

For Sale

Macarthur BART
Temescal
Gated Parking Lot

CONSOLIDATED
LOCK & SECURITY SYSTEMS

SINCE 1924

ACCESS SYSTEMS
COMMERCIAL LOCKSMITHS
MASTER KEY SYSTEMS

CONSOLIDATED
LOCK & SECURITY SYSTEMS

SINCE 1924

FOR SALE

OWNER-USER OPPORTUNITY | RETAIL/FLEX BUILDING WITH PARKING

510 W MacArthur Blvd | Oakland, CA

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INTERNATIONAL
COMMERCIAL

FOR SALE

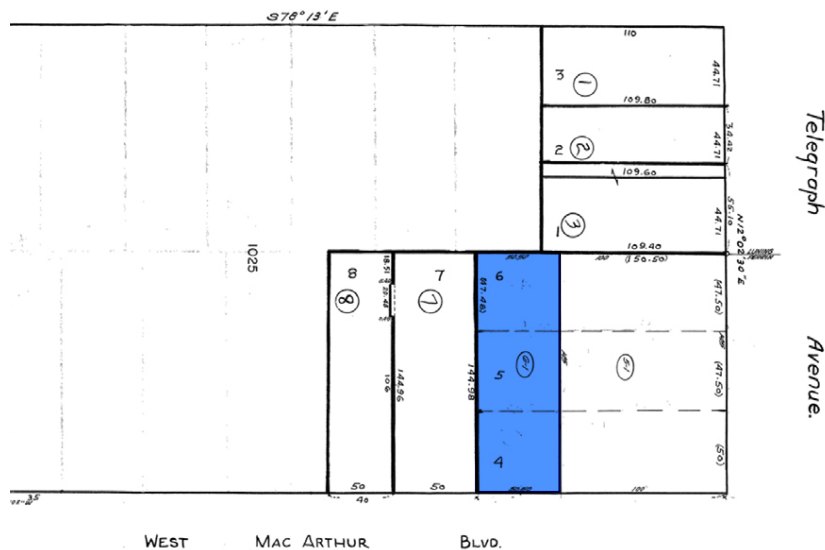
510 W MacArthur Blvd | Oakland, CA



PROPERTY SUMMARY

510 West MacArthur Blvd is a 2-Story, approximately 5,900 SF, owner/user flex building located 0.3 miles from MacArthur BART station. The property is improved with functional flex and retail space on the ground floor with a second story residential component. The billboard is income producing, call for details.

The property is ideal for an owner/user looking to take advantage of SBA financing to secure their business' real estate future in a great neighborhood.



PROPERTY DETAILS

Address	510 W MacArthur Blvd
Gross SF	±5,900 SF
APN	012-0967-006-01
Year Built	1950
Fire Sprinklers	None
Elevators	None
Sewer Lateral	Under Investigation
Billboard	Clear Channel
Zoning	CIX-1A
Parking	8 gated stalls

DEMOGRAPHIC OVERVIEW

Demographics	1 Miles	3 Miles	5 Miles
Population	51,580	281,383	513,851
Total Households	24,762	125,221	214,687
Median Age	40.6	39.3	39.5
Average HH Income	\$113,328	\$126,372	\$127,954
Residents w/ BART Commute	12.6%	2.3%	1.3%

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PRICING

510 W MacArthur Blvd | Oakland, CA



Project Cost: \$2,000,000 | Cost To Own: \$1.99/SF/Mo

FINANCING OVERVIEW

SBA Financing		Amount	Rates	Maturity	Collateral	Monthly Payment	Annual Payment
Bank	50%	\$1,003,750	6.25%	1-25 Yr. Fixed 25 Yr. Amount	1st Deed	\$6,630	\$79,560
SBA 504/TMC	41%	\$825,000	6.24%	25 Yr. Fixed 25 Yr. Amount	2nd Deed	\$5,440	\$65,280
Borrower	10%	\$200,750					
Est. Total						\$15,330	\$183,960

