

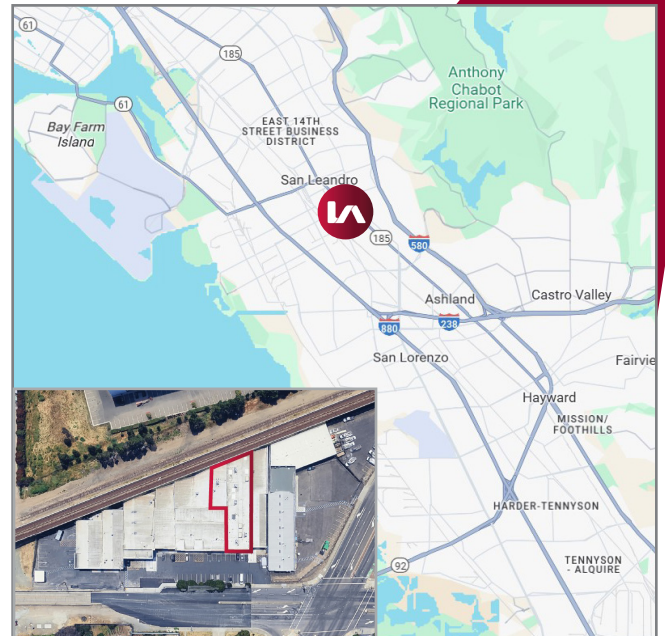
# AVAILABLE FOR SALE OR LEASE

2483 WASHINGTON AVENUE | SAN LEANDRO, CA



## LISTING DATA:

- 15,641± SF Condo Unit
- 60% Office/High-End Retail Space
- 40% Warehouse
- 1 Roll-Up Door
- 18' Clear Height
- Fully Sprinklered
- IP (AU) Zoning
- Sale Price: ~~\$4,500,000~~ **\$3,995,000**
- Lease Rate: \$1.40/SF NNN + \$0.27/SF Estimated Opex
- Available For Occupancy within 30 Days
- **\*DO NOT DISTURB TENANT\***
- Call Exclusive Agents to Tour



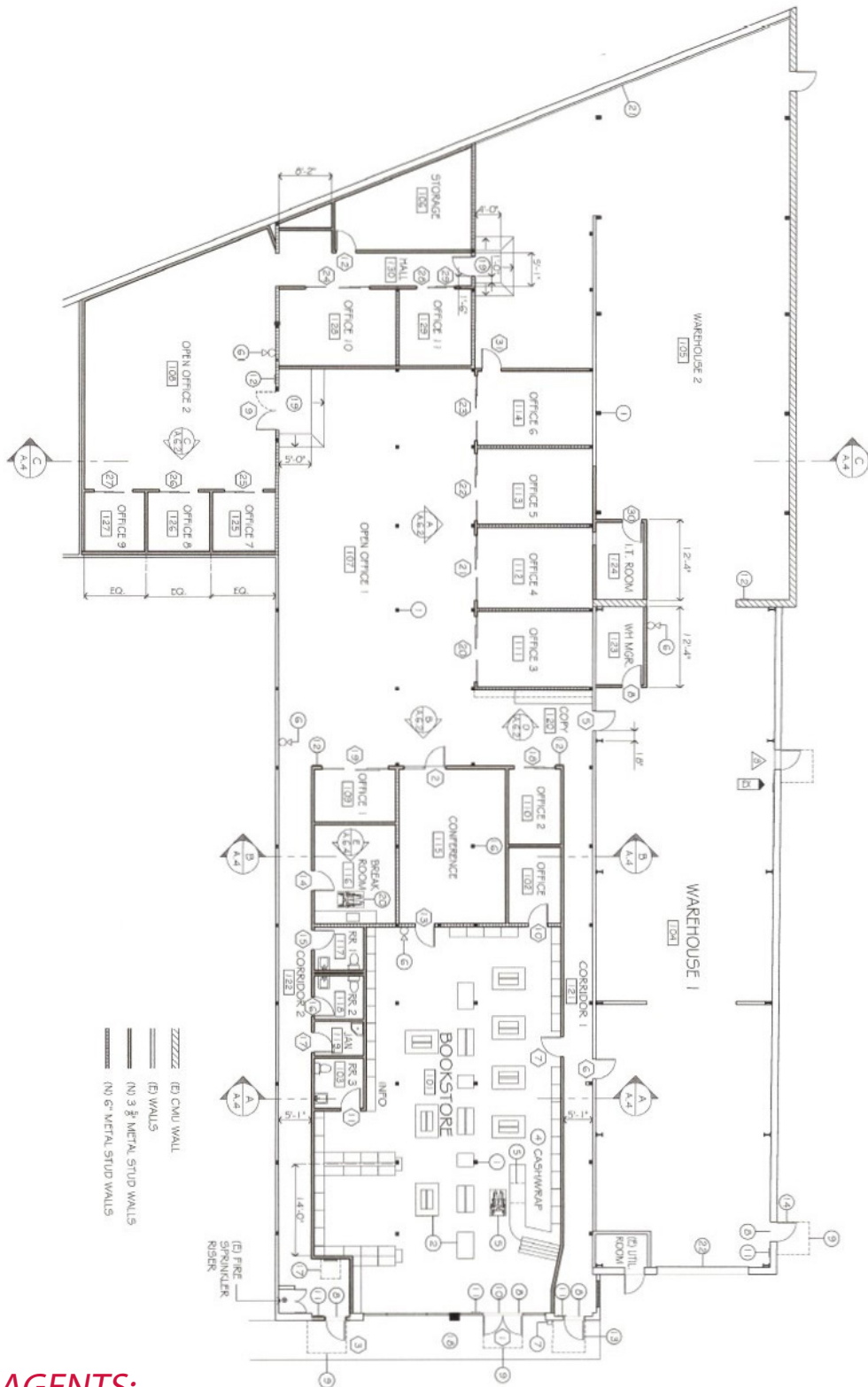
## EXCLUSIVE AGENTS:

