

# 3100 BEACON BOULEVARD

WEST SACRAMENTO



**For Sale  
or Lease**

**±15,510 SF STANDALONE  
OFFICE BUILDING**

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310 BEACON BOULEVARD

# Excellent standalone building opportunity minutes from Downtown Sacramento

## Features

- » ±7,209 - ±15,510 SF available for sale or lease
- » Ample 4 per 1,000 surface level parking
- » 100% office build-out
- » Exclusive tranquil courtyard in the center of the building can be used for outdoor collaboration or events
- » Sidelights and courtyard facing windows in all interior offices allow for maximum natural light
- » Professional and inviting exterior design
- » ADA accessible
- » Conveniently located with immediate access to I-5, US-50, and I-80 freeways

**For Sale:** \$2,481,600 (\$160/SF)

**For Lease:** \$1.65/SF, MG





# Floor Plan

Flexible sizes available ranging from  $\pm 7,209$  SF -  $\pm 15,510$  SF

Call broker for details

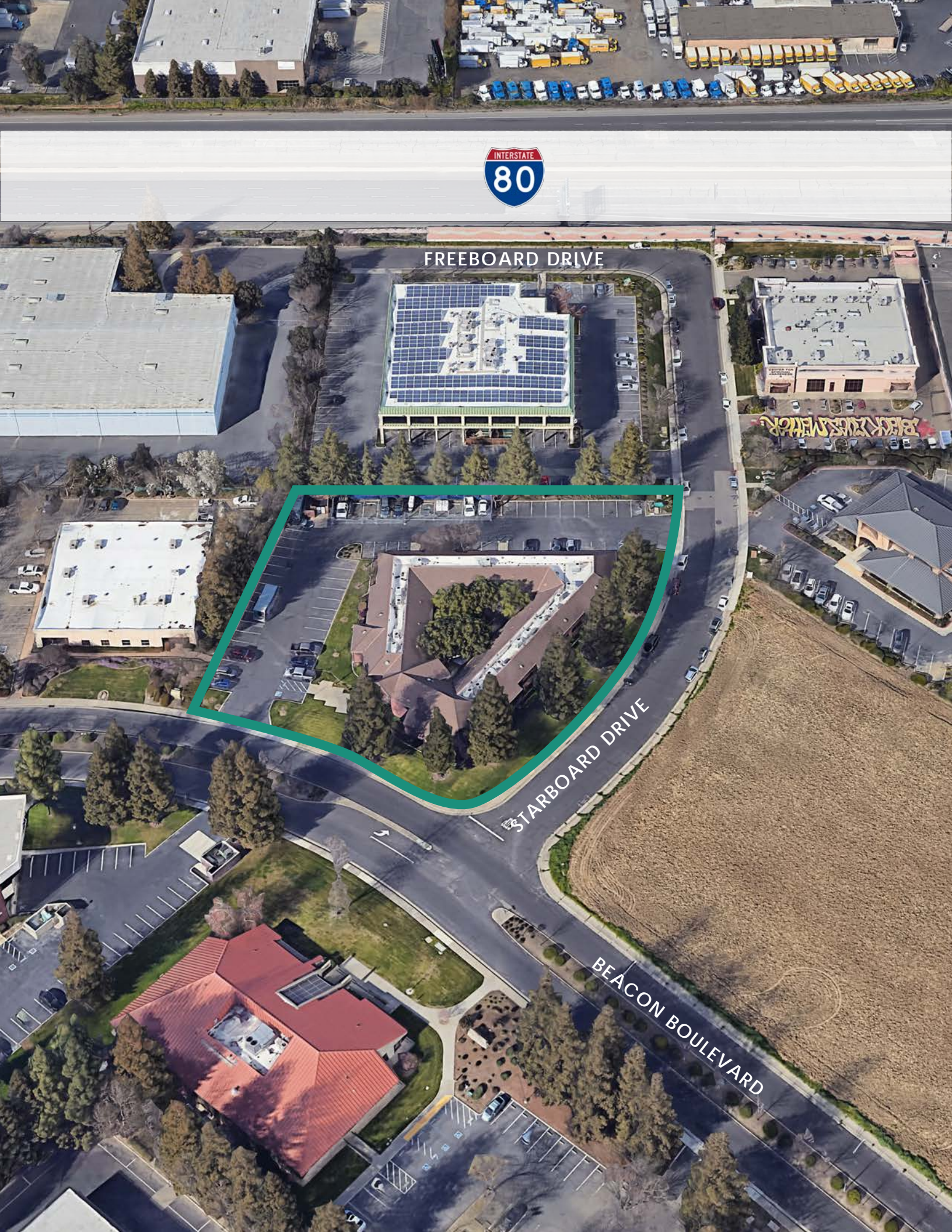




FREEBOARD DRIVE

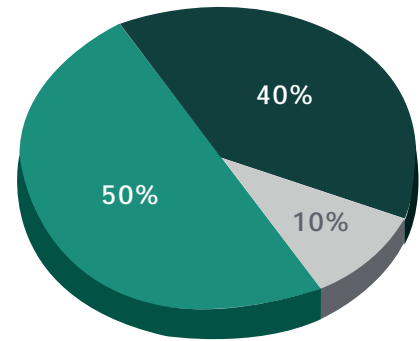
STARBOARD DRIVE

BEACON BOULEVARD



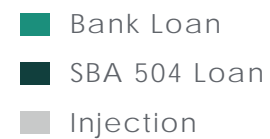
# SBA 504 Loan Scenario

Building Purchase Price	\$2,481,600
Improvements	\$0
Equipment	\$0
Other	\$0
<b>Total Project Costs</b>	<b>\$2,481,600</b>



## Loan Structure

Bank 1st Mortgage	50%	\$1,240,800
SBA 504 2nd Mortgage	40%	\$992,640
Equity	10%	\$248,160
<b>Total Project Costs</b>		<b>\$2,481,600</b>



## 90% SBA 504 Financing Example

	Loan Amount	Rate	Term	Amort	Monthly Payment	Annual Payment
Bank 1st Mortgage	\$1,240,800	5.75%	10 Yrs	25 Yrs	\$7,806	\$93,671
SBA 504 2nd Mortgage*	\$992,640	6.32%	25 Yrs	25 Yrs	\$6,591	\$79,094
		<i>FIXED</i>		<i>Fully Amortized</i>		
<b>Total Financing</b>	<b>\$2,233,440</b>	<b>6.00% Blended Rate</b>			<b>\$14,397</b>	<b>\$172,765</b>

