt & Behrens' legacy of quality and innovation while driving its vision for the future.

Joseph Masciorini (COO) is a dedicated professional with a strong background in agriculture and feed manufacturing, contributing significantly to the success of Hunt & Behrens, Inc. With years of experience in the industry, Joseph has developed a deep understanding of operational processes, customer needs, and the importance of maintaining high-quality standards. His hands-on approach and commitment to excellence have helped strengthen the company's relationships with farmers and agricultural producers across Northern California. Known for his leadership and problem-solving skills, Joseph plays a key role in upholding Hunt & Behrens' legacy while supporting its continued growth and innovation in the feed manufacturing sector.

Employee Roster

Owners	Pay Rate/Hr.	Warehouse Employees (Union)	Pay Rate/Hr.
Bob Falco		E.A.	\$ 30.50
Dan Figone		K.B.	\$ 30.50
Joe Masciorini		B.F.	\$ 30.50
		A.G.	\$ 30.50
Office		J.G.	\$ 30.50
M.E.	\$ 28.00	A.G.	\$ 30.50
H.J.	\$ 29.00	D.H.	\$ 30.50
H.P.	\$ 28.00	J.H.	\$ 30.50
		M.H.	\$ 30.50
Sales		M.J.	\$ 30.50
J.M.	\$ 36.60	A.L.	\$ 30.50
		P.Z.	\$ 30.50
Retail Store			
M.L.	\$ 24.00	Drivers (Union)	
M.V.	\$ 24.00	P.D.	\$ 30.50
C.W.	\$ 30.50	M.L.J.	\$ 30.50
D.C.	\$ 24.00	A.L.	\$ 30.50
		D.M.	\$ 30.50
Scale House		J.S.	\$ 30.50
F.N.	\$ 25.85	B.S.	\$ 30.50
G.M.	\$ 35.00	J.S.	\$ 30.50

SELLER'S AND BUYER'S DISCLOSURE STATEMENT

Hunt & Behrens, Inc

Business

30 Lakeville St, Petaluma, CA 94952

Address

Daniel Figone and Robert Falco

Jack Chung

Owner/Seller

Owner's Agent

PREFACE TO DISCLOSURE STATEMENT

This series of questions and answers is to inform prospective buyers and sellers about this transaction. It has been done by the parties to provide relevant information and to answer frequently asked questions, but it does not take the place of the buyer's inspection of the business and of its financial and other records nor does it take the place of the seller's examination and assessment of the buyer. These things must be carefully examined and approved by the parties. This information is not a warranty. **The broker has not verified the accuracy or completeness of any of the information supplied here by the parties. Please note that this document requires the buyer's signature in order to be fully executed.**

Business Team may recommend an SBA lender(s) to help finance the business purchase because our experience has shown that dealing with an experienced lender usually makes a big difference both in reducing the length of time it takes to close a loan and increasing the chances of getting a loan at all. We would like you to be aware that in some cases Business Team is paid a referral fee by the lending bank, which is part of the commission the bank pays its loan agents.

Also, by signing below, you agree that we have advised you not to make any false or misleading statements to the bank for the purpose of securing a loan.

Business Team may also assist in the negotiations of a new lease, if required, for the business premises and in some cases we share fees with another broker or are paid by the property owner. By your signatures on page 6 of this Disclosure Statement, you acknowledge that we have told you about these fees.

FOR THE SELLER

If you answer yes to any questions please attach an explanation.

A.	Business Conditions	Yes	No
1.	Are you aware of any circumstances in the industry or market area of the business that may adversely affect the future profitability of the business?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	Are there any revenues or expenses of the business that are not clearly reflected in the financial statements you will be presenting to a buyer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Is the business in default on any of its financial or contractual obligations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Has the business or any of its owners been the subject of any bankruptcy filing, assignment for benefit of creditors or insolvency proceedings of any kind during the last five years, or consulted with any attorney or advisor regarding such proceedings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.	Is there anyone customer who accounts for more than 10% of annual gross sales? If yes, list each name and indicate the approximate percentage of the annual gross sales and any relationship to the business or its owners.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Are there any commitments to employees or independent contractors regarding future compensation increases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.	Are you aware of any prior or pending claims that may cause an increase in insurance, including worker's compensation premiums?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.	Are there any suppliers who have a personal or special relationship with the business or its owners? If yes, list them by name and indicate the approximate amount of annual purchases from such suppliers and describe those relationships.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.	Does your business use independent contractors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Signature On File