RATES

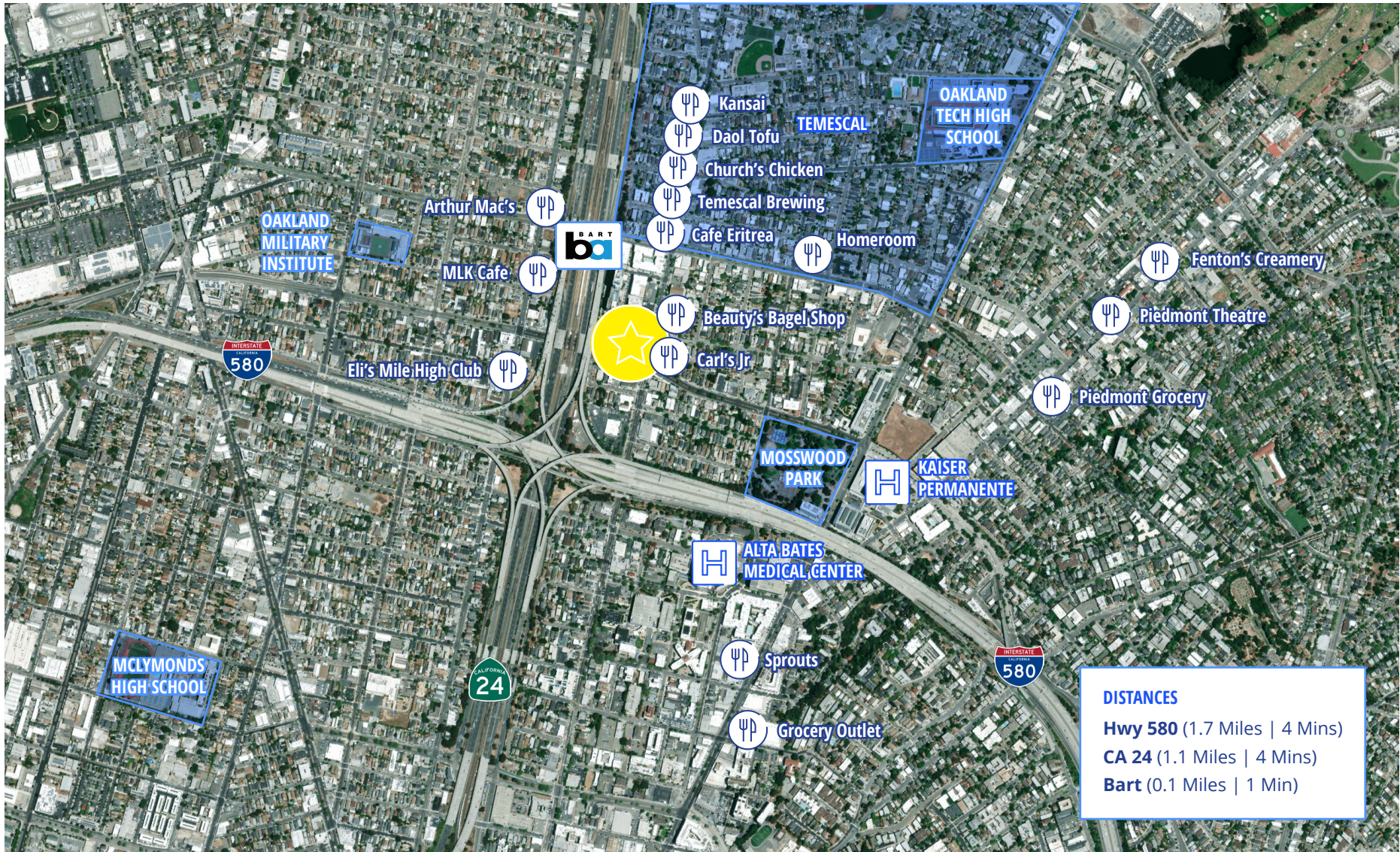
- Bank Rate & Maturity is estimated & determined during underwriting.
- SBA Rate & Maturity is FIXED for entire 25 year term at the time of the debenture sale.
- Blended Rate The weighted average interest rate of both loans (blended) is: 6.25%

ESTIMATED FEES

- Bank Determined by bank during underwriting. This is often 1/2% of the Bank Loan.
- SBA SBA Loan fees plus legal fees are financed, and therefore included in the final SBA loan amount.
- Related Costs Based on a Total Project Cost of \$2,007,500 RBA fees will be approximately: \$22,000

