

5 PARCELS TOTALING +2.64 AC



LEGEND

- 01 220 South Jefferson St
- 02 210 South Jefferson St
- 03 Parcel No: 0114-052-180
- 04 200 South Jefferson St
- 05 Parcel No: 0114-052-030

*For Sale For Lease - 5 Parcels & Buildings
\$2,600,000 or \$19,000 per month*

Now available to Purchase or to Lease. Former Headquarters and distribution center for Solex Corporation. Solex Corporation was involved in the importing, distribution and sales of farm, landscape, and light construction equipment in the Western U.S. and Mexico for over 50 years. From their premises in Dixon, Solex distributed over 40 product lines from different U.S. and European manufacturers throughout California, Nevada, Arizona, Oregon and Washington. Solex the business was acquired, merged, and relocated and the family founders are now offering their Dixon Properties to the market.

The offering is a mix of office, warehouse, Roofed Storage, and various fenced yards. A proven location for industrial uses with inviting access and prominence for the future user. Located in Downtown Dixon, behind the Dixon U.S. Post Office, just off State Highway 113, with quick access to Interstate 80 and contiguous to Union Pacific Railroad. (Rail Spur potentially available) Approximately 25 miles to the California Capitol in Sacramento and 65 miles to San Francisco. Convenient access to serve much of California.

PROPERTY SUMMARY

OVERVIEW

| Address | Description | APN | Acres |
|---|--------------------|--------------|-------|
| 1 220 SOUTH JEFFERSON ST, DIXON, CA 95620 | 17,641 SF Building | 0114-052-080 | 0.88 |
| 2 210 SOUTH JEFFERSON ST, DIXON, CA 95620 | 4,050 SF Building | 0114-052-090 | 0.49 |
| 3 PARCEL NO 0114-052-180, DIXON, CA 95620 | 7,500 SF Building | 0114-052-180 | 0.22 |
| 4 200 SOUTH JEFFERSON ST, DIXON, CA 95620 | 6,230 SF Building | 0114-052-220 | 0.88 |
| 5 PARCEL NO 0114-052-030, DIXON, CA 95620 | 0.17 Acres of land | 0114-052-030 | 0.17 |

OVERVIEW

| | |
|------------------------|--|
| ZONING | The properties are Zoned Light Industrial, labeled IL , on the Zoning Map of the City of Dixon. Buyer/Tenant to confirm that “their intended use would be a permitted or a conditional use” with the Planning Department of the City of Dixon. |
| UTILITIES | The properties are within the City Limits, of the City of Dixon and they have City Services. Electricity provided by PG&E. The Buyer/Tenant shall confirm that the parcels have separate city service connections, and review with their own Electrician that there is adequate electrical power for their intended use. |
| SHAPE AND FRONTAGE | The 5 parcels with building improvements have frontage on South Jefferson Street, as well as loading and vehicle access on West Broadway. We believe, but the future buyer should verify, that there is the possibility of adding a railroad spur. Parcel 4 shares a common wall with the adjoining property. |
| FLOOD ZONE | It is believed that the property is outside of the 100-year flood zone. It is anticipated that the parties to a transaction will obtain a “Disclosure Report” detailing the Flood Zone Status. |
| NEIGHBORING PROPERTIES | The neighboring properties include a mix of commercial, industrial, and residential properties in long standing downtown Dixon area just off of Highway 113, that is also bifurcated by the Railroad Tracks. Stable neighborhood with easy access. |

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5 Parcels Totaling ±2.64 AC

Building #1 This building provides a tall metal building with a framed Mansard Roof Office element built on the south east creating a front entrance. It contains office improvements, a conference room, break area/kitchen, Loading Dock, Mezzanine, Storage Area.

Building #2 is a small freestanding building of approximately 4,050 square feet. This building provides secured locked storage space.

Building #3 is tall, roofed, with metal end walls open walled on two sides storage and logistic building that was used for racking and pallet storage. It is approximately 50 x 150, 7,500 square feet of metal building.