seller's initial

date

buyer's initials

date

seller's initial

date

buyer's initials

date

	Yes	No
10. If the answer to the previous question is yes, have you verified with the applicable government agencies that they are correctly classified?	<input type="checkbox"/>	<input type="checkbox"/>
11. Are any of the employees or independent contractors related to any of the owners of the business, or to one another? If yes, list them by name and describe their relationship.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Have you had or do you anticipate any disputes with the landlord or deferred maintenance with the premises the business occupies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Is there any equipment or inventory located in the business that it does not own?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Is there any equipment used in the business that is not in good and operable condition, or for which maintenance has been deferred or is not suitable for the current usage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Are there any terms or conditions of the premises lease with which the business or the landlord are not in full compliance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the business a franchise or a distributorship? If yes, please provide a copy of each such franchise or distributorship agreement.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Have there been any deaths, violent crimes or other criminal activity on the premises within the last three years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Are you aware of any substances, materials or products on or near the premises which may be an enviromental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, paint, solvents, fuel, medical waste, surface or underground storage tanks or contaminate soil or water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Signature On File

<u>seller's initials</u>	<u>date</u>
<u>seller's initials</u>	<u>date</u>

<u>buyer's initials</u>	<u>date</u>
<u>buyer's initials</u>	<u>date</u>

Yes No

19. Have coupons or gift certificates been issued which remain Outstanding?

☒ ☐

20. Has all work in/on the premises received permits?

☒ ☐

B. Regulations

1. Is the business or its operator required to have any licenses or permits other than a local business license?

☐ ☒

2. Must the new owner personally qualify for any license or permit?

☐ ☒

3. Are you aware of any pending zoning changes, redevelopment or nearby major construction that might affect your business?

☐ ☒

4. Are there any alleged violations filed or under investigation by authorities issuing licenses or permits or by the following agencies?

1. Police Department
2. Health Department
3. Fire Department
4. Building Inspector
5. Zoning Commission
6. Water Pollution
7. Franchise Tax Board
8. OSHA

Yes No

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. EEOC

10. EDD

11. ABC

12. IRS

13. BOE

14. EPA

15. INS

16. BAR

17. Any other

Yes No

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Signature On File

seller's initials date

buyer's initials date

seller's initials date

buyer's initials date

C. Other

1. Does the business have any of the following?	Yes	No
1. Union or other employment agreements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Employee stock ownership plan (ESOP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Un/under funded pension liabilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Back wages, vacation pay, sick leave or claims for same	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Unpaid medical or insurance premiums	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Lease agreements (other than the premises)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Equipment maintenance agreements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Advertising contracts (including yellow pages)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Outstanding contracts or agreements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Pending or threatened litigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Unresolved insurance claims	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Product liability exposure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Customer warranty obligations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Tax or Worker's Comp refunds	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Anticipated supplier rebates	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Yes	No
2. Are there any other facts or conditions not disclosed above that may adversely affect the operation of the business or a buyer's decision to purchase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Have you verified the correctness of all marketing information, including financial summaries, prepared by broker?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

By signing below owner/seller certifies that the above information and any supplemental explanations are true and correct and agrees to immediately notify Broker of any material changes.

<u>Signature On File</u>			
Seller Signature	<u> </u> date	<u> </u> buyer's initials	<u> </u> date
<u> </u>	<u> </u> date	<u> </u> buyer's initials	<u> </u> date

FOR THE BUYER

- | | Yes | No |
|--|--------------------------|--------------------------|
| 1. Have you been the subject of any bankruptcy filing, assignment for benefit of creditors or insolvency proceedings of any kind during the last five years, or consulted with any attorney or advisor regarding such proceedings? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Have you determined the amount of operating capital sufficient for this business and do you have that amount? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Have you been late or defaulted on a business premises or equipment lease? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Is there anything about your business operating or credit history that would make it difficult for you to operate this business or would, if disclosed to the seller, change his mind about selling to you? | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Are there any personal reasons why you might be denied any of the necessary licenses or permits to operate this business? | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Have you ever been convicted of a felony? | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Are there any other facts or conditions not disclosed above that might affect your ability to operate this business and fulfill the terms of your purchase agreement? | <input type="checkbox"/> | <input type="checkbox"/> |

