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# 1050

S. Bascom Avenue

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S A N J O S E , C A

Extremely Rare Offering

Dental/Medical Owner User/Investor  
5,836 RSF Building  
built in 2003

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O F F E R I N G M E M O R A N D U M



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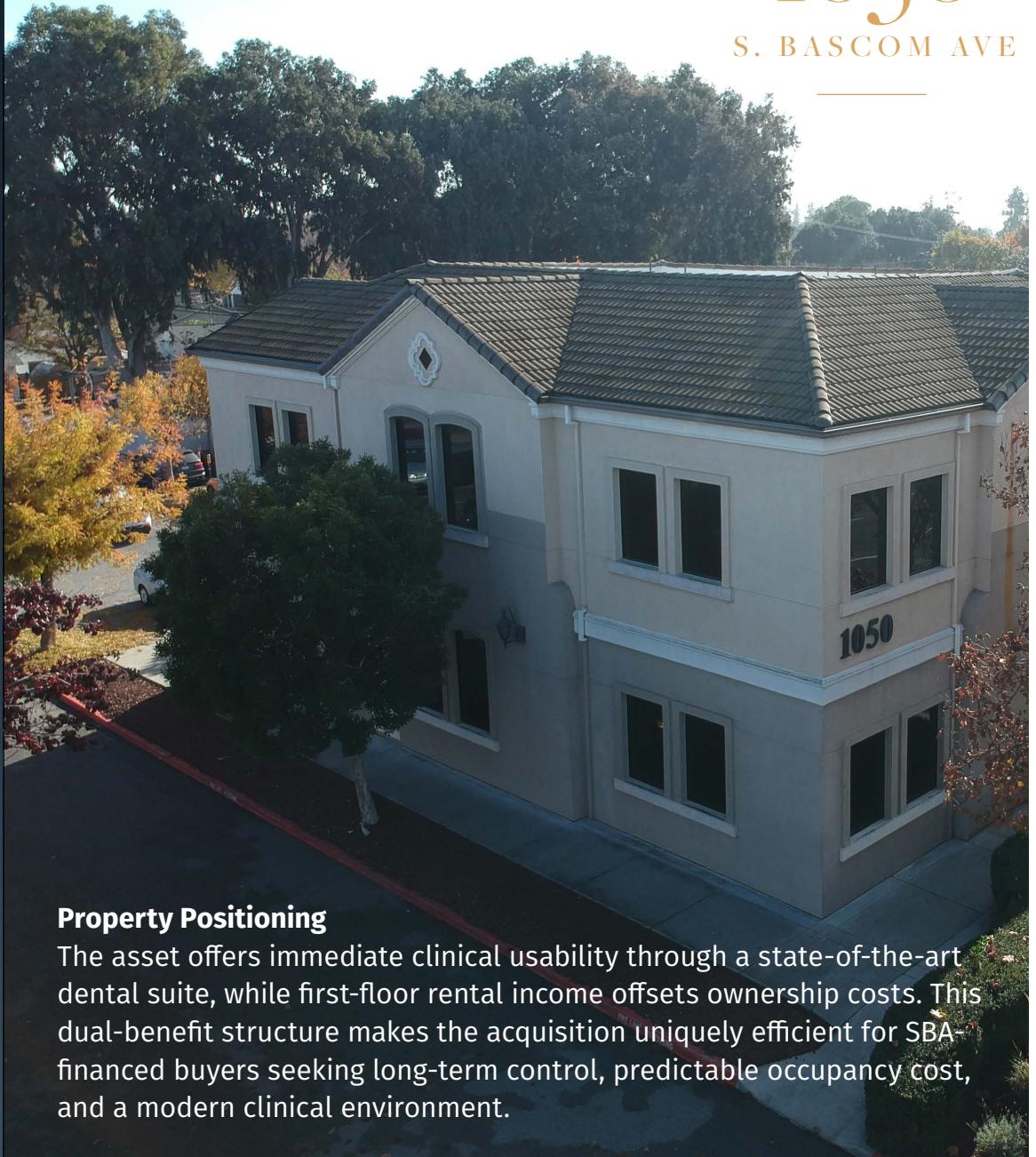
# EXECUTIVE SUMMARY

This memorandum summarizes the owner-user investment profile for the 5,836 RSF stand-alone medical office building, highlighting the turnkey second-floor dental suite and income-generating first-floor tenancy.

## Strategic Rationale

- **Clinical Readiness:** 2nd floor is turnkey dental with \$1,000,000 in improvements. (5 operatories + surgical suite, providing 6 fully functional dental ops) and **elevator served**, minimizing downtime and initial TI spend; **existing equipment can be made available separately.**
- **Cash Flow Offset:** In place 1st floor tenant revenue offsets a material share of debt service and OPEX, lowering **net cost of occupancy** relative to leasing comparable space.
- **Tax Shield & Control:** Owner benefits from depreciation, interest deduction, and long term control over a specialized clinical buildout.

