

FOR SALE OR LEASE

# 1811 RENOIR AVENUE

*±4,020 SF Daycare/Preschool*

DAVIS, CA



KIDDER.COM

**km** Kidder  
Mathews





*±4,020 SF Daycare/Preschool*  
*For Sale: \$1,400,000 (\$348/SF)*  
*For Lease: \$2.00/SF/Month, NNN*

#### PROPERTY HIGHLIGHTS

1811 Renoir Avenue presents a great opportunity to purchase or lease a standalone daycare/preschool of ±4,020 SF adjacent to the Green Meadows Office Complex. Currently configured as a daycare/preschool.

- An entire building of ±4,020 SF on ±.6 acres available immediately. Current configuration includes waiting/reception area, office space, large open areas/classrooms with restrooms for small children, and generously sized fenced in outdoor play area.
- Plenty of natural light through large windows and skylights
- Mature trees and landscaping, and a large outdoor area (currently configured as a playground)
- Dedicated parking
- PD (Planned Development) 13-75
- Zoned for daycare/preschool only. Per the City of Davis, any other use will undergo a Revised Final Planned Development and possible General Plan Amendment. Those entitlements require a public hearing in front of the Planning Commission and the current timeline is 6-8 months.

#### LOCATION FEATURES

- Centrally located close to the intersection of Pole Line and Covell Boulevard
- Close proximity to Nugget Market, Get Fit Davis Health Club, Downtown Davis, UC Davis, numerous commercial and retail facilities and also Interstate 80 and Highway 113