By signing below, buyer(s) certifies that the above information he has provided is true and correct. In addition, buyer(s) warrants that any and all representations made to seller or broker regarding financial statements, experience and education are true and correct. Buyer represents that he is either capable of investigating suitability, business performance and environmental hazards himself or will employ suitable professional assistance to do so. **Buyer is hereby advised to conduct Phase 1 testing.** *Buyer acknowledges receipt and approval of pages 1-5, signed by the seller, of this disclosure statement*

Buyer	date
-------	------

Buyer _____ date _____

Buyer's Agent

By signing below, seller(s) acknowledges receipt and approval of a completed copy of this disclosure statement signed by the buyer(s).

<u>Seller</u>	<u>date</u>
---------------	-------------

Seller	date
--------	------

Seller's Agent

	MAKE
# 1 Tractor	2013 Peterbilt
# 1 Trailer	2018 Walinga
# 2 Tractor	2016 Peterbilt
# 2 Trailer	2018 Walinga
# 3 Tractor	2017 Peterbilt
# 3 Trailer	2016 Walinga
# 4 Tractor	2013 Peterbilt
# 4 Trailer	1994 Globe
# 5 Tractor	2013 Peterbilt
# 5 Trailer	1991 Globe
# 6 Tractor	2012 Peterbilt
# 6 Trailer	1981 Globe
# 8 Tractor	2014 Peterbilt
# 8 G Trailer	2022 Trinity Trailer
# 12 Tractor	2014 Peterbilt
# 12 Trailer	1990 Feedliner
# 9 Flatbed	2017 Peterbilt
# 8 Trailer	1978 Globe
Restored	1958 White Flatbed

	MACHINERY	HP	BRAND	
	New Pellet Machine	200	Triumph	
	New Grinder	60	Bliss	
	Cracker	15	Memco	
	Cleaner	15	Crippen	
	P-1 Pellet Machine	75	Sprout Waldren	
	P-9 Pellet Machine	100	Sprout Waldren	
	New Roller	50	Ferrel Ross	
	BMM Screener	5	BMM	
	Old Roller #1	30	Memco	
	Old Roller #2	30	Memco	
	Grinder	60	Jacobson	
	Boiler	100	Ocean Shore	
	Boiler	100	Ocean Shore	
	Westside Mill			
	Pellet Machine	100	Sprout Waldren	
	Grinder	75	Sprout Waldren	
	Cracker	40	Jacobson	
	Boiler	100	Cleaver Brooks	

Subject Property Location

Property Address 30 LAKEVILLE ST
City, State & Zip PETALUMA, CA 94952-3125
County SONOMA COUNTY
Mailing Address PO BOX 2040, PETALUMA, CA 94953-2040
Census Tract 1509.01
Thomas Bros Pg-Grid 465-6D

Report Date: 10/11/2024
 Order ID: R163056757

Property Use Mill (feed; grain; paper; lumber; textile; pulp)
Parcel Number 006-171-008-000
Latitude 38.240122
Longitude -122.641092

Legal Description Details Brief Description: 77 FORM 6-171-04 C/W 6-171-05 M/D

Current Ownership Information *Source of Ownership data: Assessment Data


Primary Owner Name(s) HUNT & BEHRENS INC
Vesting Company

Latest Full Sale Information



Details beyond coverage limitations

No financing details available

Property Characteristics

	Bedrooms		Year Built	1947	Living Area (SF)	56,782
	Bathrooms/Partial		Garage/No. of Cars	Garage/15	Price (\$/SF)	
	Total Rooms		Stories/Floors	4 Stories	Lot Size (SF/AC)	140,699/3.23
	Construction Type	Wood	No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	Central
	Foundation Type		Style		A/C	Y
	Property Type	Industrial (Heavy)	View		Elevator	
	Land Use	Mill (feed; grain; paper; lumber; textile; pulp)			Zoning	

