

FOR SALE OR LEASE

1731 RESEARCH PARK DRIVE

*+17,168 Gross SF 3-Story Office/R&D/
Lab Building*

DAVIS, CA



±17,168 GROSS SF

\$4,100,000 **\$1.95/SF, NNN**

SALE PRICE

LEASE RATE, NNN

1731 Research Park Drive presents a rare opportunity to buy or lease a second generation space of ±17,168 gross SF office, R&D, or lab building. Devi Plaza was built for the United States USDA Forest Service Pacific Southwest Research Station, and they occupied the space for administrative office, research and lab purposes until recently. It is a great location with an elevator, outdoor patios, plenty of windows, bright light, and a professional atmosphere.

- ±17,168 gross SF 3-story Office / R&D/ Lab Building
- Build out includes multiple private offices, conference Rooms, two former wet labs of approximately 2,000 SF, work rooms, storage, restrooms, and elevator.
- 45 parking spaces total
- Fiber/Internet connectivity and monument signage
- 1600 amps of power

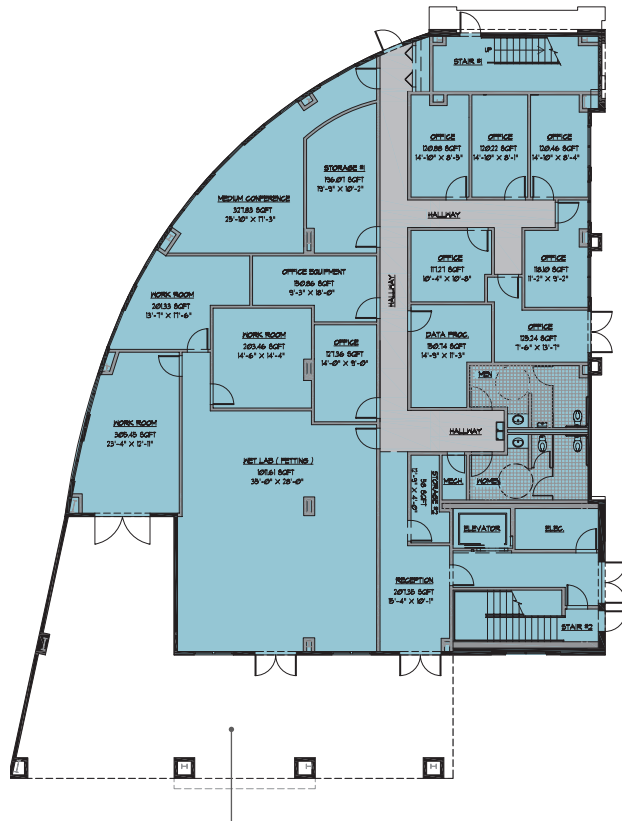
LOCATION FEATURES

- Very accessible and visible location, directly off I-80 and Richards Boulevard
- Immediate proximity to many amenities. An easy bike ride to the UCD Campus or to downtown Davis. Near Kaiser Ambulatory Clinic in Davis and close to the University Research Park. Many restaurant and retail establishments, including Starbuck's and Safeway Shopping Center Dos Coyotes, and a number of ethnic food options as well as fast food establishments nearby.