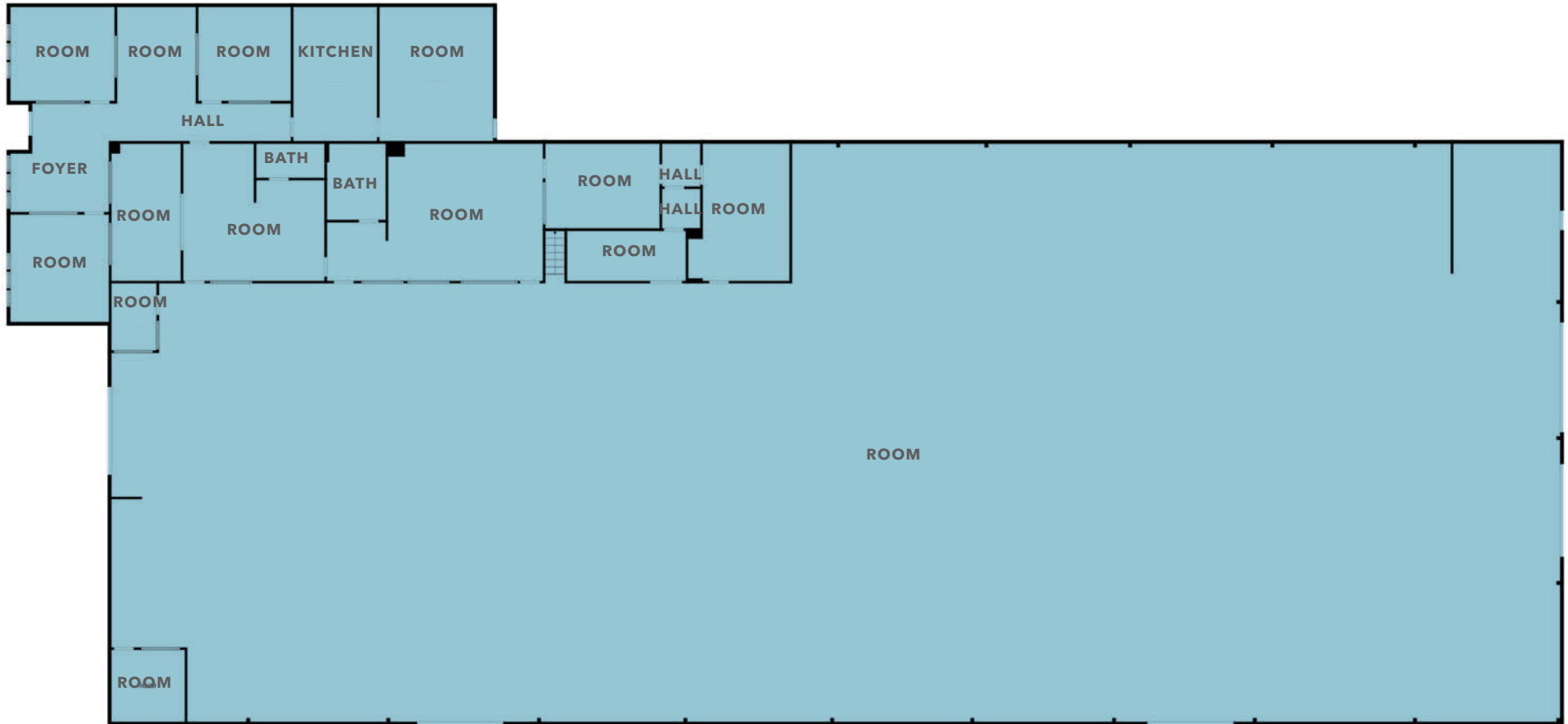
Building #4 is a building of approximately ±6,230 square feet used for storage. It shares a common wall on the north with the adjoining property. It orients and shares a separate fenced yard with building #3.

Parcel #5 ±17 Acres of land, for loading and vehicle access on West Broadway

Location: Located near the Central Business District in Dixon, behind the U.S. Post Office. Near State Highway 113. "Contiguous to Union Pacific Railroad mainline. 25 miles to State Capital. 65 miles to San Francisco and the Greater Bay Area. Excellent access to I-80, Interstate 5 and 505, to Central Valley and Northern California.



BUILDING #1 FLOOR PLAN



PARCEL MAP





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UNIQUE OFFERING - FOR SALE OR LEASE

This offering provides an excellent site for a building materials contractor, an equipment firm, or a specialized food or logistics company. It is priced for a quick sale. Buildings 1-4 are available for approximately \$75 per building square footage, 35,421 = \$2,650,000. The buildings are offered for lease for \$19,000 per month NNN subject to terms and credit worthiness of tenant.

The properties appear to be zoned "Light Industrial" by the City of Dixon. A prospective buyer or user should check with the City of Dixon to verify that their intended use would comply with the current zoning.



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SBA 504 FINANCING ANALYSIS

WHAT IS AN SBA 504 LOAN?

An SBA 504 Loan is a fully amortized 10- or 20-year loan specifically meant for business owners looking to expand through the acquisition of long-term assets (building purchase, new construction or long-term machinery and equipment). In partnership with a lender, 90% financing is available. With only 10% down, you can get the money you need to grow your business.

WHO IS ELIGIBLE FOR AN SBA 504 LOAN?