Assessment & Taxes

	Assessment Year	2024	Tax Year	2024	Tax Exemption	
	Total Assessed Value	\$1,833,476	Tax Amount	\$19,890.82	Tax Rate Area	3-060
	Land Value	\$169,430	Tax Account ID			
	Improvement Value	\$1,664,046	Tax Status	No Delinquency Found		
	Improvement Ratio	90.76%	Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History

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No details available

Loan Officer Insights





















No details available

Subject Property Location

Property Address 30 LAKEVILLE ST
City, State & Zip PETALUMA, CA 94952-3125

Report Date: 10/11/2024
Order ID: R163056758
County: SONOMA

Comparable Sales 20 Comps

		SUBJECT PROPERTY	01/01/1975			56,782	0			1947	140,699/3.23		
1		422 PETALUMA BLVD N	05/30/2024	\$1,590,000	\$284	5,594	0			1978	13,032/.3		0.1
2		10 RIVERBEND LN	08/22/2024	\$1,131,822	\$545	2,078	8				4,127/.09		0.16
3		56 RIVERBEND LN	05/31/2024	\$1,187,822	\$524	2,266	7	3	3		9,940/.23		0.18
4		326 KENTUCKY ST	08/08/2024	\$1,300,000	\$1,026	1,267	7	2	1	1915	4,000/.09		0.19
5		72 EDITH ST	05/14/2024	\$1,033,000	\$521	1,983	7	3	2	2023	3,116/.07		0.21
6		96 EDITH ST	06/26/2024	\$1,178,000	\$520	2,266	7	3	3	2023	3,508/.08		0.21
7		591 MADISON ST	06/24/2024	\$1,136,822	\$547	2,078	8			2023	3,197/.07		0.22
8		19 NATALIE CIR	07/03/2024	\$542,000	\$569	952	3	2	1	1984	1,969/.05		0.25
9		101 EDITH ST	04/11/2024	\$710,822	\$681	1,044	4	2	1	1948	5,546/.13		0.26
10		331 KELLER ST UNIT 4	07/05/2024	\$740,000	\$597	1,240	4	2	2	2007	1,012/.02		0.26
11		34 VALLEJO ST	05/23/2024	\$775,000	\$797	972	4	2	1	1950	5,000/.11		0.28
12		610 LIBERTY ST	08/01/2024	\$585,000	\$507	1,154	5	2	1	1890	5,150/.12		0.31
13		101 VALLEJO ST	07/25/2024	\$770,000	\$734	1,049	4	2	1	1947	6,760/.16		0.33
14		112 CHERRY ST	05/14/2024	\$515,000	\$547	942	4	2	1	1976			0.35
15		146 KENTUCKY ST	04/18/2024	\$812,822	\$106	7,675	0			1910	7,840/.18		0.35
16		302 WEST ST	06/12/2024	\$2,184,090	\$1,597	1,368	4	2	1	1949	5,300/.12		0.36
17		251 CHERRY ST	08/23/2024	\$1,160,000	\$603	1,924	7	3	2	1990	7,615/.17		0.38
18		340 WALNUT ST	05/02/2024	\$1,415,000	\$980	1,444	3	3	3	1912	3,922/.09		0.38
19		57 PAYRAN ST	07/10/2024	\$600,000	\$595	1,008	4	3	1	1950	5,000/.11		0.4
20		711 KEOKUK ST	09/30/2024	\$1,285,000	\$850	1,512	6	4	1	1937	14,150/.32		0.43

Area Sales Analysis

Total Area Sales/ Count	\$20,652,200/ 20	Median # of Baths	1	Median Lot Size (SF/AC)	5,000 /.11
Price Range - 2 years	\$515,000 - \$2,184,090	Median # of Bedrooms	2	Median Year Built	1950
Age Range	1 - 134	Median Living Area (SF)	1,406	Median Value	\$1,082,411
Median Age	74	Median Price (\$/SF)	\$582/SF		

Subject Property Location

Property Address 30 LAKEVILLE ST
City, State & Zip PETALUMA, CA 94952-3125
County SONOMA COUNTY
Mailing Address PO BOX 2040, PETALUMA, CA 94953-2040






Report Date: 10/11/2024
Order ID: R163056759

Property Use Mill (feed; grain; paper; lumber; textile; pulp)
Parcel Number 006-171-008-000