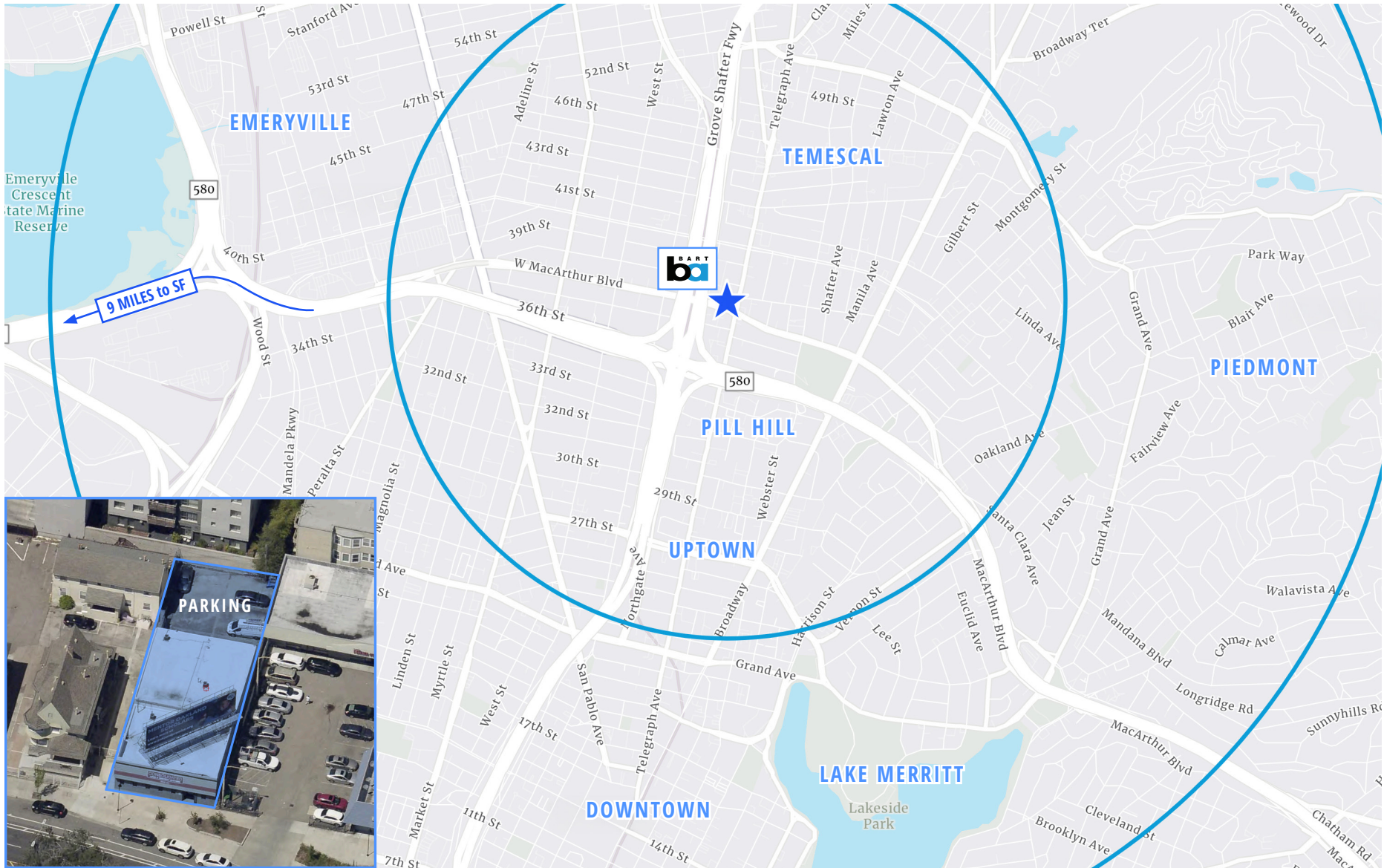
COLLATERAL 90% financing generally does not require any additional collateral.

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OAKLAND SUBREGIONAL AREA

510 W MacArthur Blvd | Oakland, CA



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INTERIOR PHOTOS

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