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## Property Positioning

The asset offers immediate clinical usability through a state-of-the-art dental suite, while first-floor rental income offsets ownership costs. This dual-benefit structure makes the acquisition uniquely efficient for SBA-financed buyers seeking long-term control, predictable occupancy cost, and a modern clinical environment.

## Building & Site

The property consists of 5,836 RSF across two floors within a stand alone medical office building designed for healthcare users. The site offers **4/1,000** parking, supporting patient throughput and staff convenience. The building is **elevator served**, ensuring full accessibility and functionality for both clinical and administrative use.



## PROPERTY OVERVIEW

<b>RENTABLE SF</b>	5,836 RSF
<b>TYPE</b>	Stand-alone Dental/Medical Office Building
<b>STORIES</b>	2
<b>1ST FLOOR</b>	100% leased to a long-term, established tenant providing stable in-place income
<b>2ND FLOOR</b>	Turnkey, state-of-the-art dental office representing 3,035 RSF ( <b>52% of building</b> )
<b>OWNER-USER OPPORTUNITY</b>	Ideal for SBA-financed acquisition due to high usability and immediate occupancy potential
<b>ACCESSIBILITY</b>	Elevator served, medical-grade layout and infrastructure
<b>PARKING RATIO</b>	4/1,000 SF
<b>EQUIPMENT</b>	Existing dental equipment available separately

### 2nd Floor – Dental Office Highlights

A modern, fully built out dental suite offering a high quality clinical environment, including:

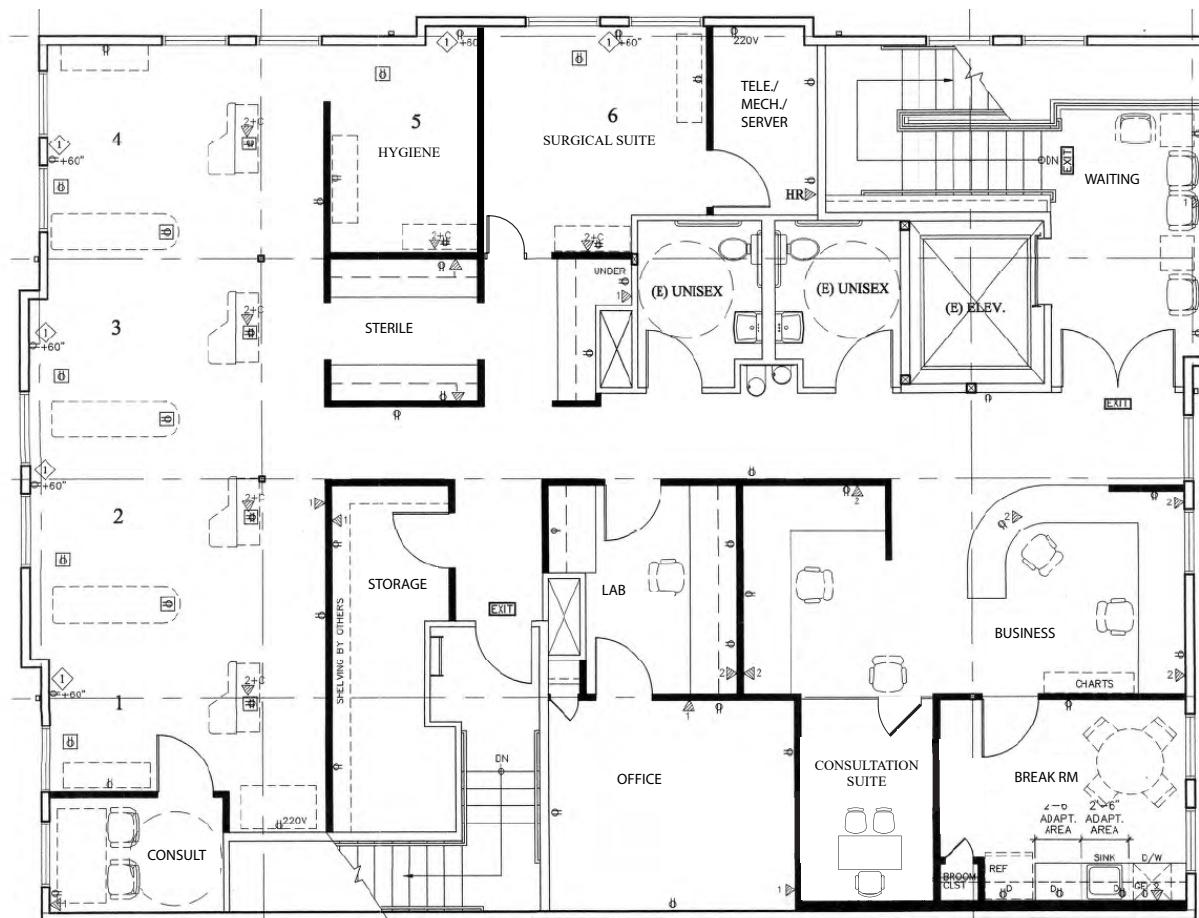
- 5 Operatories
- Surgical Suite
- Consult Room
- Reception & Patient Waiting Area
- Multiple Restroom Cores
- Private Office
- Breakroom
- Dental Lab
- Elevator Access for patient and staff convenience

This turnkey configuration minimizes downtime and capital outlay for an owner-user while offering immediate operational capability.

