

FOR SALE OR LEASE

# 1667 OAK AVENUE

*±2,500 SF Office Condo*  
DAVIS, CA

KIDDER.COM

 Kidder  
Mathews



*±2,500 SF Office Condo  
For Sale • \$850,000 (\$340/SF)  
For Lease • \$2.15/SF/Month, Modified Gross  
(Tenant pays separately metered utilities and internal  
janitorial service)*

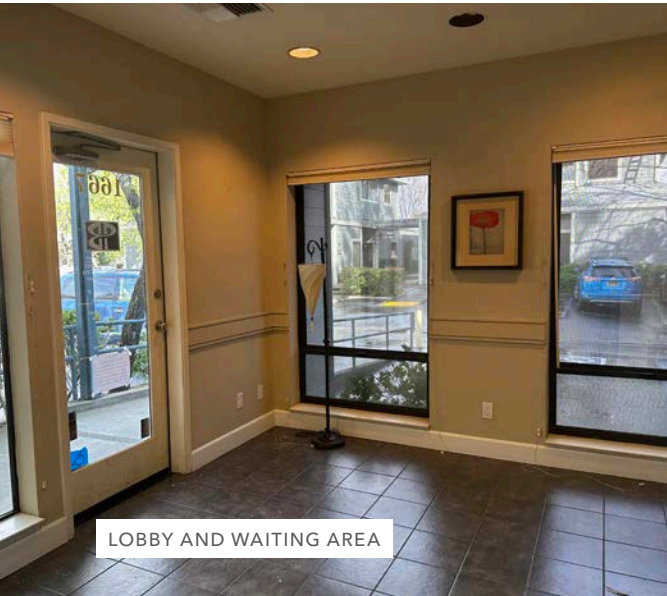
#### PROPERTY HIGHLIGHTS

1667 Oak Avenue presents a great opportunity to purchase or lease a standalone office condo of ±2,500 SF in the Oak Avenue Professional Center. Fabulous location for medical/dental professionals, attorneys, therapists, and commercial service providers.

- An entire building of ±2,500 SF
- Waiting area, reception and filing area, 6 private offices all with window line, a large conference room, a 2nd floor loft office space with great natural light, kitchen, 2 restrooms, and private fenced in backyard
- Shared parking
- Available immediately

#### LOCATION FEATURES

- Centrally located close to the intersection of Oak Avenue and Covell Boulevard
- Close proximity to Davis Senior High School, Downtown Davis, UC Davis, numerous commercial and retail facilities and also Interstate 80 and Highway 113