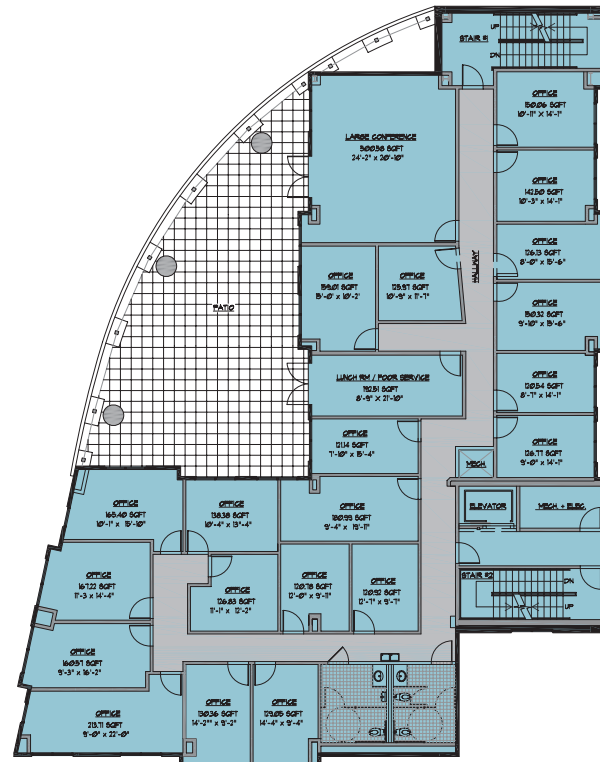
FLOOR PLANS

FIRST FLOOR

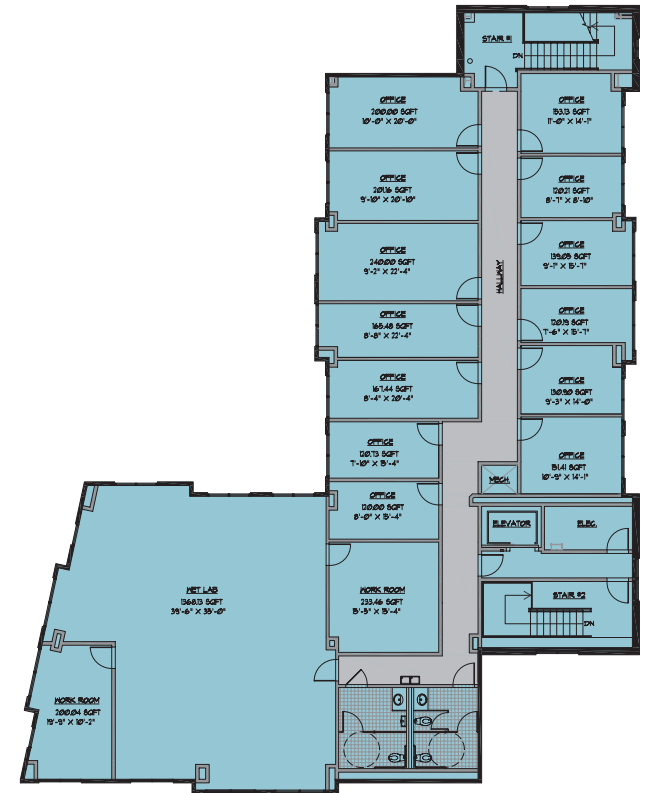


SEPARATE SUITE OCCUPIED BY OWNER

SECOND FLOOR




THIRD FLOOR



1731 RESEARCH PARK DR

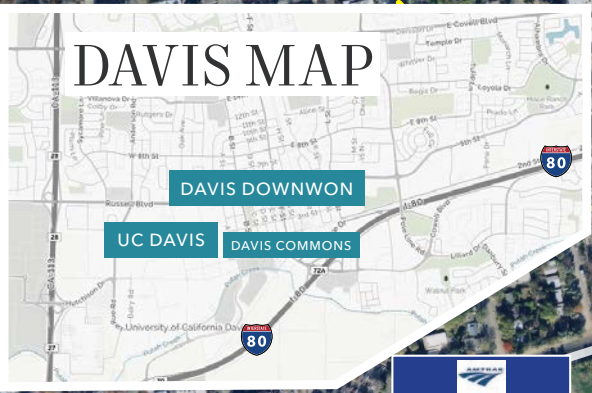
HIGHLY ACCESSIBLE LOCATION *CLOSE TO* *MANY AMENITIES*

- Great views, natural lighting and window line as well as outdoor roof top patios
- Within walking distance of Starbuck's, IHOP, Carl's Jr., and KFC. Other retail amenities within minutes
- Great proximity to Interstate 80
- Abundant Power

 1731 Research Park Dr

AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS



RESTAURANTS

- 01 Dos Coyotes
- 02 Yang Kee Dumpling
- 03 Mr. Pickles
- 04 Teabo Café
- 05 Starbucks
- 06 Four Seasons Gourmet
- 07 IHop
- 08 Carl's Jr
- 09 Starbucks
- 10 KFC

STORES

- 01 Safeway
- 02 Pet foods Express
- 03 Bank of America
- 04 Wells Fargo

HOTELS

- 01 Holiday Inn
- 02 La Quinta Inn & Davis Suites

OTHERS

- 01 O'Reilly Auto Parts
- 02 Great Clips
- 03 Chevron
- 04 Instyle Hair & Nails
- 05 Orange Theory Fitness

SBA 504 FINANCING ANALYSIS

WHAT IS AN SBA 504 LOAN?

An SBA 504 Loan is a fully amortized 10- or 20-year loan specifically meant for business owners looking to expand through the acquisition of long-term assets (building purchase, new construction or long-term machinery and equipment). In partnership with a lender, 90% financing is available. With only 10% down, you can get the money you need to grow your business.

