



For Sale

Investor/Owner-User Opportunity

23 Altarinda Road | Orinda, CA

Highlights



Built in 1971



5.79/1,000
parking ratio



Downtown
office (DO)
zoning



±5,779 RSF building
±26,136 SF lot



APN: 260-192-013



100% occupied:
Stable long-term
tenants

Colliers

Contact Brokers

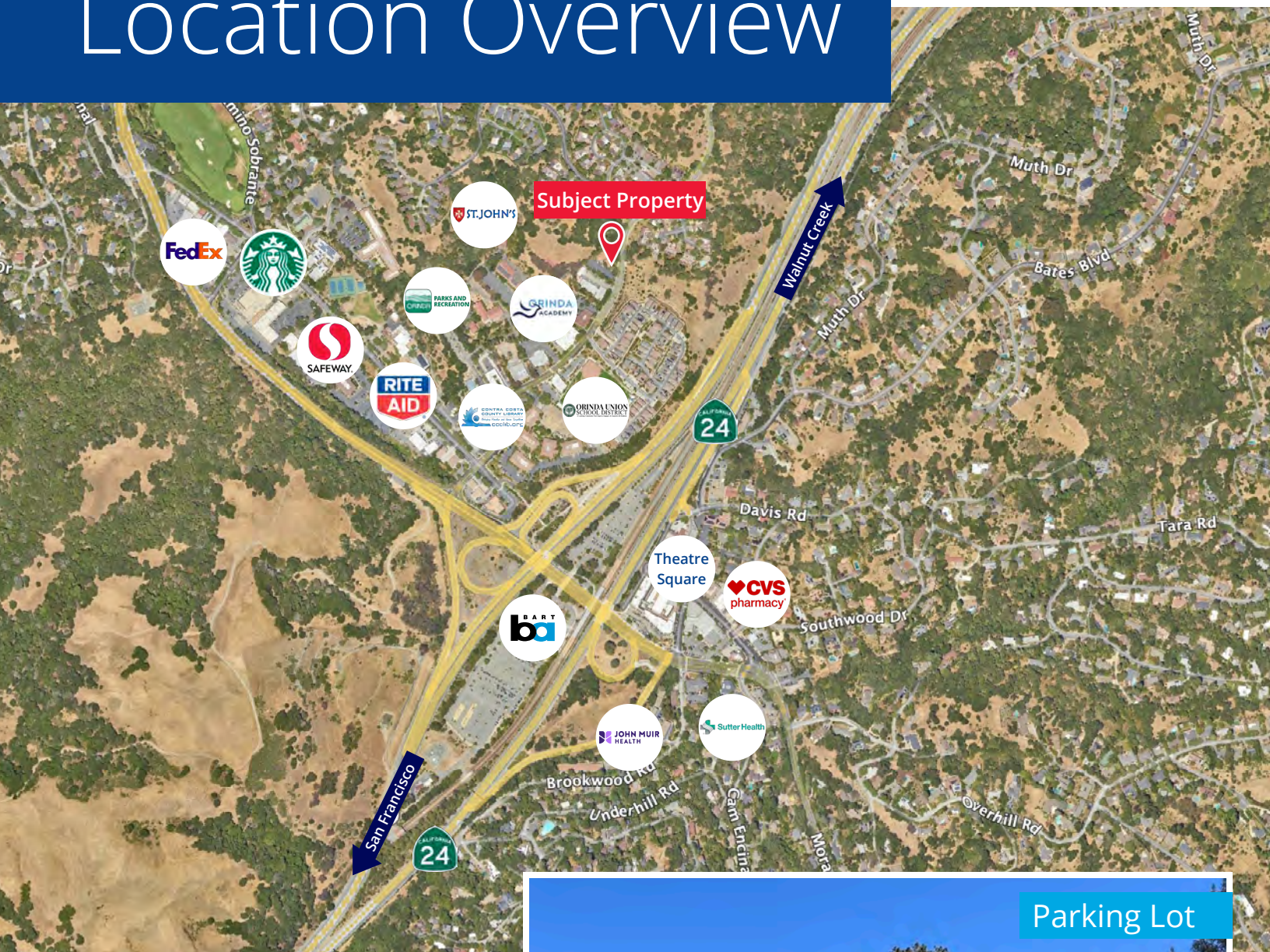
Eric Erickson, SIOR

Senior Vice President
CA License No. 01177336
eric.erickson@colliers.com
+1 925 279 5580

