



Industrial Building For Sale

SEQUOIA REALTY SERVICES
135 FRANKLIN STREET
REDWOOD CITY, CA 94063
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1004 CENTER STREET, SAN CARLOS



Property Highlights:

- ±5,000 SF corner lot
- ±2,100 SF building (±1,100 SF office / ±1,000 SF warehouse)
- Three (3) phase power
- Security windows and loft
- Two (2) shop/work rooms and plenty of storage space
- Three (3) restrooms: two (2) office and one (1) shop
- Four (4) private offices
- Bullpen area and built-in reception desk
- ±3,000 SF usable yard space divided into two (2) separate secured gated yards (±1,500 SF each)
- Ideal parking for large vehicles
- Freshly painted both inside/out
- Oxi-cleaned carpets
- Perfect for a small business loan
- Turn-key for any type of small business
- Easy access to HWY 101 & I-280
- SALE to be "As-Is"

Anthony Kamm

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DRE LIC NO. 01783456

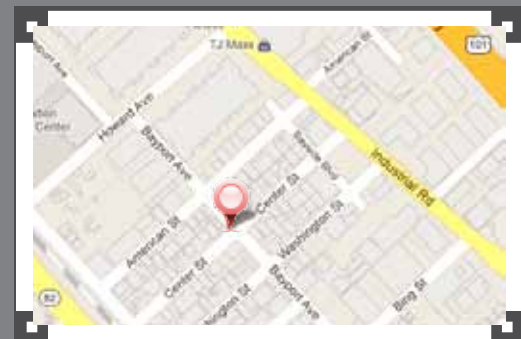
Ryan Pegnim

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Offered for: \$629,000



360° of Real Estate Services

WWW.SEQUOIAREALTYSERVICES.COM

The information contained herein has been provided to us by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



1004 CENTER STREET, SAN CARLOS

Finance Model



Prepared for: Anthony Kamm, Sequoia Realty Services
 Prepared by: Ole Tustin/Benjamin Vanderford, US Bank, SBA Division

1004 Center Street, San Carlos CA
 \$629,000 Proposed Purchase Price

7(a) 3 yr
Borrower
 Pays SBA
 10%
\$629,000
\$0
\$629,000
\$62,900
\$566,100

Proposed Purchase:
 Tenant Improvements:
 Total Project Cost:
 Down Payment:
 Financing Amount (US Bank SBA Guaranteed Loan):

Loan Closing Costs*: \$18,137
 Total Cash Required: **\$81,037**

Loan to Value : 90%
 Term (years): 25

1/12/2012
 3 Year Fixed: 4.35%
 Other Rates: 1 year: 3.95%; 5 year: 5.15%

Overview:
25 Year Term and Amortization
Limited Prepayment Penalty:
 3 year (5%, 3%, 1% of principal)
 Up to 25% can be paid off per year, no pre-pay
 Loan is assumable; No balloon payment

Total Monthly Payment: (\$3,099)

*Loan Closing Costs:
 SBA Guaranty Fee **\$12,737.25**
 Appraisal \$2,500
 Environmental Assessment (if needed otherwise \$500) \$2,100
 Document Preparation (processing fee): \$300
 Miscellaneous: \$500
 Total: **\$18,137**

Condition: Buyer's business to occupy 51%+ of the rentable space within 12 months.

Please note all of the above costs, terms, and conditions are estimates. Final terms and conditions are subject to review of financials (which we have not seen) and approval by US Bank and/or the Small Business Administration (SBA).

Ole Tustin, US Bank SBA 415-357-1767