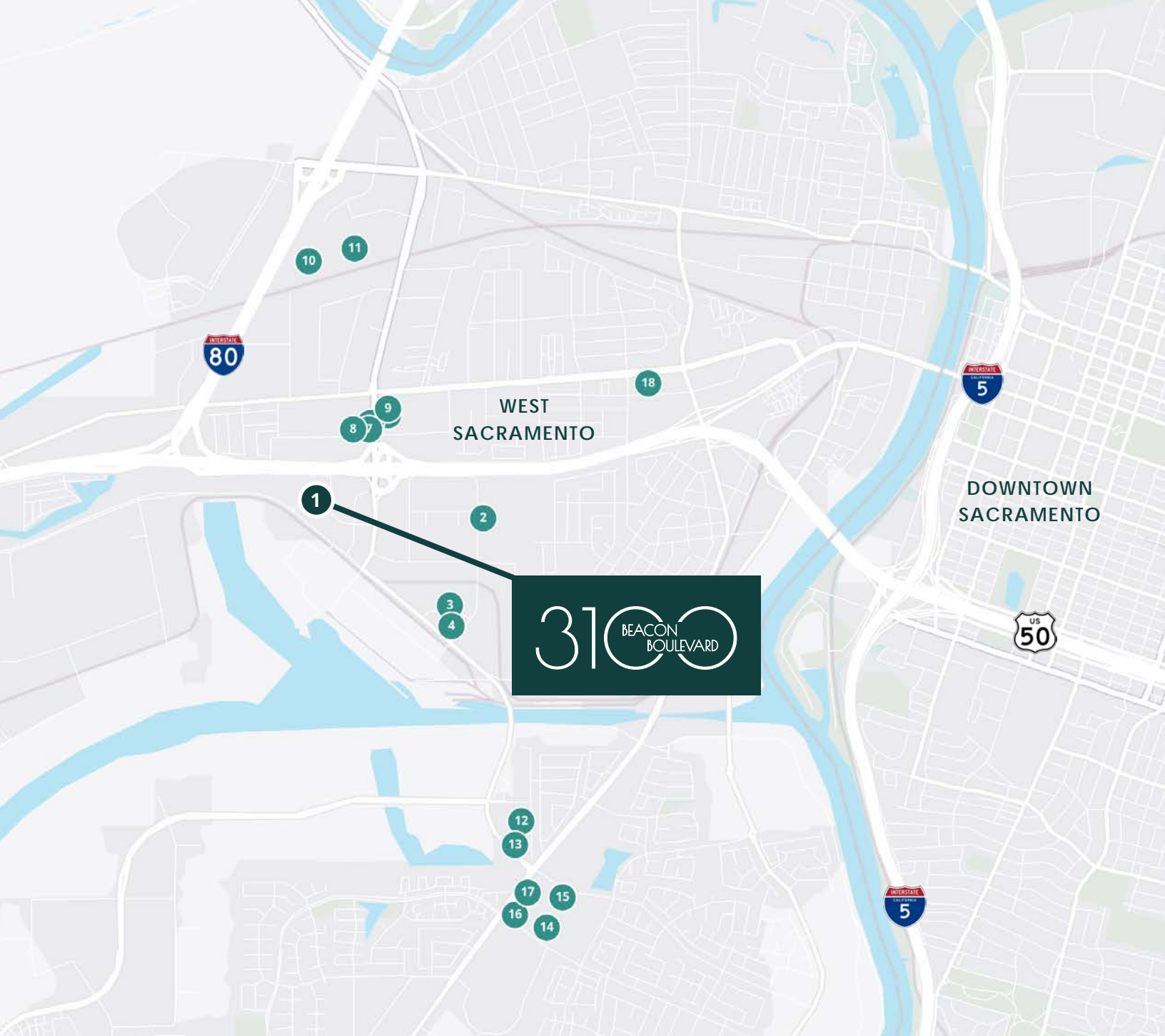
## Assumptions

- Bank rate, terms and fees are estimated and will vary depending on approval.
- SBA rate is as of Jun '23. Actual rate is set at debenture sale.
- SBA Fee is estimated at 2.15% plus a \$2,500 legal fee. All SBA fees are financed in the 504 loan. \*Includes financed SBA fee of \$24,000.
- SBA 504 rate is fixed rate and fully amortized over the life of the loan, no balloon payment.
- 90% LTV financing generally does not require additional collateral.
- Related costs including appraisal and environmental reports, escrow closing costs (including insurance and legal closing costs) and other soft costs may be included in the loan.



**Your SBA 504 Expert**  
 Jim Azevedo  
 TMC Financing  
 SVP, Business Development  
 916 873 5141  
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**TMC will perform a free prequalification for prospective buyers.**



# Amenities

- |                          |                   |                   |                       |
|--------------------------|-------------------|-------------------|-----------------------|
| 1. 3130 Beacon Boulevard | 5. Grocery Outlet | 10. IKEA          | 15. Nugget Markets    |
| 2. Jackrabbit Brewing Co | 6. Taco Bell      | 11. Walmart       | 16. Round Table Pizza |
| 3. Chando's Tacos        | 7. Carl's Jr      | 12. Lowe's        | 17. Bank of America   |
| 4. Bike Dog Brewing Co   | 8. Dollar Tree    | 13. Panda Express | 18. Raley's           |
|                          | 9. Subway         | 14. Target        |                       |

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