

WALNUT GROVE, CA 95690

14165
MARKET STREET



INDUSTRIAL | FOR SALE

CBRE

PROPERTY FEATURES



BUILDING SIZE
±12,600 SF*



OFFICE SIZE
±1,032 SF*



WAREHOUSE SIZE
±11,568 SF*



FENCED/GATED YARD
±6,775 SF*



PARCEL SIZE
±0.58 acres*



GRADE LEVEL DOORS
Six (10'x12')



CLEAR HEIGHT
±14'



POWER
400a 3-Phase



ZONING
SPA (County of Sacramento)

Permitted Uses: <https://landuse.saccounty.gov/spa/504-020/>



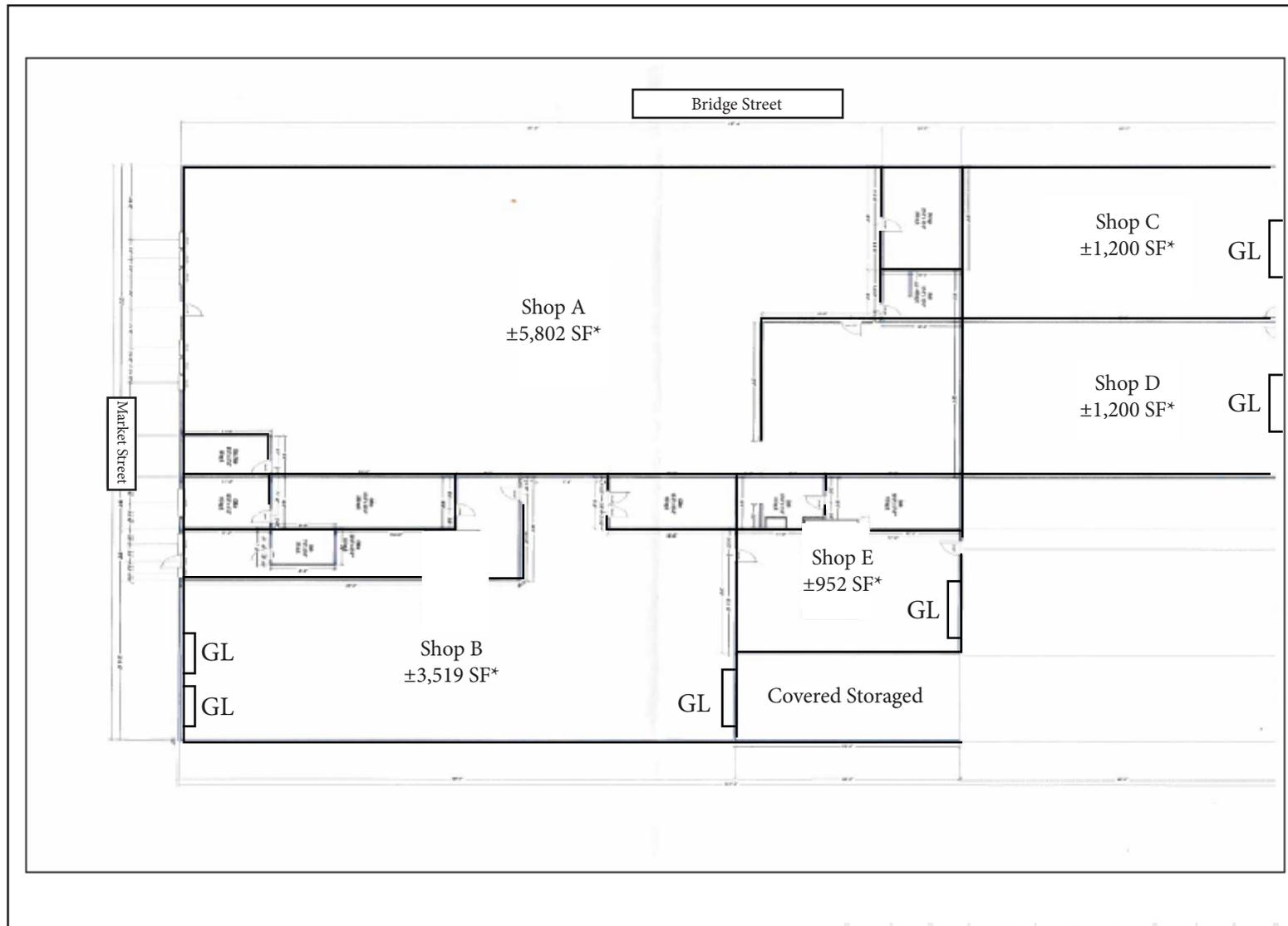
SUBMARKET
Walnut Grove



HIGHWAY ACCESS
±6 miles to I - 5

*Buyer to independently verify

FLOOR PLAN



*Not to scale. Site plan is approximate.