Transaction Summary

Transaction ID	Transaction Date	Document Type	Recorder Doc Number	Property Use	Parcel Number
1	01/01/1975	Deed	75RC069155		

Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

Transaction Details

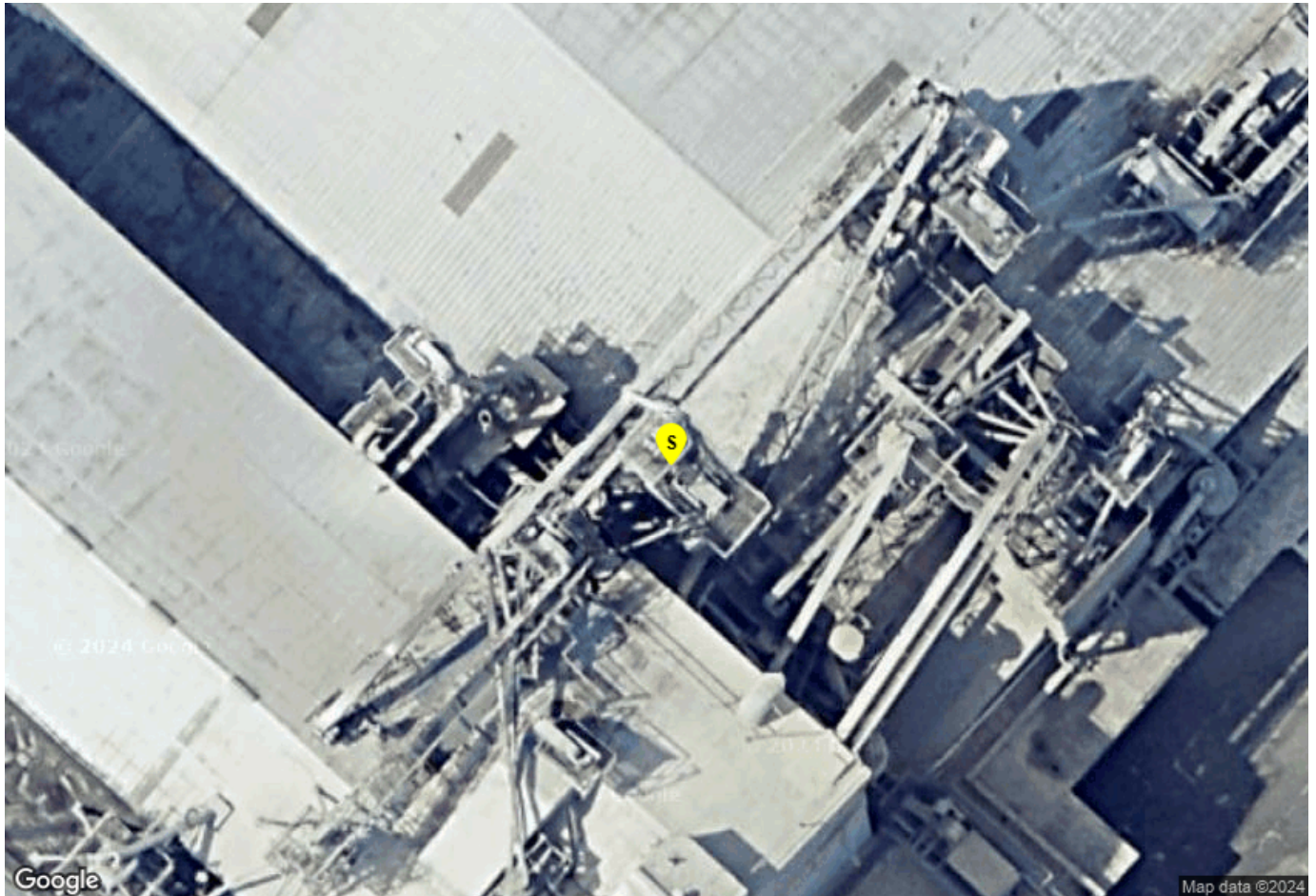
	Transaction ID	1	Recorder Doc Number	75RC069155	Partial Interest Transferred	
	Transfer Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price		Document Description		Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	01/01/1975	Property Use	Mill (feed; grain; paper; lumber; textile; pulp)
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		77 FORM 6-171-04 C/W 6-171-05 M/D / /		Title Company Name	