An SBA Loan is for businesses that meet the following criteria:

1. An operating, for profit business, such as Corporation, Sole Proprietorship or LLC, etc.
2. With your affiliates, have tangible net worth of more than \$7 million and profit after taxes less than \$2.5 million
3. Occupy at least 51% of the subject property

HIGHLIGHTS OF SAMPLE \$2,374,000 LOAN:

1. Low 10% down payment \$260,000 down payment
2. Below market fixed interest rate and fully amortized loan: \$15,323 monthly payment

For more SBA Loan Information or to Pre-Qualify contact:

Al Thiel | Phone: 916-600-2201, Email: al.thiel@calstatewide.com

California Statewide Certified Development Corporation is licensed by the U.S. Small Business Administration to provide second mortgage financing to expanding small businesses through the SBA 504 Program. The information contained herein has been secured from sources we believe to be reliable. Kidder Mathews has no reason to doubt its accuracy, but we do not guarantee it.

Disclaimer: This analysis is based on a series of assumptions, including loan interest rates and other costs, and is meant only to be illustrative in nature. The analysis is not a guarantee of any actual results of any loan or purchase transaction or ownership of any real property, all of which are subject to risks, uncertainties and assumptions that are difficult to predict and which are beyond our control. SBA 504 financing is provided subject to eligibility and credit approval requirements. No warranties or representations, express or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, withdrawal without notice, prior sale, lease or financing. We include projections, opinions, assumptions or estimates for example only, and they may not represent future performance of the property. You and your financial, tax and legal advisors should conduct your own investigation of the transaction.

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PROJECT USES:

| | |
|--------------------|--------------------|
| BUILDING PURCHASE | \$2,600,000.00 |
| IMPROVEMENTS/OTHER | \$0 |
| EQUIPMENT | \$0 |
| TOTAL | \$2,600,000 |

PROJECT SOURCES:

| | | |
|------------------------|--------------------|-----------------|
| BANK 1ST DEED OF TRUST | \$1,300,000 | 50.000% |
| SBA 504 2ND DEED (NET) | \$1,040,000 | 40.000% |
| BORROWER DOWN PAYMENT | \$260,000 | 10.000% |
| TOTAL PROJECT | \$2,600,000 | 100.000% |

| | Bank 1st Deed | CSCDC SBA 504 | TOTAL |
|-------------------------------|--------------------|--------------------|--------------------|
| NET AMOUNT | \$1,300,000 | \$1,040,000 | \$2,340,000 |
| INTEREST RATE | 6.100% | 5.920% | |
| YEARS AMORTIZED | 25 | 25 | |
| TERMS | 10 | 25 | |
| BANK POINTS | \$13,000 | \$0 | \$13,000 |
| PACKAGING FEE | \$2,500 | \$0 | \$2,500 |
| CDC/SBA FEES (2.65%) * | | \$27,696 | \$27,696 |
| DOCUMENT/ATTORNEY CLOSING FEE | \$5,500 | \$0 | \$5,500 |
| ENVIRONMENTAL REPORT (TBD) ** | \$2,000 | \$0 | \$2,000 |
| APPRAISAL ** | \$3,000 | \$0 | \$3,000 |
| TOTAL FEES * | \$26,000 | \$27,696 | \$53,696 |
| TOTAL "OUT OF POCKET" FEES | \$26,000 | \$0 | \$26,000 |
| TOTAL LOAN AMOUNT | \$1,300,000 | \$1,074,000 | \$2,374,000 |

(ROUNDED UP)

Rates, terms and fees on first deed of trust to be determined by the bank.

SAMPLE ONLY

Scenario above assumes bank promotion of no points - to be confirmed The rate on the SBA 2nd is set at the time of funding (10 year treas. + spread). The SBA 504 rate assumed is the rate for loans being funded in Current month - actual rate on this project will be set in the month the SBA 504 loan is funded. * Fees on SBA 504 second of 2.15% are financed over 25 years (i.e. not out-of-pocket). Document/Attorney Closing Fee on 504 2nd is \$2,500 (capped by CSCDC). SBA fees shown do not include escrow and title. ** Estimate. Appraisal and environmental report costs vary, depending on property.

FINANCING SUMMARY

| | Bank 1st Deed | CSCDC 504 2nd | Blended/Total |
|---------------------------|---------------|---------------|------------------|
| Loan Amount | \$1,300,000 | \$1,074,000 | \$2,374,000 |
| Amortization | 25 | 25 | |
| Due in | 10 | 25 | |
| Monthly Financing Payment | \$8,456 | \$6,867 | \$15,323 |
| Annual Financing Payment | \$101,467 | \$82,408 | \$183,875 |
| Interest Rate | 6.10% | 5.92% | 6.02% |
| Borrower Down Payment | | | \$260,000 |





Exclusively listed by

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