

# OFFICE CONDOMINIUM FOR SALE

30423 Canwood Street • Agoura Hills, California



For more information  
please contact:

**ERIC NISHIMOTO**

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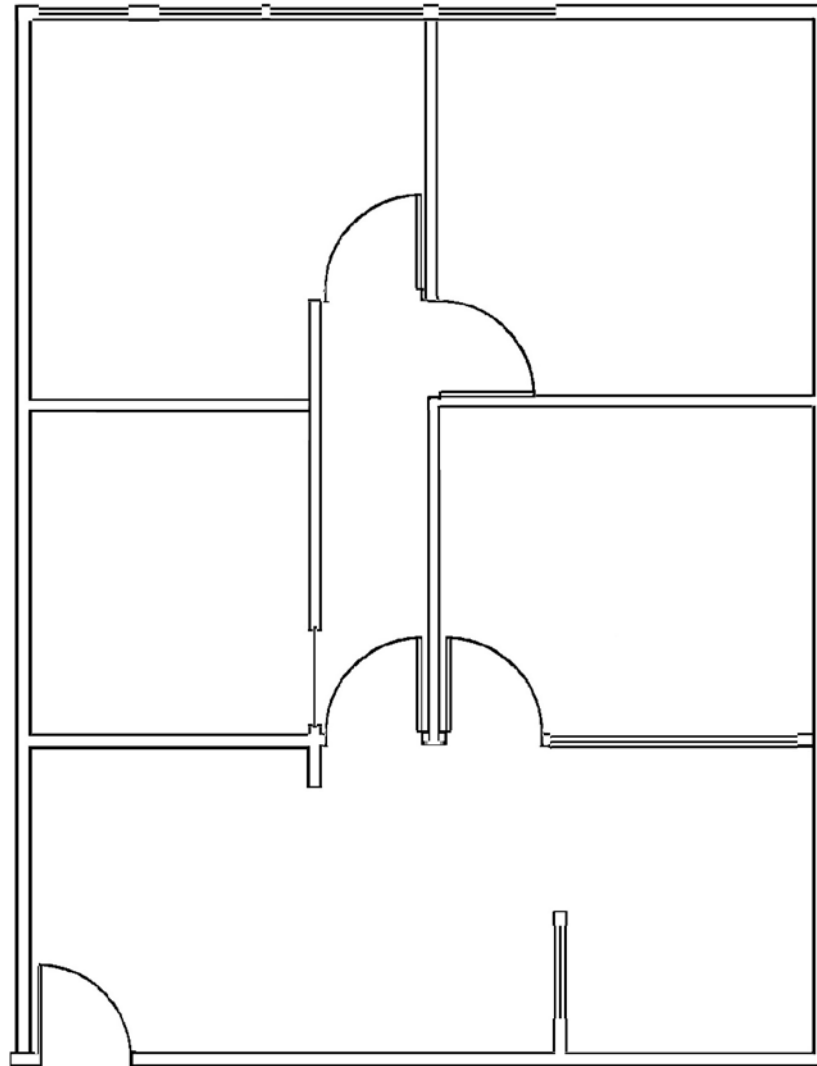
## PROPERTY DETAILS

- Location:** Mediterranean I Office Condominiums  
30423 Canwood Street  
Agoura Hills, California
- Available:** Suite 135 - 846 Square Feet
- Sale Price:** \$325,700.00 (\$385/SF)
- Parking:** 4/1,000 SF Surface Parking
- Comments:** Association dues approximately \$350/month

## SUITE HIGHLIGHTS

- Multi-Tenant Office Condominium Complex
- First Floor Suite
- Flexible Layout for General Professional Office Use (Reception, Break Area, File Room, Interior Office and 2 Windowed Offices)
- Open Air Two-Story Interior Atrium
- Additional Street Parking Available
- Easy Access to Ventura (101) Freeway
- Surrounding Amenities include Numerous Restaurants, Banks and Entertainment Related Facilities.

FLOOR PLAN | SUITE 135



NOT TO SCALE

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DH FINANCING  
9100 WILSHIRE SUITE 400W  
BEVERLY HILLS, CA 90212  
949.300.5555 diana@dhfinancing.com

**SBA 7a Analysis**

SBA 7a	
Purchase Price	\$325,000
Improvements	
Other	\$0
<b>Total Project Costs</b>	<b>\$325,000.00</b>

7a Loan		
Bank Loan	90%	\$292,500
Cash Injection	10%	\$32,500
<b>Total Financing</b>		<b>\$292,500</b>

Monthly Costs 7a			
	<u>Amort.</u>	<u>Rate</u>	<u>Payment</u>
Conventional Mortgage	25 yrs.	7.50%	\$2,162
<b>Total Monthly Payment</b>		<b>7.50%</b>	<b>\$2,162</b>

**Collateral Requirements 7a**

- 1st Mortgage on subject property
- Any available home equity
- Usually requires blanket UCC filing on business assets
- May require keyman life insurance

*Additional collateral may be required.*

**Fees & Out of Pocket Expenses 7a\***

SBA Guaranteed Loan Amount	75.00%	\$219,375
SBA Fee 7a Loan (waived)		\$0
Loan broker fees 1point		
Appraisal & Environmental Reports (Out of Pocket)		\$5,000
Cash Down Payment	10.00%	\$32,500
<b>Total Out of Pocket Expenses</b>		<b>\$37,500</b>

*\*SBA fees are calculated from the guaranteed loan amount, which for a 7a loan is 75% of the total loan. SBA 7a fees are paid out of pocket.*

**Prepayment Schedule 7a**

1st Year	5.00%	\$14,625.00
2nd Year	3.00%	\$8,775.00
3rd Year	1.00%	\$2,925.00
4th Year	0.00%	\$0.00

*Prepayment schedules will vary by 7a lender. This scenario assumes 3 year prepayment schedule.*

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AMENITIES AERIAL



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