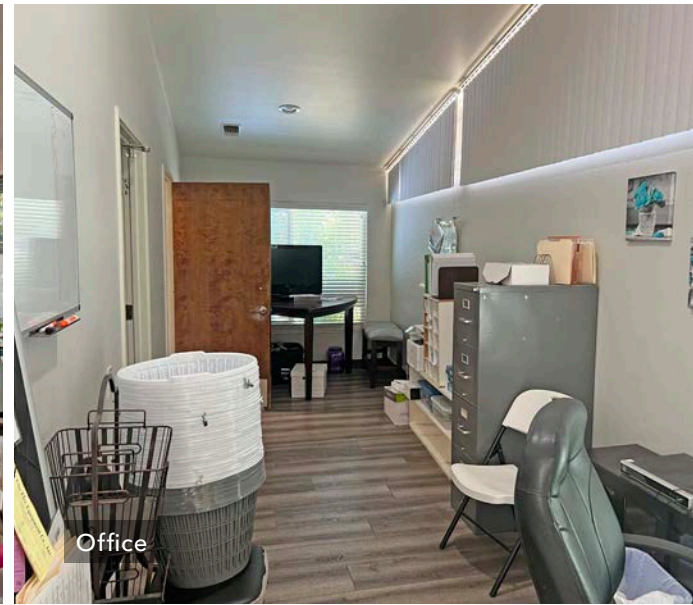




Lobby and Waiting Area



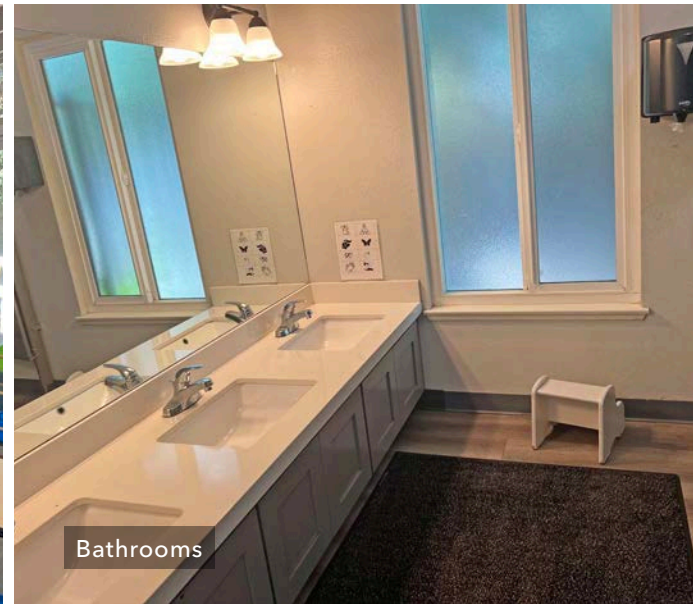
Large Open Areas with Great Window Line



Office



Large Open Areas with Skylights

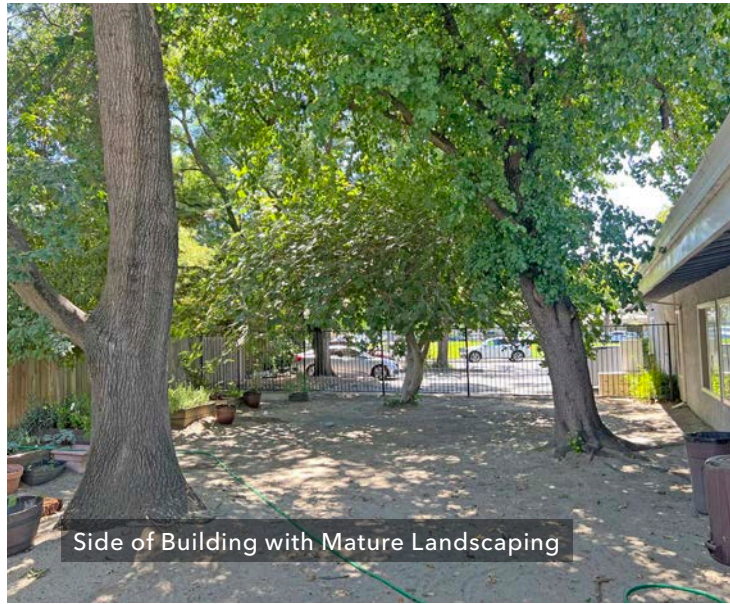


Bathrooms





Back of Building



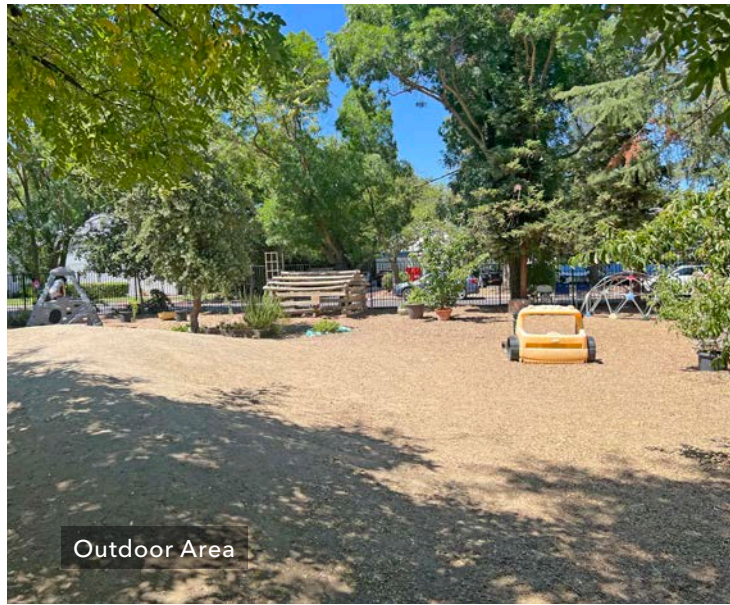
Side of Building with Mature Landscaping