Subject Property Location

Property Address 30 LAKEVILLE ST
City, State & Zip PETALUMA, CA 94952-3125
County SONOMA COUNTY
Mailing Address PO BOX 2040, PETALUMA, CA 94953-2040
Owner Name HUNT & BEHRENS INC

Report Date: 10/11/2024
 Order ID: R163056760

Property Use Mill (feed; grain; paper; lumber; textile; pulp)
Parcel Number 006-171-008-000



S Subject

Nearby Neighbors Report

Subject Property Location

Property Address 30 LAKEVILLE ST
City, State & Zip PETALUMA, CA 94952-3125
County SONOMA COUNTY
Mailing Address PO BOX 2040, PETALUMA, CA 94953-2040

Report Date: 10/11/2024
 Order ID: R163056761

Property Use Mill (feed; grain; paper; lumber; textile; pulp)
Parcel Number 006-171-008-000

Subject Property

Address	30 LAKEVILLE ST, PETALUMA, CA 94952			APN	006-171-008-000
Owner	HUNT & BEHRENS INC			Lot Size (SF/AC)	140,699/3.23
Bedrooms	0	Year Built	1947	Living Area (SF)	56,782
Bathrooms/Partial		Garage/No. of Cars	Garage/15	Phones	

Nearby Neighbor #1

Address	LAKEVILLE ST, PETALUMA, CA 94952			APN	006-171-007-000
Owner	SONOMA-MARIN AREA RAIL TRANSIT DISTRICT			Lot Size (SF/AC)	40,868/.94
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #2

Address	16 CEDAR GROVE PARK, PETALUMA, CA 94952			APN	006-051-082-000
Owner	CLOVER STORNETTA FARMS INC			Lot Size (SF/AC)	44,954/1.03
Bedrooms	0	Year Built	1945	Living Area (SF)	8,548
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #3

Address	LAKEVILLE ST, PETALUMA, CA 94952			APN	006-051-083-000
Owner	PETALUMA COMMUNITY DEVELOPMENT COMMISSION			Lot Size (SF/AC)	2,514/.06
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #4

Address	82 LAKEVILLE ST, PETALUMA, CA 94952			APN	007-071-008-000
Owner	MCCANN LEE O & PHYLLIS			Lot Size (SF/AC)	2,130/.05
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #5

Address	WATER ST, PETALUMA, CA 94952			APN	006-171-011-000
Owner	HUNT & BEHRENS INC			Lot Size (SF/AC)	47,045/1.08
Bedrooms	0	Year Built	1975	Living Area (SF)	2,800
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #6

Address	LAKEVILLE ST, PETALUMA, CA 94952			APN	006-171-010-000
Owner	SONOMA-MARIN AREA RAIL TRANSIT DISTRICT			Lot Size (SF/AC)	17,593/.4
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #7					
Address	PETALUMA BLVD N, PETALUMA, CA 94952			APN	006-163-045-000
Owner	SONOMA-MARIN AREA RAIL TRANSIT DISTRICT			Lot Size (SF/AC)	3,300/.08
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #8					
Address		88 LAKEVILLE ST, PETALUMA, CA 94952		APN	007-071-007-000
Owner		PETALUMA COMMUNITY DEV COMMISSION		Lot Size (SF/AC)	7,653/.18
Bedrooms	0	Year Built	1958	Living Area (SF)	2,400
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #9					
Address	10 LAKEVILLE ST, PETALUMA, CA 94952			APN	006-051-038-000
Owner	GROSSI DINO E TR & GROSSI LORI L TR			Lot Size (SF/AC)	33,600/.77
Bedrooms	2	Year Built	1920	Living Area (SF)	667
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #10					
Address		22 LAKEVILLE ST, PETALUMA, CA 94952		APN	006-163-047-000
Owner		SMITH MALCOLM E TR		Lot Size (SF/AC)	20,473/.47
Bedrooms	0	Year Built	1971	Living Area (SF)	3,800
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #11					
Address	29 LAKEVILLE ST, PETALUMA, CA 94952			APN	006-051-086-000
Owner	ALICEA CARLOS JUAN TR & ZIPPERLE DEEANA TR			Lot Size (SF/AC)	12,000/.28
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #12					
Address	92 LAKEVILLE ST, PETALUMA, CA 94952			APN	007-071-011-000
Owner	STYPA, PAUL G; STYPA, KAREN Y			Lot Size (SF/AC)	59,677/1.37
Bedrooms	0	Year Built	1956	Living Area (SF)	5,210
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #13					
Address	29 LAKEVILLE ST # A, PETALUMA, CA 94952			APN	006-051-087-000
Owner	ALICEA CARLOS JUAN TR & ZIPPERLE DEEANA TR			Lot Size (SF/AC)	61,855/1.42
Bedrooms	0	Year Built	1926	Living Area (SF)	894
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #14					
Address	414 PETALUMA BLVD N, PETALUMA, CA 94952			APN	006-163-044-000
Owner	MP 414 PETALUMA ASSOCIATES LP			Lot Size (SF/AC)	29,700/.68
Bedrooms	0	Year Built	2023	Living Area (SF)	45,548
Bathrooms/Partial		Garage/No. of Cars		Phones	