SBA 504 LOAN SCENARIO

FINANCE STRUCTURE

BANK 1ST TD LOAN	50.0%	\$625,000.00
NET DEBENTURE PROCEEDS	40.0%	\$500,000.00
BORROWER	10.0%	\$125,000.00
TOTAL PROJECT COST	100%	\$1,250,000.00

504 ESTIMATED FEES

BANK INTERIM LOAN	\$500,000.00
CDC PROCESSING FEE (1.5%)	\$7,500.00
SBA GUARANTY FEE (.50%)	\$2,180.00
FUNDING FEE (0.25%)	\$1,250.00
LEGAL CLOSING FEES	\$4,500.00
UNDERWRITING FEE (0.40%)	\$2,072.00
SUBTOTAL	\$517,502.00
BALANCE TO BORROWER	\$498.00
GROSS DEBENTURE	\$518,000.00

DEBENTURE ROUNDED TO THE NEAREST \$1,000

SUMMARY DEBENTURE LOAN FEES PAID \$17,502.00

ESTIMATED MONTHLY PAYMENTS

BANK 1ST TD	\$5,064.00
SBA 2ND TD	\$4,132.00
COMBINED MONTHLY PAYMENT	\$9,196.00

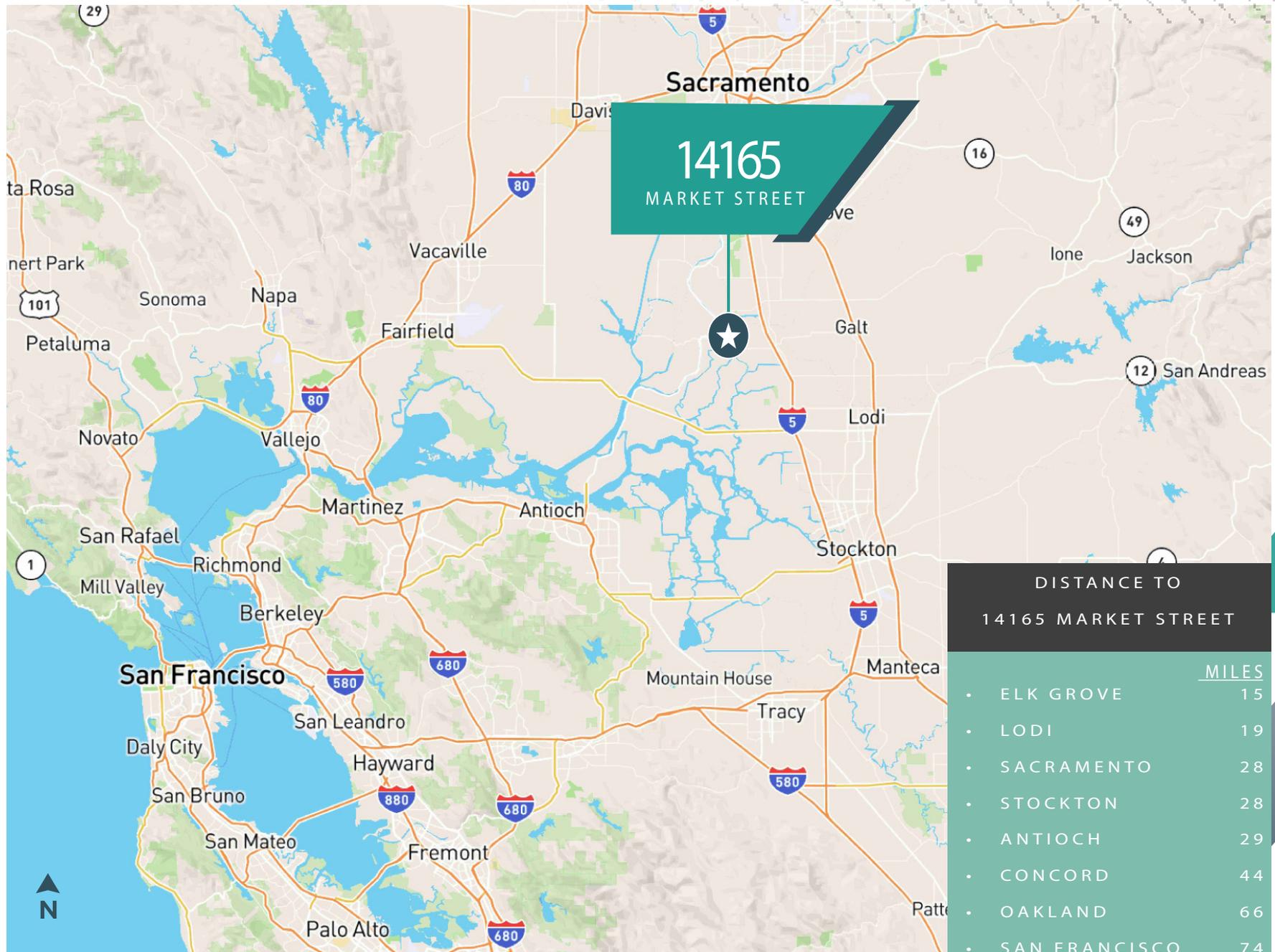
BANK LOAN AMOUNT AND TERMS

BANK LOAN AMOUNT	\$750,000.00
INTEREST RATE (FIXED)	6.50% *
YEARS	10 25
BANK FEES	1.50% \$11,250.00

* Bank's interest rate and fee are negotiable between borrower and bank. The information contained herein is for discussion purposes only and is not binding.

You are solely responsible for independently verifying the information in this confidential memorandum. Any reliance on it is solely at your own risk.

LOCATION MAP



AERIAL MAP



14165
MARKET STREET

14165

MARKET STREET

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