Peter Gutzwiller

Vice President
CA License No. 01338286
peter.gutzwiller@colliers.com
+1 925 279 4604

Location Overview



Highlights

Zoning: Downtown Office



APN: 260-192-013

Built in 1971

33 Parking Stalls
(Can Accommodate Medical)



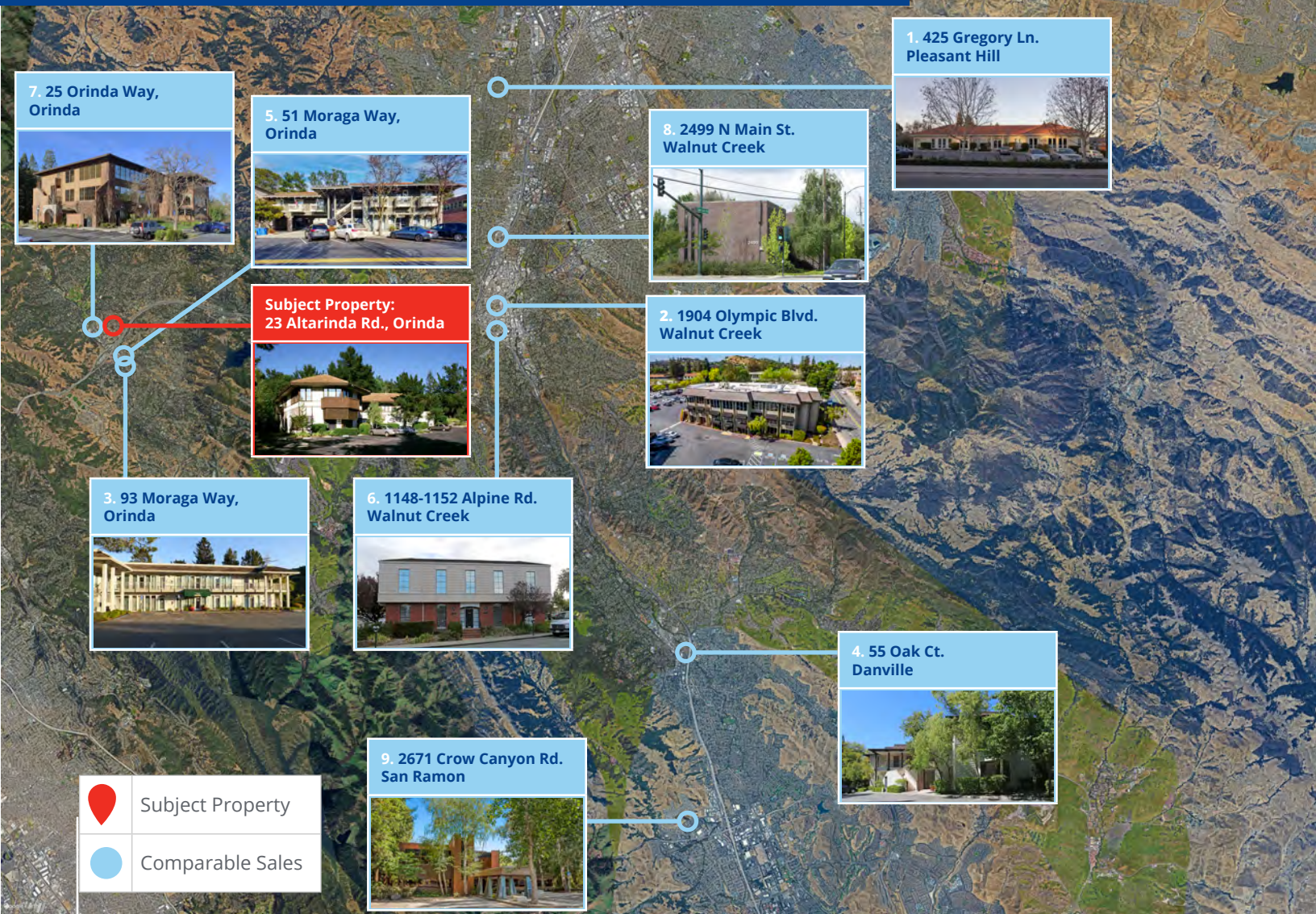
Village Side of Orinda

Small Long Term Tenants

Parking Lot



Sale Comparables



	Address	Size	Price PSF	Sale Price	COE
1	425 Gregory Lane, Pleasant Hill	±5,140 SF	\$427.04	\$2,195,000	8/14/2024
2	1904 Olympic Blvd, Walnut Creek	±22,914 SF	\$218.21	\$5,000,000	2/7/2024
3	93 Moraga Way, Orinda	±9,709 SF	\$576.78	\$5,600,000	2/5/2024
4	55 Oak Ct. Danville	±7,400 SF	\$555.41	\$4,110,000	2/2/2024
5	51 Moraga Way, Orinda	±11,152 SF	\$484.22	\$5,400,000	9/8/2023
6	1148-1152 Alpine Rd, Walnut Creek	±10,000 SF	\$305.50	\$3,055,000	8/1/2023
7	25 Orinda Way, Orinda	±28,931 SF	\$442.43	\$12,800,000	3/17/2023
8	2499 N Main St, Walnut Creek	±5,399 SF	\$407.48	\$2,200,000	1/11/2023
9	2671 Crow Canyon Rd, San Ramon	±10,204 SF	\$490.00	\$5,000,000	9/19/2022

For Sale | 23 Altarinda Road, Orinda, CA

Photo Gallery



Financial Summary



Gross Rent Revenue

\$213,736.11



Expense Reimbursement

\$58,811.64



Total Revenue

\$272,547.75

Annual CAM Expenses

Pest Control	\$1,332.00
Building Repair & Maintenance	\$2,400.00
Janitorial	\$19,668.00
Janitorial Supplies	\$1,484.00
Electrical Maintenance & Supplies	\$2,508.00
Plumbing	\$5,292.00