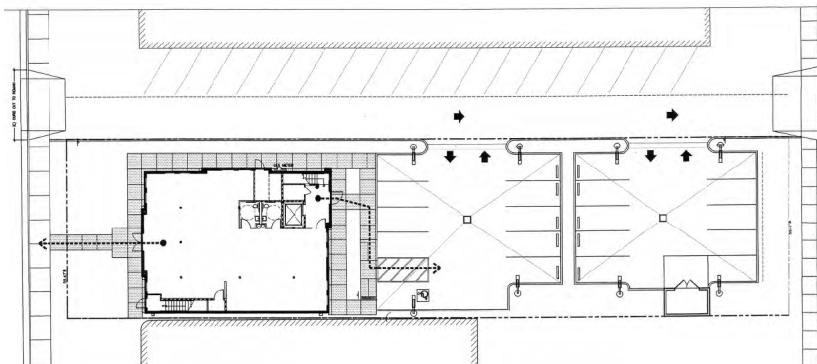
## SITE PLANS

### Second Floor

Owner User Opportunity



### First Floor & Site Plan (Leased)



## AREA OVERVIEW



## Current and Projected Income

Building Size:	5,836
Sale Price:	\$5,000,000
PSF:	\$857
<b>Categories</b>	<b>2024</b>
Average Monthly Income	\$17,470
Total Annual Income	\$209,635
Reimbursable NNN Income (Taxes)	\$15,699
Total Rental Income	\$225,334
Total Operating Expenses	\$(55,788)
	<b>2025</b>
Average Monthly Income	\$17,930
Total Annual Income	\$215,157
Reimbursable NNN Income (Taxes)	\$16,100
Total Rental Income	\$231,257
Total Operating Expenses	\$(64,152)
	<b>2026</b>
Average Monthly Income	\$102,381
Total Annual Income	-
Reimbursable NNN Income (Taxes)	
Total Rental Income	\$102,381
Total Operating Expenses	\$(94,891)

## FINANCIAL OVERVIEW

This dual-benefit structure makes the acquisition uniquely efficient for SBA-financed buyers seeking long-term control, predictable occupancy cost, and a modern clinical environment.

### Loan Assumptions - SBA

Tenant:	1st Floor TT	Owner/User
SF Leased:	2,801	3,035
Percentage Leased:	48%	52%
Purchase Price:	\$5,000,000	
Down Payment (%):	\$500,000	
Fees:	Included	
Prepay:	SBA Terms	
Term (years):	25	
Estimated Average Rate:	5.93%	

### Rent Equivalents

#### (Based on Building SF)

Monthly Payment:	\$(29,154)
NNN Monthly Payment (PSF)	\$(5.00)
2026 TT Rental Income (PSF)	\$1.46

**NNN Monthly Rent Equivalent:** \$(3.53)  
**(Plus \$1M Investment to Existing Dental Suite)**

<b>Purchase Price</b>	<b>\$5,000,000</b>
50%	U.S. Bank Loan Amount
40%	SBA 504 Loan Amount
10%	Downpayment

<b>Estimated Rates &amp; Terms</b>	<b>U.S. Bank</b>	<b>SBA 2nd</b>
Loan Amount	\$2,500,000	\$2,056,500
Indicative Interest Rate*	5.99%	5.85%
Fixed/Variable Rate Terms	3 Year Resets	25 year fixed
Amortization/Term	25	25
Estimated Monthly Payments	\$16,092	\$13,062
Estimated Combined Monthly Payment		\$29,154

### Borrower's Estimated Fees & Expenses

Loan Fee %	0.50%	2.65%
Loan Fee \$	\$12,500	\$53,000
Est. 3rd Party Fees (Appraisal, Phase-1)		\$6,500
CDC Legal & Doc Fee		\$3,500
Loan Package Fee (Waived)	0	
Estimated Fees	\$19,000	\$56,500
<b>Total Estimated Cash Requirement</b>		<b>\$519,000</b>

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## THOR WILES

Vice President  
+1 408 453 7478  
[thor.wiles@cbre.com](mailto:thor.wiles@cbre.com)  
Lic. 01237980

## PAUL LYLES

First Vice President  
+1 408 453 7443  
[paul.lyles@cbre.com](mailto:paul.lyles@cbre.com)  
Lic. 01236021

## BOB STEINBOCK

Senior Vice President  
+1 408 453 7424  
[bob.steinbock@cbre.com](mailto:bob.steinbock@cbre.com)  
Lic. 01111853

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