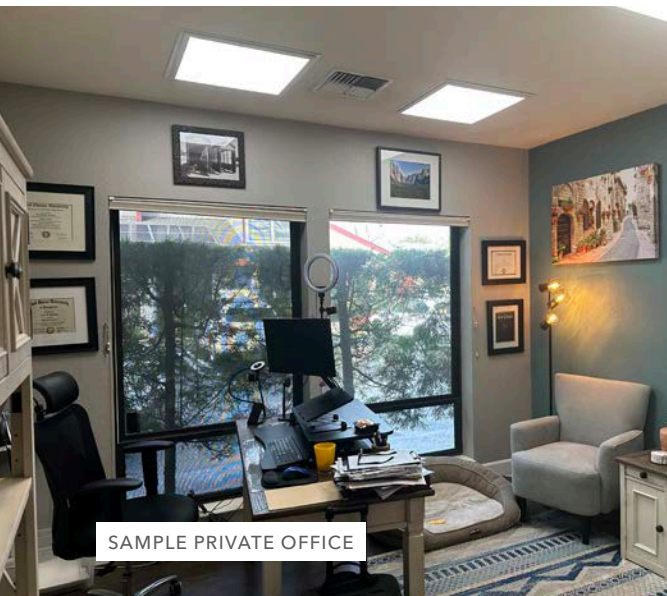
LOBBY AND WAITING AREA



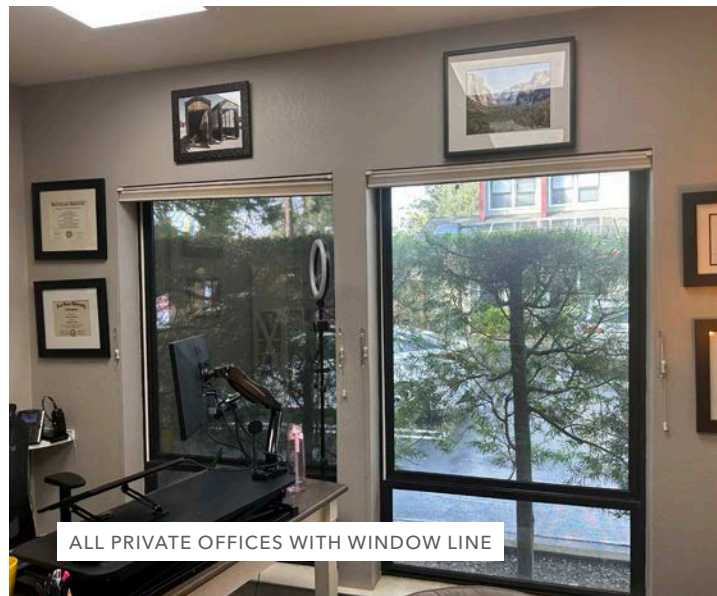
RECEPTION, WORK AREA AND FILE STORAGE



LARGE CONFERENCE ROOM



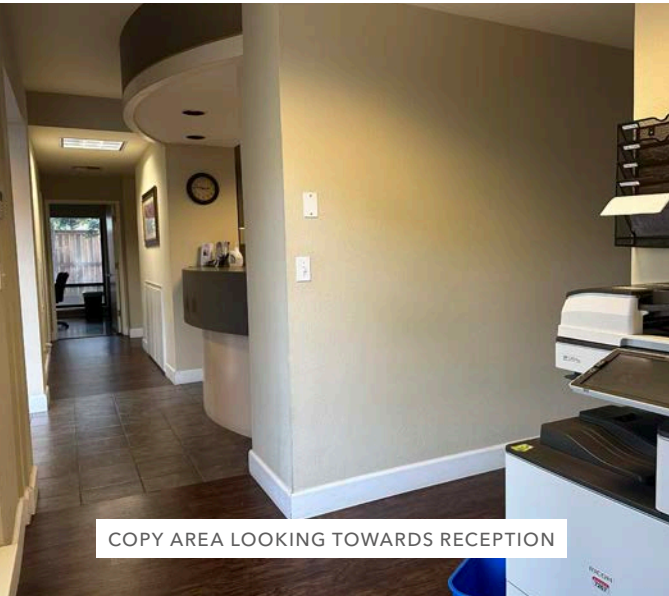
SAMPLE PRIVATE OFFICE



ALL PRIVATE OFFICES WITH WINDOW LINE



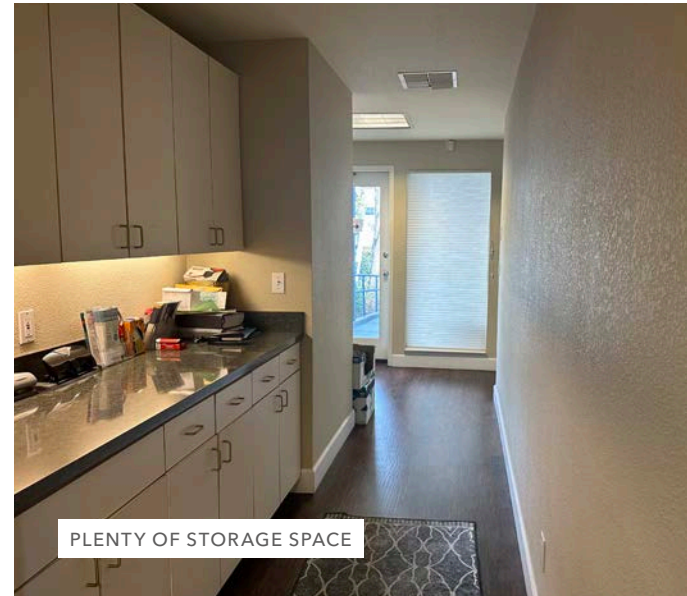
KITCHEN



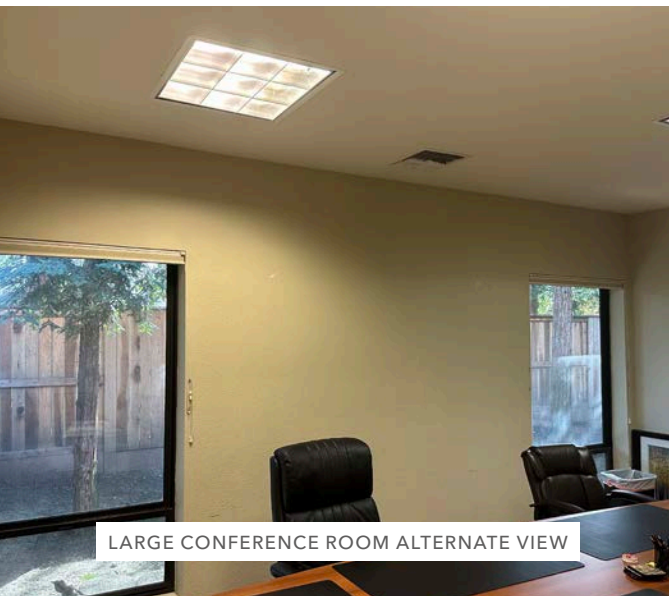
COPY AREA LOOKING TOWARDS RECEPTION



MEZZANINE WITH GREAT LIGHT



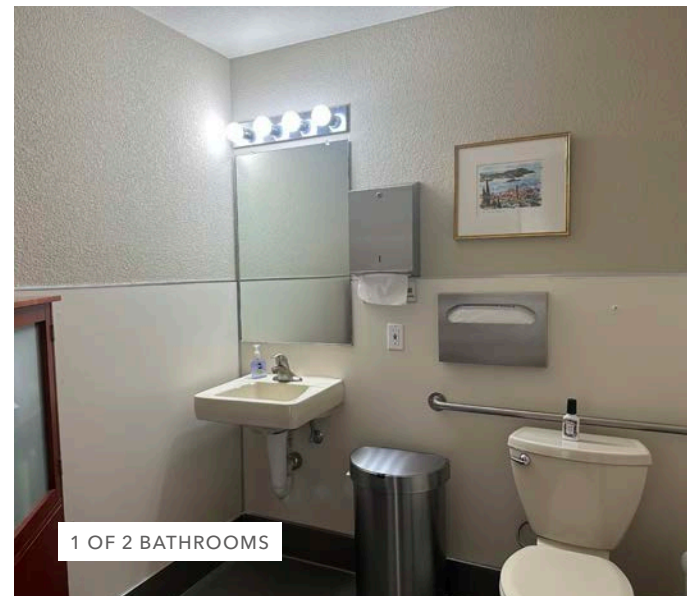
PLENTY OF STORAGE SPACE



LARGE CONFERENCE ROOM ALTERNATE VIEW

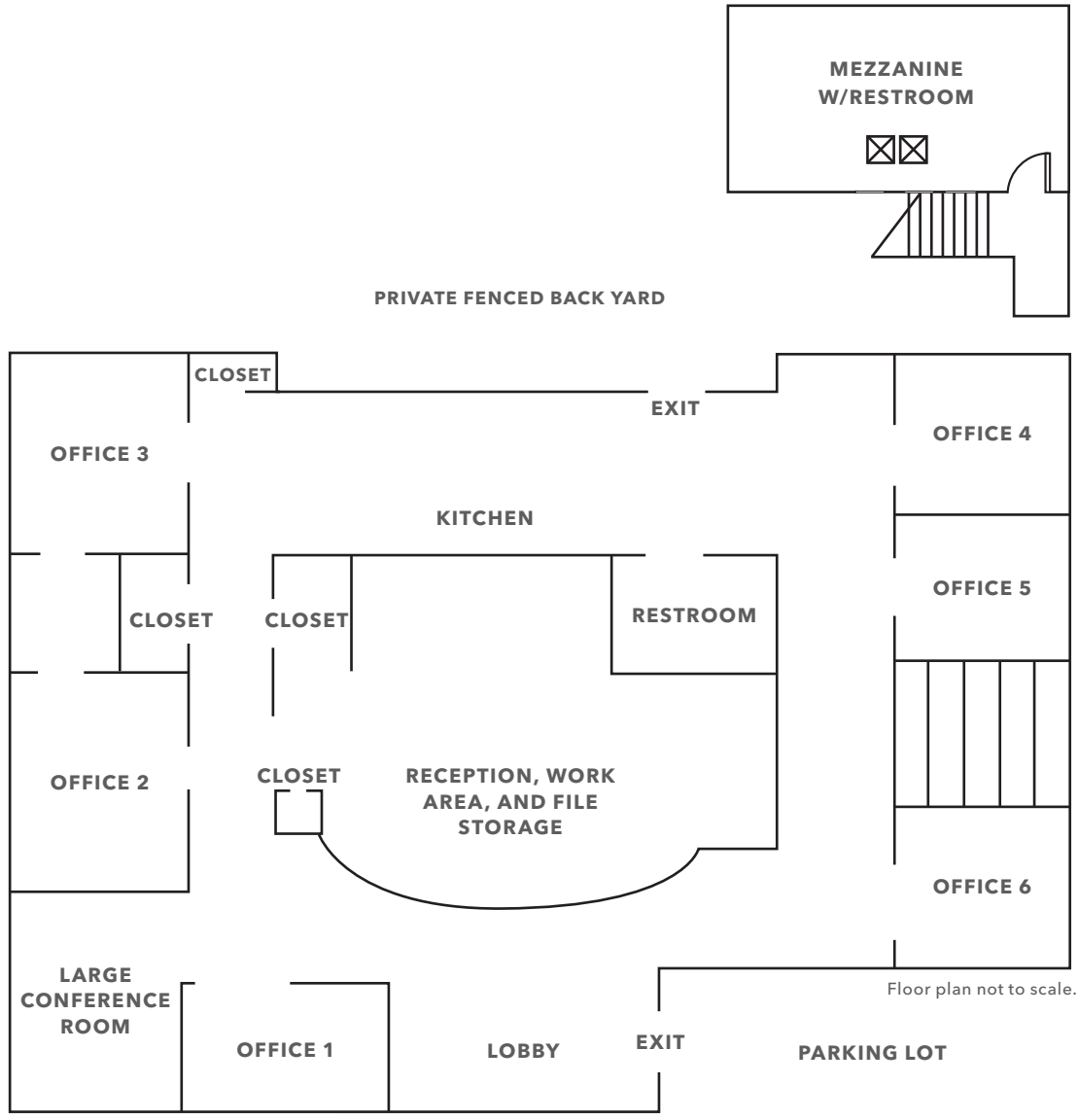


PRIVATE FENCED IN BACKYARD



1 OF 2 BATHROOMS

# FLOOR PLAN

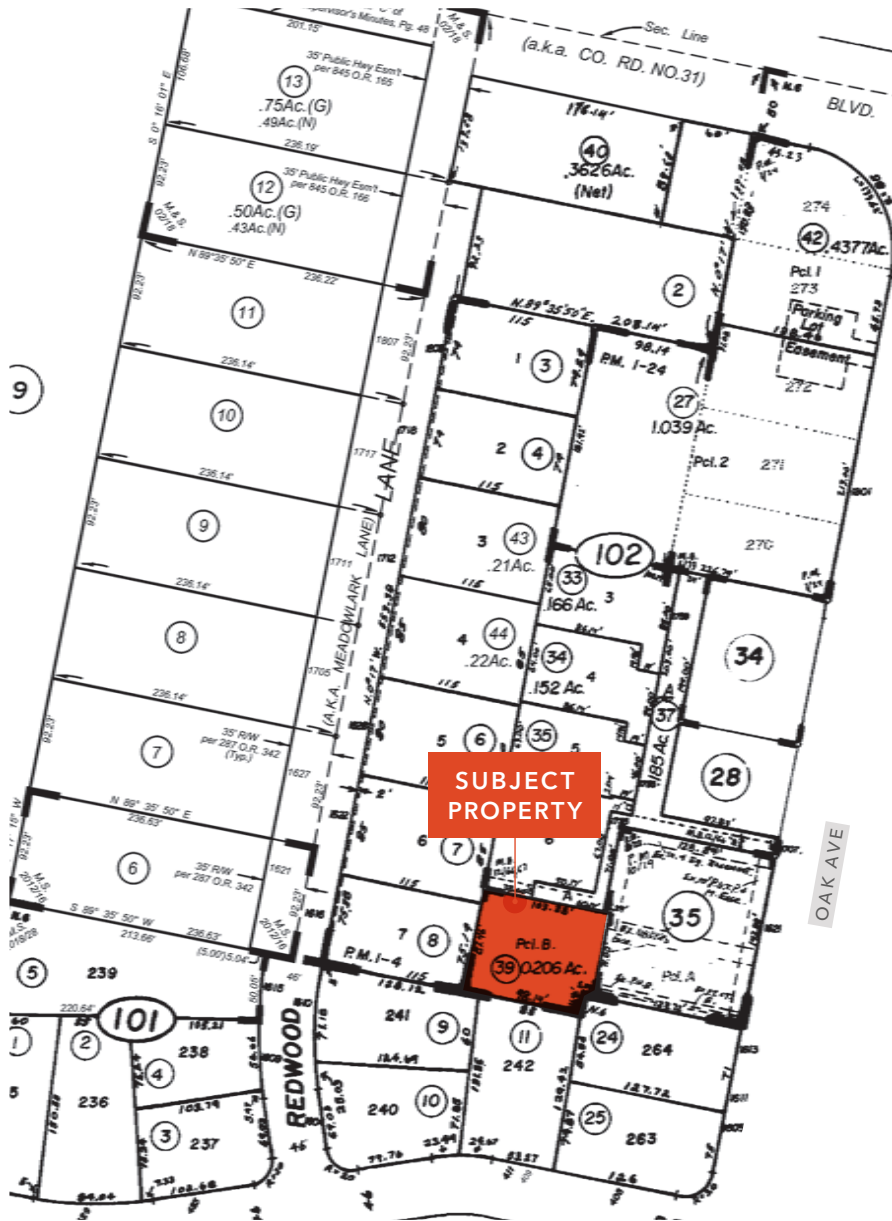


**±2,500 SF**  
AVAILABLE