Mature Landscaping



Outdoor Area Corner  
of Renoir and Picasso



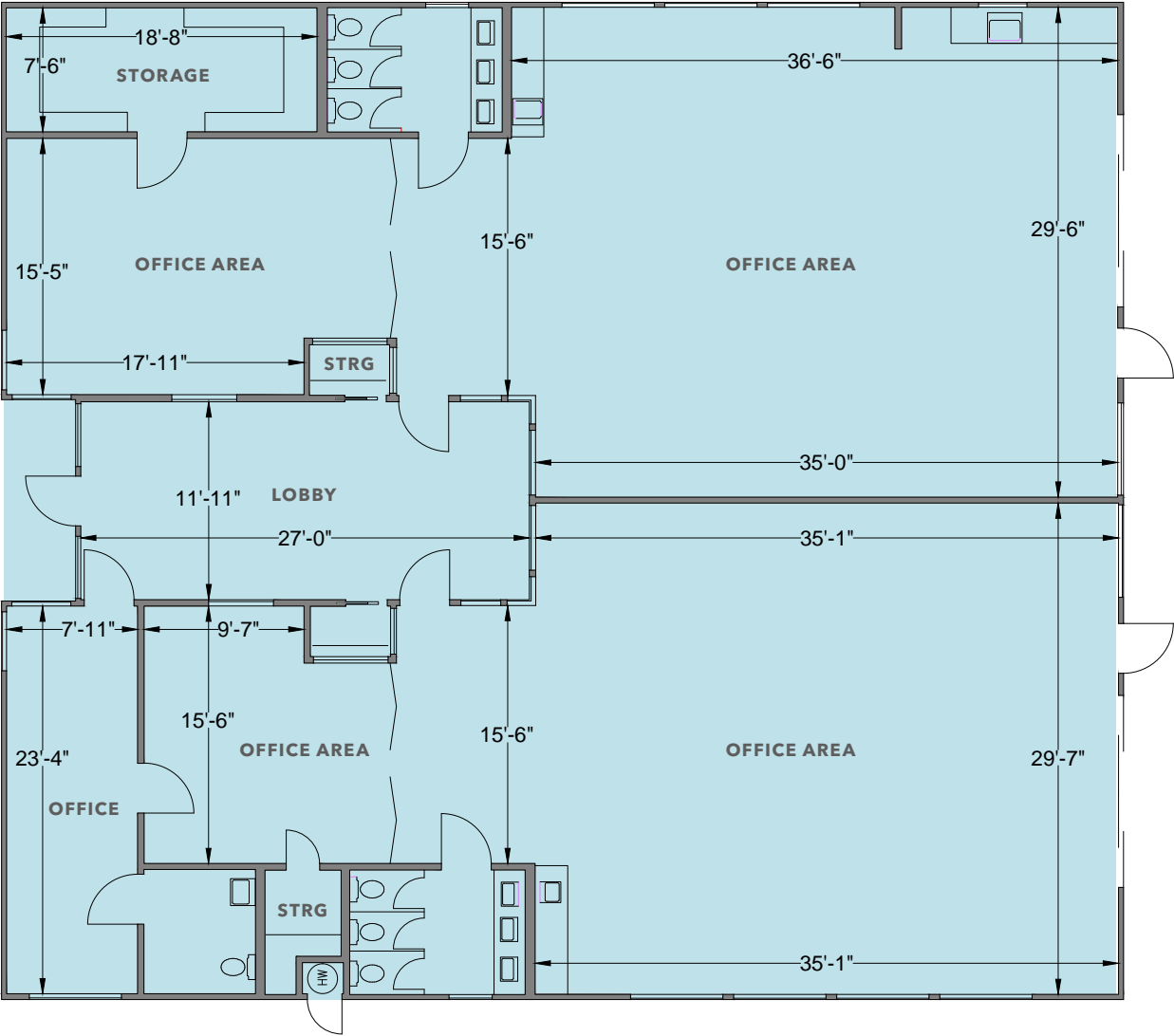
Outdoor Area



View of Yard from Parking Lot



FLOOR PLAN



*±4,020 SF*

AVAILABLE

*\$1,400,000*

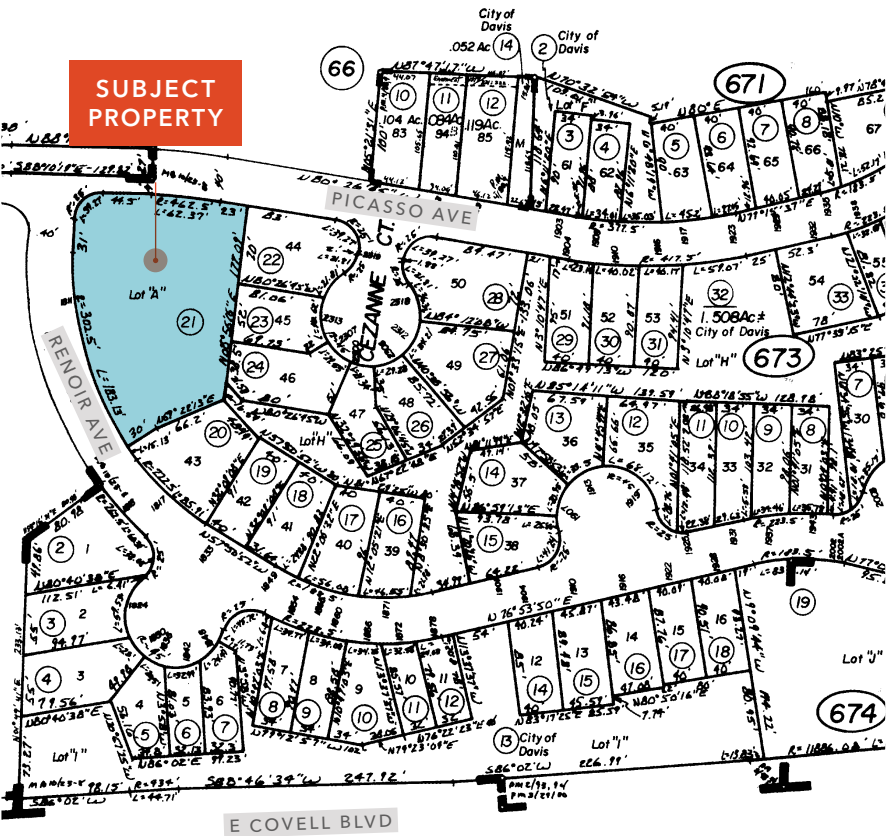
SALE PRICE

*\$348/SF*

PRICE/SF

*\$2.00/SF*

RENT/SF, NNN



# 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 \$1,275,000 LOAN:

1. Low 10% down payment \$140,000 down payment
2. Below market fixed interest rate and fully amortized loan: \$8,743 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:

BUILDING PURCHASE	\$1,400,000
IMPROVEMENTS/OTHER	\$0
EQUIPMENT	\$0
<b>TOTAL</b>	<b>\$1,400,000</b>

## PROJECT SOURCES:

BANK 1ST DEED OF TRUST	\$700,000	50%
SBA 504 2ND DEED (NET)	\$560,000	40%
BORROWER DOWN PAYMENT	\$140,000	10%
<b>TOTAL PROJECT</b>	<b>\$1,400,000</b>	<b>100%</b>

	Bank 1st Deed	CSCDC SBA 504	TOTAL
NET AMOUNT	\$700,000	\$560,000	\$1,260,000
INTEREST RATE	6.910%	6.370%	
