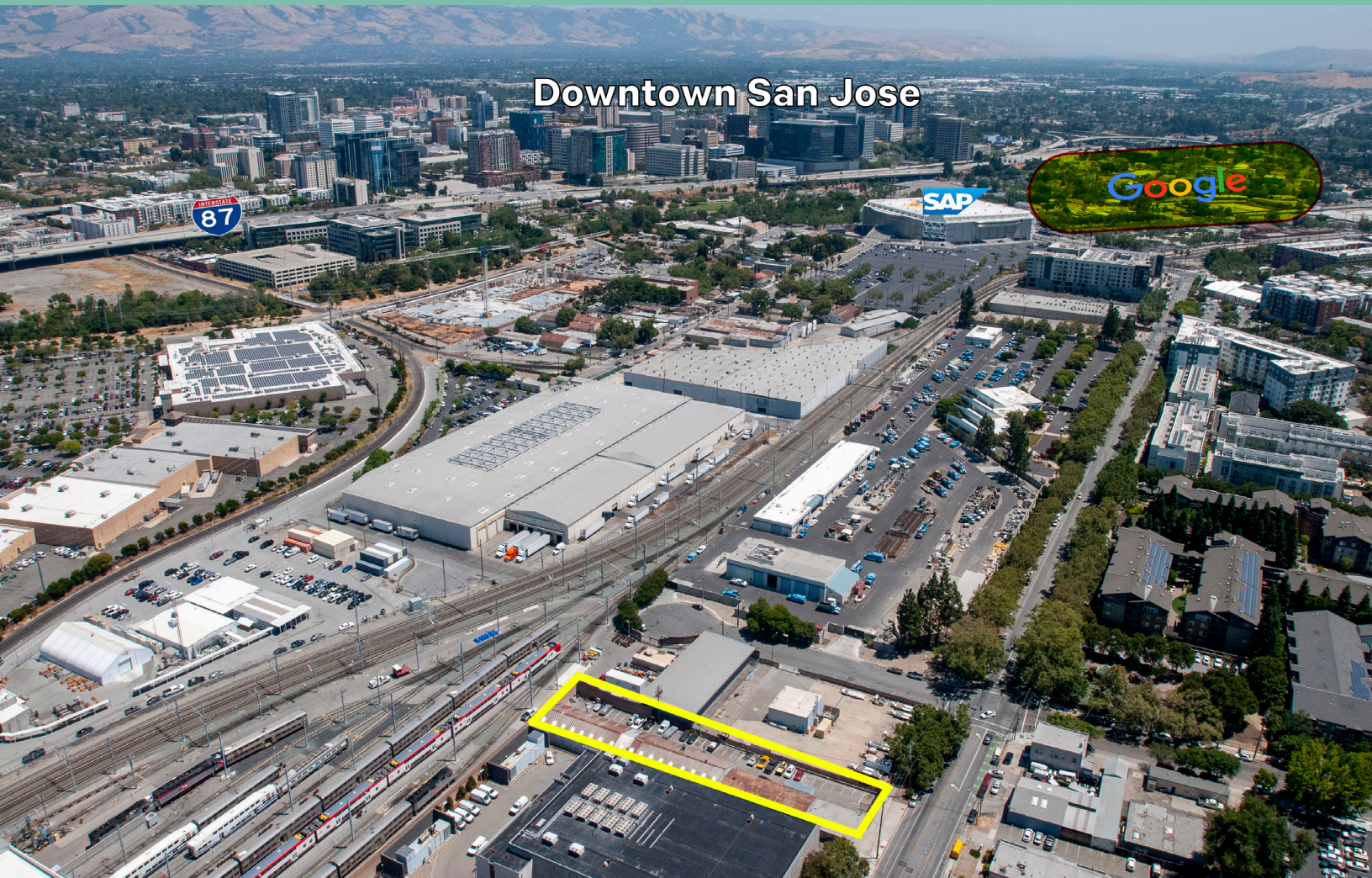


# 478 Stockton Ave

San Jose, CA 95126  
www.cbre.com

± 11,602 SF



Downtown San Jose

## Property Highlights

- + Sale Price: \$2,890,000
- + Owner-User Opportunity
- + ±11,602 SF Metal Frame Building
- + .58 AC (25,120 SF) Parcel
- + Ideal Location North of Google Village & SAP
- + Downtown San Jose Adjacent
- + Easy Access to HWY 87 & 880
- + Eight (8) Unit Multi-Tenant Industrial
- + Secured Yard
- + Flexible TEC Zoning/GP
- + 800 Amps 208 3 PH
- + Flexible Tenant Base
- + Do Not Disturb Tenants
- + Call to Tour

