
1050

S. Bascom Avenue

SAN JOSE, CA

Extremely Rare Offering

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

OFFERING MEMORANDUM



CBRE

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1050
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CONTENTS

- 01 Executive Summary
- 02 Property Overview
- 03 Area Overview
- 04 Financial Overview

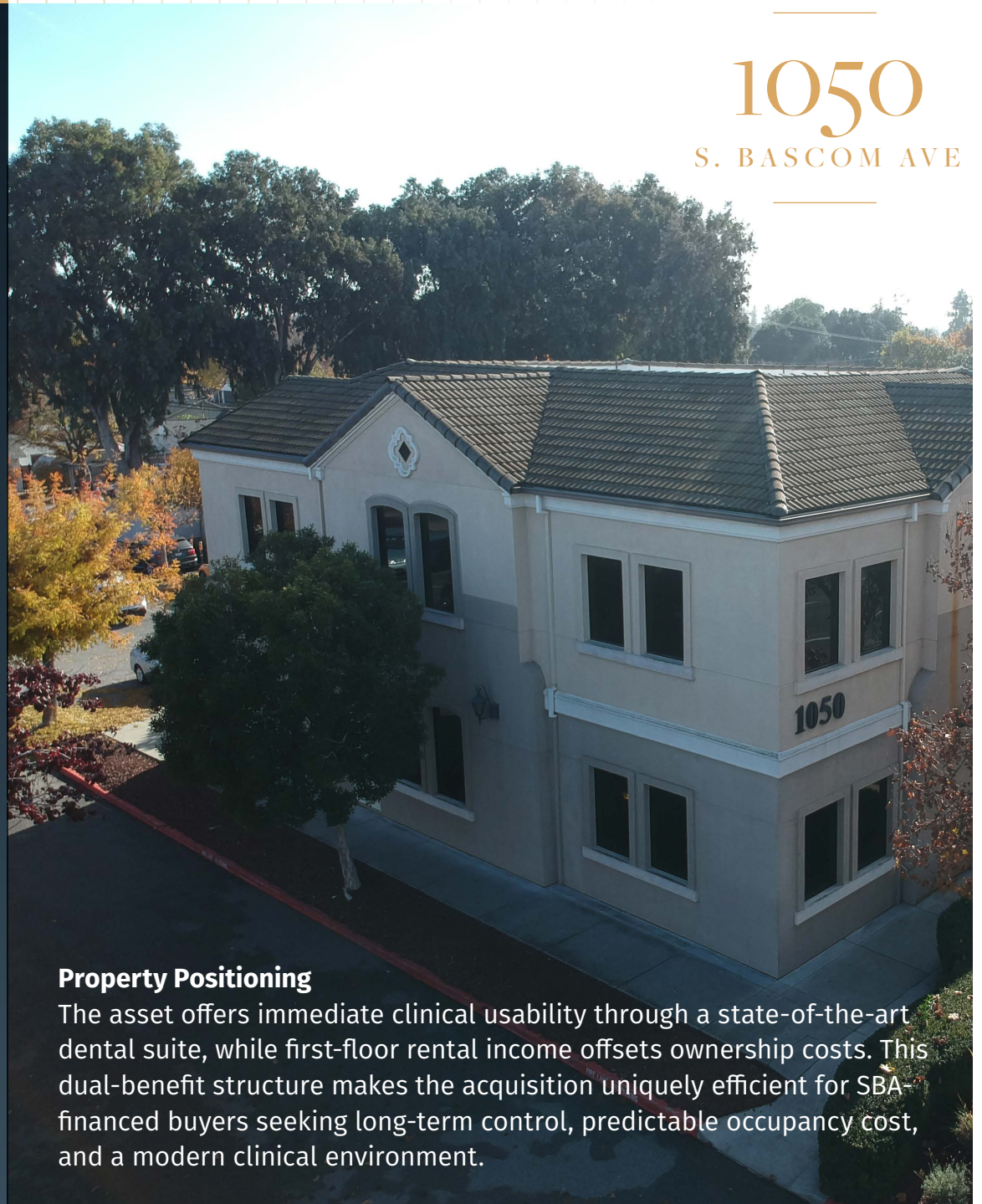
EXECUTIVE SUMMARY

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.