YEARS AMORTIZED	25	25	
TERMS	5	25	
BANK POINTS	\$0	\$0	\$0
PACKAGING FEE	\$2,500	\$0	\$2,500
CDC/SBA FEES (2.15%) *	\$0	\$12,100	\$12,100
DOCUMENT/ATTORNEY CLOSING FEE	\$2,000	\$5,000	\$7,000
ENVIRONMENTAL REPORT (TBD) **	\$2,200	\$0	\$2,200
APPRAISAL **	\$3,500	\$0	\$3,500
<b>TOTAL FEES *</b>	<b>\$10,200</b>	<b>\$17,100</b>	<b>\$27,300</b>
<b>TOTAL "OUT OF POCKET" FEES</b>	<b>\$10,200</b>	<b>\$0</b>	<b>\$10,200</b>
<b>TOTAL LOAN AMOUNT</b>	<b>\$700,000</b>	<b>\$575,000</b>	<b>\$1,275,000</b>

(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	\$700,000	\$575,000	\$1,275,000
Amortization	25	25	
Due in	5	25	
Monthly Financing Payment	\$4,907	\$3,836	<b>\$8,743</b>
Annual Financing Payment	\$58,888	\$46,030	<b>\$104,918</b>
Interest Rate	6.91%	6.37%	<b>6.67%</b>
Borrower Down Payment			<b>\$140,000</b>





## 1811 RENOIR AVENUE

*For more information on  
this property, please contact*

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