



NOW AVAILABLE FOR SHORT TERM LEASE

MIXED-USE BUILDING WITH YARD: RESIDENTIAL | WAREHOUSE | RETAIL FOR SALE or SHORT-TERM LEASE

25001 O'NEIL
HAYWARD, CA

Features

- Lease with Option to Purchase
- Perfect for Owner-User (use portion / lease out portion)
- Ideal Investment Opportunity
- 7,200 sf warehouse ±1,392 sf stand-alone office building on .47 acres

Zoning

MB-CN (Mission Blvd. – Corridor Neighborhood) Including Light Manufacturing, Residential, Live-Work, Retail, Restaurant, Daycare, etc. Link to Zoning: [HERE](#)

Pricing & Availability

- Sale Price: ~~\$3,100,000.00~~ \$2,995,000
- Lease Rate: \$1.60/SF IG
- Now available to occupy
- Potential for Seller to Lease Back Long Term on Portion of Warehouse

Highlights

- 7,200 sf Concrete-Tilt-Up Warehouse
 - Demised Into 3 Units with 2 Restrooms
 - 3 – 10 x 12 Roll-Up Doors
 - Skylights
 - 16' – 18' Clear Height
 - Power: 3phase 120/220 (buyer to verify)
 - Seismically Upgraded
- 1,392 sf Stand- Alone Office Building
- Private Offices, Conference Room, Kitchen, Restroom
- .47 Acre Lot (20,473 sf)
- Newly Asphalted Fenced Yard / Drainage Upgrades
- Easy Access to Interstate 880, Hwy 92 and Hwy 238
- Directly Off Mission Blvd. & Retail Amenities

For information, please contact:

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RE LIC #01426551

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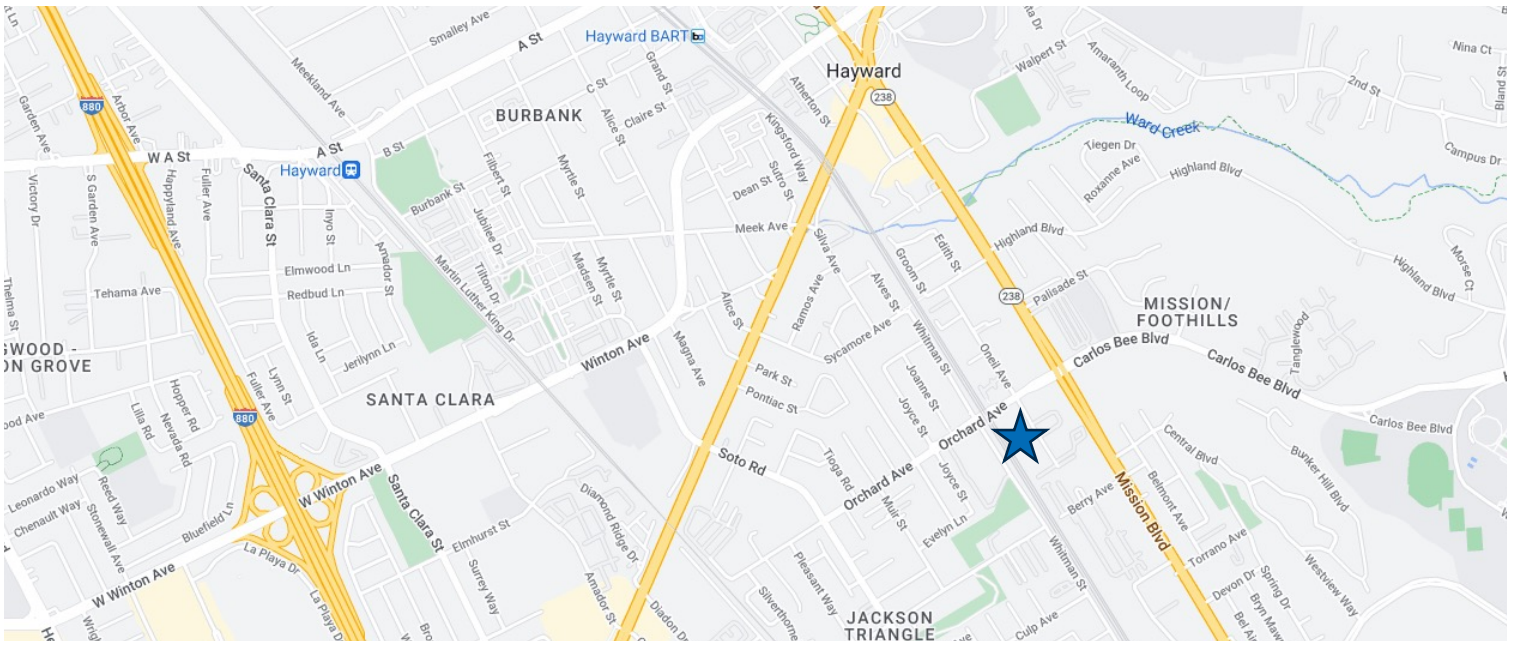
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NEWMARK

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25001 O'NEIL AVE, HAYWARD, CA



PROPOSED SBA 504 LOAN STRUCTURE

Prepared on: 3/21/2024

Sample

BUILDING ACQUISITION	\$2,995,000
TI, equipment and other eligible costs	\$0
TOTAL PROJECT COST	\$2,995,000



SOURCE OF FUNDS	AMOUNT	RATES	MATURITY	MONTHLY COLLATERAL PAYMENT	ANNUAL PAYMENT
BANK	50% \$1,497,500	6.00%	10 Years 25 Yr. Amort.	\$9,648	\$115,781
SBA 504/ TMC	41% \$1,228,000	6.28% Mar '24	25 Yr. Fixed 25 Full Amort.	\$8,124	\$97,482
BORROWER	10% \$299,500				
TOTALS:				\$17,772	\$213,263

RATES:

Bank: Rate is estimated and determined during underwriting.

SBA: Rate is FIXED for entire 25 year term at the time of the debenture sale.

Blended Rate: The weighted average interest rate of both loans is:

6.13%

ESTIMATED

Bank: Determined by bank during underwriting.

FEES:

SBA: SBA Loan fees plus legal fees are financed, and therefore included in the SBA loan amount.

Based on an SBA loan of this amount, the SBA fees would be \$30,000 appx.

Related costs: Appraisal, environmental reports, and escrow closing costs (including insurance and legal closing costs) may be included in the loan.

COLLATERAL:

90% financing generally does not require any additional collateral.

TMC will perform a free prequalification for prospective buyers upon receiving complete financial information.

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TMC Financing is a nonprofit
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