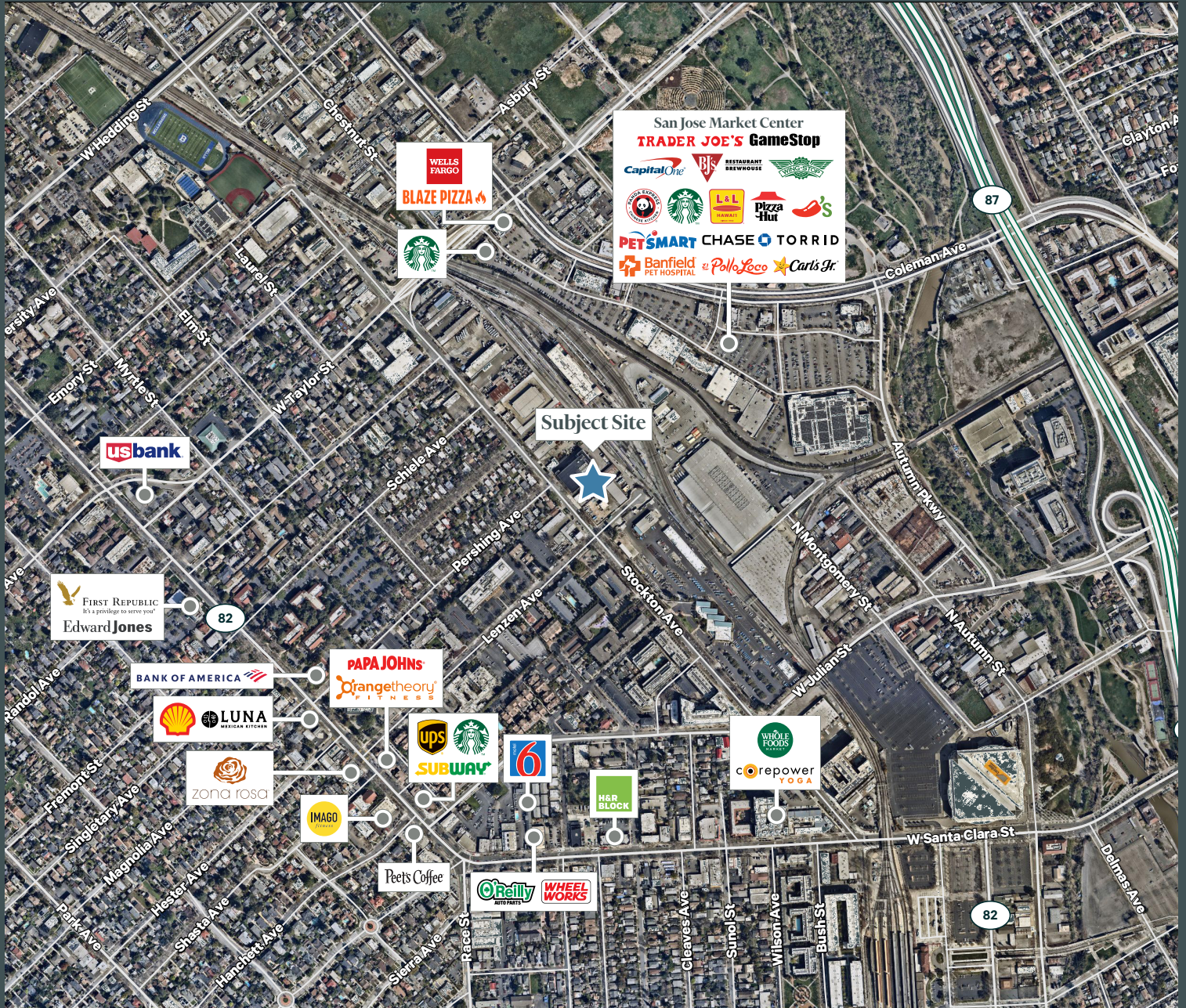
Photos



# Site Plan



# Amenity Map



## Existing Tenancy



## Rent Roll

- + Unit 478 - Vacant
- + Extreme Kustoms – Units A, C, E – Month-to-Month
- + Unit B - Vacant
- + Sign Craft – Unit D – Month-to-Month
- + Moreali Electric Inc. – Unit F, G – Month-to-Month

## Owner-User Financing Scenario

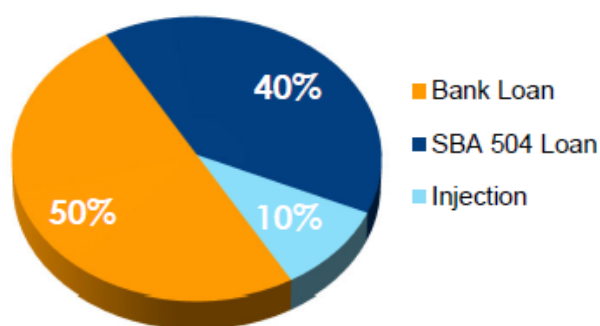


### Own the Business? Own the Building.

Building Purchase Price	\$3,250,000
Improvements	\$0
Equipment	\$0
Other	\$0
<b>Total Project Costs</b>	<b>\$3,250,000</b>

#### Loan Structure

Bank 1st Mortgage	50%	\$1,625,000
SBA 504 2nd Mortgage	40%	\$1,331,000
Down Payment	10%	\$325,000
<b>Total Project with Fees</b>	<b>100%</b>	<b>\$3,281,000</b>



### 90% SBA 504 Financing Example

	<u>Loan Amount</u>	<u>Rate</u>	<u>Term</u>	<u>Amort</u>	<u>Monthly Pymt</u>	<u>Annual Pymt</u>
Bank 1st Mortgage	\$ 1,625,000	6.25%	10 Yrs	25 Yrs	\$ 10,720	\$ 128,636
SBA 504 2nd Mortgage	\$ 1,331,000	6.57% <i>FIXED</i>	25 Yrs	25 Yrs <i>Fully Amortized</i>	\$ 9,045	\$ 108,544
<b>Total Financing</b>	<b>\$ 2,956,000</b>	<b>6.39% Blended Rate</b>			<b>\$ 19,765</b>	<b>\$ 237,179</b>

#### Assumptions:

- Includes financed SBA fee of \$31,000
- Bank rate, terms and fees are estimated and will vary depending on approval.
- SBA rate is as of Jun '23. Actual rate is set at debenture sale.
- SBA 504 rate is a fixed rate and fully amortized over the life of the loan, no balloon payment.
- SBA Fee is estimated at 2.15% plus a \$2,500 legal fee. All SBA fees are financed in the 504 loan.
- 90% LTV financing generally does not require additional collateral.
- Related costs including appraisal and environmental reports, escrow closing costs (including insurance and legal closing costs) and other soft costs may be included in the loan.

## Site Location



## Contact Us

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