HVAC	\$10,478.00
Landscaping	\$5,592.00
Roof Repair & Maintenance	\$2,051.00
Window Cleaning & Repair	\$900.00
Sweeping/Cleaning	\$768.00
Management	\$21,000.00
Office Supplies/Software	\$1,142.84
Insurance	\$6,708.00
Property Taxes	\$16,860.00
Electricity	\$20,650.81
Gas	\$5,999.20
Water & Sewer	\$3,777.16
Trash Disposal	\$13,200.00
Fire Protection/Life Safety	\$264.00
Total CAM Expenses	\$142,075.01

Proposed SBA 504 Loan Structure

BUILDING ACQUISITION	\$2,900,000
SBA/CDC FEES	\$30,000
TOTAL PROJECT COST	\$2,930,000

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank	50%	\$1,450,000	6.25%	25 Years 25 Yr. Amort.	1st Deed	\$9,565	\$114,782
SBA 504 LOAN	40%	\$1,190,000	5.76%	25 Years Full Amort.	2nd Deed	\$7,495	\$89,940
BORROWER	10%	\$290,000					
TOTAL	100%	\$2,930,000				\$17,060	\$204,722

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is FIXED at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.15%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

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

FOR MORE INFORMATION, PLEASE CONTACT:

Joe Lampe
707-477-4907 / joe@bfcfunding.com

Michael Lampe
925-765-1757 / mlampe@bfcfunding.com



Colliers



Contact Brokers

Eric Erickson, SIOR

Senior Vice President
CA License No. 01177336
eric.erickson@colliers.com
+1 925 279 5580

Peter Gutzwiller

Vice President
CA License No. 01338286
peter.gutzwiller@colliers.com
+1 925 279 4604