1050
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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

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

2nd Floor – Dental Office Highlights

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

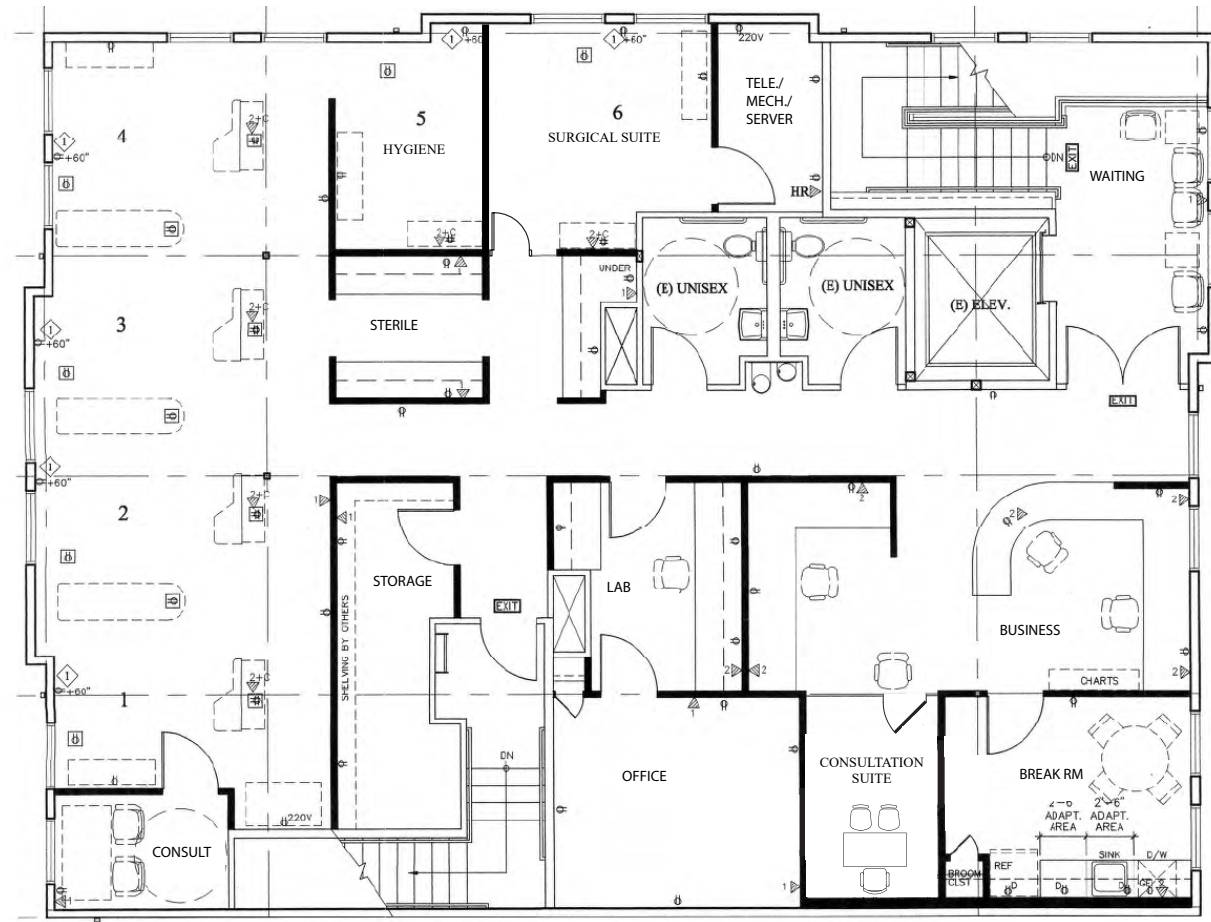
- 5 Operatories
- Surgical Suite
- Consult Room
- Reception & Patient Waiting Area
- Multiple Restroom Cores
- Private Office
- Breakroom
- Dental Lab
- Elevator Access for patient and staff convenience

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

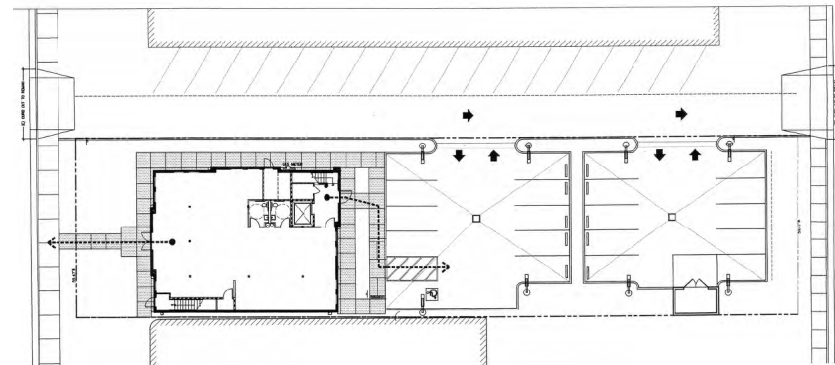
SITE PLANS

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		
Categories	2024	2025	2026
Average Monthly Income	\$17,470	\$17,930	
Total Annual Income	\$209,635	\$215,157	\$102,381
Reimbursable NNN Income (Taxes)	\$15,699	\$16,100	-
Total Rental Income	\$225,334	\$231,257	\$102,381
Total Operating Expenses	\$(55,788)	\$(64,152)	\$(94,891)

Loan Assumpstions - 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 Invesment to Existing Dental Suite)	

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.

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

Estimated Rates & Terms	U.S. Bank	SBA 2nd
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
Total Estimated Cash Requirement	\$519,000	

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1050

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