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Nathan Vance, Principal  
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## CAPITAL ACCESS GROUP

### SBA 504 Loan Sample Structure

Property Address: [2483 Washington Avenue](#)  
[San Leandro, CA 94577](#)

Date Prepared: [October 15, 2025](#)

#### Project Details

Purchase Price	\$3,995,000	Property Address	<a href="#">2483 Washington Avenue</a>
		Lot Size (s.f.)	15,164
		Price Per Sq. Ft.	\$263
<b>Total Project Cost</b>	<b>\$3,995,000</b>		

#### SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	\$1,997,500	6.75%	25	10	\$13,801
SBA (2nd)*	40%	\$1,637,000	5.92%	25	25	\$10,467
Down Payment	10%	\$399,500				
						<b>Total Monthly Payment</b> \$24,268
						<b>Total Payment PSF</b> \$1.60

\* Includes financed SBA fee of \$39,000

#### Monthly Ownership Costs

Mortgage Payments	\$ 24,268
Insurance & Property Tax	\$ 4,328
Operating expense	
Lease Income from Tenant:	\$ (3,000)
<b>Total Monthly Cash Outlay:</b>	<b>\$ 25,596</b>
Average Principal Paydown Benefit:	\$ (5,103)
<b>Total Effective Monthly Costs:</b>	<b>\$ 20,493</b>

#### Out of Pocket Costs

Down Payment	\$399,500
Estimated Bank Fees	\$14,981
Appraisal & Environmental Reports	\$5,400
<b>Total Out of Pocket Costs</b>	<b>\$419,881</b>

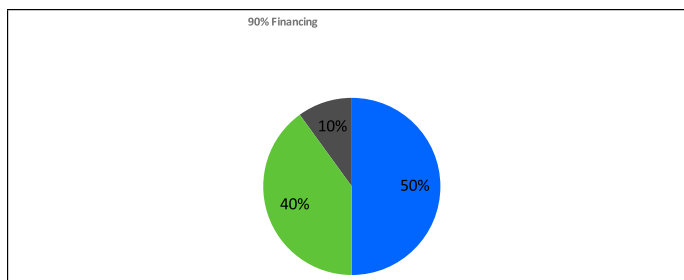
#### Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.15% of the SBA loan amount plus a \$4,500 attorney flat fee and \$1,000 documentation fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
- Bank Fees are estimated at .75% of bank loan amount
- Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

For more information contact:

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