**\$850,000**  
SALE PRICE

**\$340/SF**  
PRICE/SF

# 1667 OAK AVENUE



# 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 \$771,919 LOAN:

1. Low 10% down payment \$85,000 down payment
2. Below market fixed interest rate and fully amortized loan: \$5,437 monthly payment

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

**Al Thiel | Phone: 916-600-2201, Email: [al.thiel@calstatewide.com](mailto: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.

## PROJECT USES:

LAND & BUILDING REFINANCE	\$850,000
CONSTRUCTION	\$0
EQUIPMENT	\$0
<b>TOTAL</b>	<b>\$850,000</b>

## PROJECT SOURCES:

BANK 1ST DEED OF TRUST	\$425,000	50%
SBA 504 2ND DEED (NET)	\$340,000	40%
BORROWER DOWN PAYMENT	\$85,000	10%
<b>TOTAL PROJECT</b>	<b>\$850,000</b>	<b>100%</b>

	Bank 1st Deed	CSCDC SBA 504	TOTAL
NET AMOUNT	\$425,000	\$340,000	\$765,000
INTEREST RATE	7.360%	6.280%	
YEARS AMORTIZED	25	25	
TERMS	5	25	
BANK POINTS	\$35,042	\$0	\$35,042
PACKAGING FEE		\$0	\$0
CDC/SBA FEES (2.15%) *	\$0	\$3,419	\$3,419
DOCUMENT/ATTORNEY CLOSING FEE	\$0	\$3,500	\$3,500
ENVIRONMENTAL REPORT (TBD) **	\$2,500	\$0	\$2,500
APPRAISAL **	\$3,000	\$0	\$3,000
<b>TOTAL FEES *</b>	<b>\$40,542</b>	<b>\$6,919</b>	<b>\$47,461</b>
TOTAL "OUT OF POCKET" FEES	\$40,542	\$6,919	\$47,461
<b>TOTAL LOAN AMOUNT</b>	<b>\$425,000</b>	<b>\$346,919</b>	<b>\$771,919</b>

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 2.65% are financed over 20 years (i.e. not out-of-pocket). Presently the 50 basis point SBA fee is waived. Document/Attorney Closing Fee on 504 2nd is \$6,500 (capped by CSCDC). SBA fees shown do not include escrow and title. \*\* Estimate. Appraisal and environmental report costs vary, depending on property.

(ROUNDED UP)

## FINANCING SUMMARY

	Bank 1st Deed	CSCDC 504 2nd	Blended/Total
Loan Amount	\$425,000	\$346,919	\$771,919
Amortization	25	25	
Due in	5	25	
Monthly Financing Payment	\$3,102	\$2,335	<b>\$5,437</b>
Annual Financing Payment	\$37,225	\$28,022	<b>\$65,248</b>
Interest Rate	7.36%	6.28%	<b>6.87%</b>
Borrower Down Payment			<b>\$85,000</b>



## 1667 OAK AVENUE

*For more information on  
this property, please contact*

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