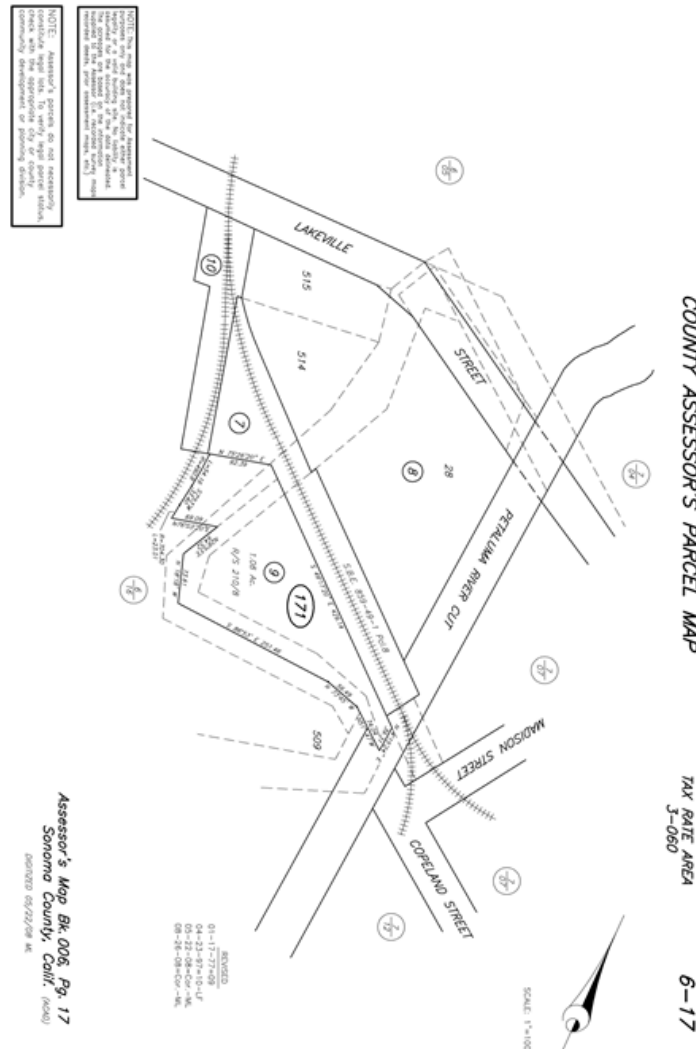
Nearby Neighbor #15				
Address	350 N WATER ST, PETALUMA, CA 94952			APN 006-163-067-000
Owner	LA VIA APARTMENTS LP			Lot Size (SF/AC) 64,469/1.48
Bedrooms	0	Year Built	2022	Living Area (SF) 104,427
Bathrooms/Partial		Garage/No. of Cars	Attached Garage/143	Phones

Subject Property Location

Property Address 30 LAKEVILLE ST
City, State & Zip PETALUMA, CA 94952-3125
County SONOMA COUNTY

Report Date: 10/11/2024
Order ID: R163056762

Parcel Number 006-171-008-000



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