

FOR SALE – \$2,950,000



**232 Harrison Ave,
Claremont, CA 91711**

PROPERTY HIGHLIGHTS

- Building Size: ± 4,000 SF
- Multi-Unit Office: Retail
- Building Height: 3 stories
- Land Acres: 0.26 AC

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SBA 504 - HIGHLIGHTS

Bank	(50%)	<u>\$1,475,000</u>	7.25%	25 year Amortization	<u>\$10,662/mo</u>
SBA	(40%)	<u>\$1,208,000</u>	6.35%	25 year Amortization	<u>\$8,044/mo</u>
Borrower	(10%)	<u>\$295,000</u>			
Total	100%	\$2,950,000		6.80% Blended Rate	\$18,706/mo



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Assumptions:

The following was assumed in preparation of this sample.

- SBA rate current as of June 26, 2024
- Bank rate, terms & fees can vary and are case by case
- SBA structure can vary depending on specific transaction
- All loans are subject to a full financial package review