WHO IS ELIGIBLE FOR AN SBA 504 LOAN?

An SBA Loan is for businesses that meet the following criteria:

1. An operating, for profit business, such as Corporation, Sole Proprietorship or LLC, etc.
2. With your affiliates, have tangible net worth of more than \$7 million and profit after taxes less than \$2.5 million
3. Occupy at least 51% of the subject property

HIGHLIGHTS OF SAMPLE \$3,699,919 LOAN:

1. Low 10% down payment \$410,000 down payment
2. Below market fixed interest rate and fully amortized loan:\$26,030 monthly payment

For more SBA Loan Information or to Pre-Qualify contact:

Al Thiel | Phone: 916-600-2201, Email: al.thiel@calstatewide.com

California Statewide Certified Development Corporation is licensed by the U.S. Small Business Administration to provide second mortgage financing to expanding small businesses through the SBA 504 Program. The information contained herein has been secured from sources we believe to be reliable. Kidder Mathews has no reason to doubt its accuracy, but we do not guarantee it.

Disclaimer: This analysis is based on a series of assumptions, including loan interest rates and other costs, and is meant only to be illustrative in nature. The analysis is not a guarantee of any actual results of any loan or purchase transaction or ownership of any real property, all of which are subject to risks, uncertainties and assumptions that are difficult to predict and which are beyond our control. SBA 504 financing is provided subject to eligibility and credit approval requirements. No warranties or representations, express or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, withdrawal without notice, prior sale, lease or financing. We include projections, opinions, assumptions or estimates for example only, and they may not represent future performance of the property. You and your financial, tax and legal advisors should conduct your own investigation of the transaction.

PROJECT USES:

LAND & BUILDING REFINANCE	\$4,100,000
CONSTRUCTION	\$0
EQUIPMENT	\$0
TOTAL	\$4,100,000

PROJECT SOURCES:

BANK 1ST DEED OF TRUST	\$2,050,000	50%
SBA 504 2ND DEED (NET)	\$1,640,000	40%
BORROWER DOWN PAYMENT	\$410,000	10%
TOTAL PROJECT	\$4,100,000	100%

	Bank 1st Deed	CSCDC SBA 504	TOTAL
NET AMOUNT	\$2,050,000	\$1,640,000	\$3,690,000
INTEREST RATE	7.190%	6.380%	
YEARS AMORTIZED	25	25	
TERMS	10	25	
BANK POINTS	\$1,995	\$0	\$1,995
PACKAGING FEE		\$0	\$0
CDC/SBA FEES (2.15%) *	\$0	\$3,419	\$3,419
DOCUMENT/ATTORNEY CLOSING FEE	\$0	\$6,500	\$6,500
ENVIRONMENTAL REPORT (TBD) **	\$2,500	\$0	\$2,000
APPRAISAL **	\$3,800	\$0	\$3,800
TOTAL FEES *	\$8,295	\$9,919	\$18,214
TOTAL "OUT OF POCKET" FEES	\$8,295	\$9,919	\$18,214
TOTAL LOAN AMOUNT	\$2,050,000	\$1,649,919	\$3,699,919

Rates, terms and fees on first deed of trust to be determined by the bank.

SAMPLE ONLY

Scenario above assumes bank promotion of no points - to be confirmed. The rate on the SBA 2nd is set at the time of funding (10 year treas. + spread). The SBA 504 rate assumed is the rate for loans being funded in Current month - actual rate on this project will be set in the month the SBA 504 loan is funded. * Fees on SBA 504 second of 2.65% are financed over 20 years (i.e. not out-of-pocket). Presently the 50 basis point SBA fee is waived. Document/Attorney Closing Fee on 504 2nd is \$6,500 (capped by CSCDC). SBA fees shown do not include escrow and title. ** Estimate. Appraisal and environmental report costs vary, depending on property.

FINANCING SUMMARY

	Bank 1st Deed	CSCDC 504 2nd	Blended/Total
Loan Amount	\$2,050,000	\$1,649,919	\$3,699,919
Amortization	25	25	
Due in	10	25	
Monthly Financing Payment	\$14,738	\$11,291	\$26,030
Annual Financing Payment	\$176,861	\$135,495	\$312,356
Interest Rate	7.19%	6.38%	6.83%
Borrower Down Payment			\$410,000

1731 RESEARCH PARK DRIVE

Exclusively listed by

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