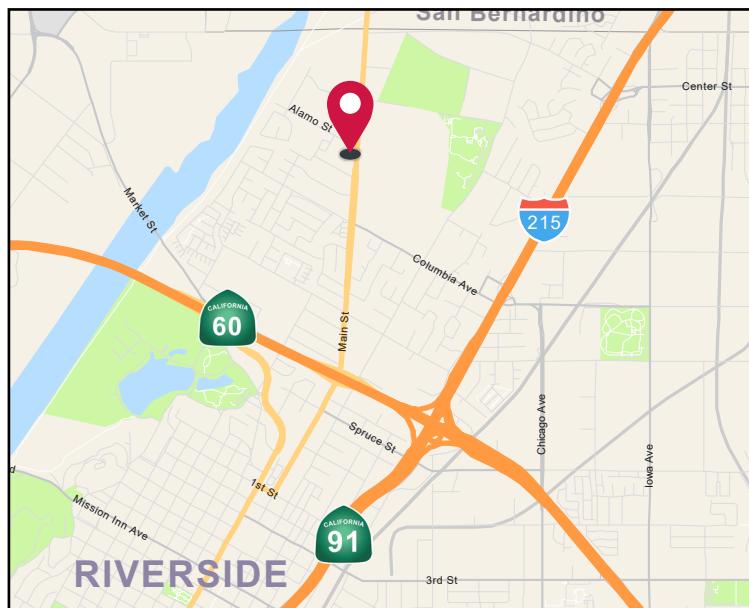




FOR SALE
±4,000 SF & ±4,500 SF BUILDINGS ON ±0.73 ACRE LOT
977 MAIN STREET, RIVERSIDE, CA 92501



PROPERTY HIGHLIGHTS

Lot Size:	±0.73 Acres
Building Size:	±4,000 SF & ±4,500 SF
Yard:	Fenced & Secured Yard
APN:	246-260-014
Zoning:	BMP (verify with City of Riverside)
Power:	400 Amps/240V Phase 3 (Verify)
Roll Up Doors:	4 Ground Level

LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

DAVID MUDGE JR
 951.276.3638
 DRE#: 01975345
 dmudgejr@lee-associates.com

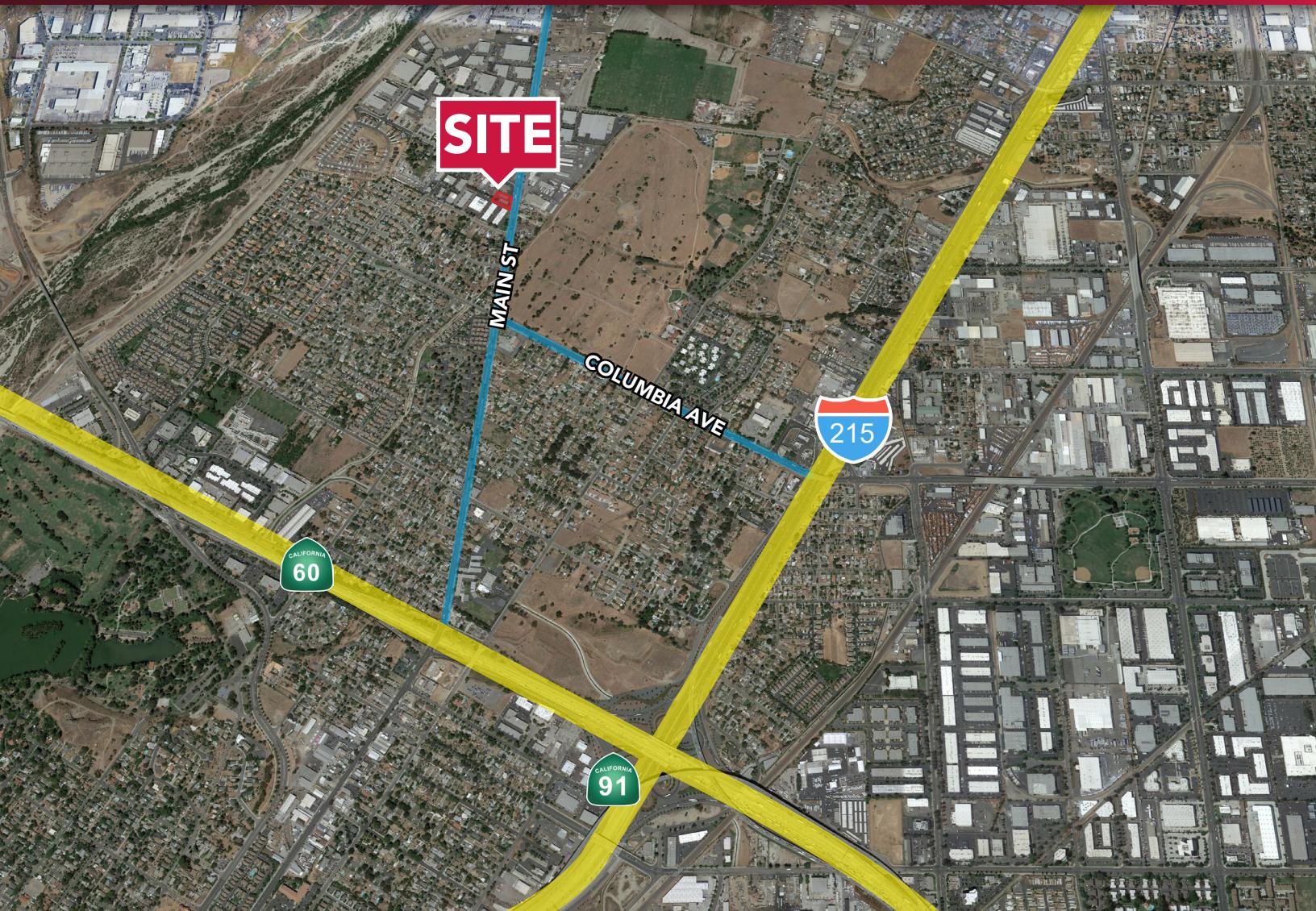
DAVID MUDGE
 951.276.3611
 DRE#: 01070762
 dmudge@lee-associates.com

 **ELM COMMERCIAL**
 REAL ESTATE SERVICES

SARAH TABOR (MUDGE)
 949.391.5049
 DRE#: 02138748
 sarah@elmcre.com

FOR SALE:

977 MAIN STREET, RIVERSIDE, CA 92501



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ELM COMMERCIAL
REAL ESTATE SERVICES

SARAH TABOR (MUDGE)

949.391.5049

DRE#: 02138748

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3240 Mission Inn Avenue, Riverside, CA 92507 | 951.276.3600 | Corporate DRE#: 01048055 | www.lee-associates.com

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside.

PROPOSED SBA 504 LOAN STRUCTURE

977 Main St, Riverside, CA 92501



USE OF PROCEEDS

Purchase Price	\$2,150,000
Building Improvements	\$0
FF&E	\$0
SBA Fees (Financed)	\$24,000

Closing Cost (estimated)

SBA Eligible Soft Costs	\$0
SBA Eligible Hard Costs	\$0

Total Project Costs **\$2,174,000**



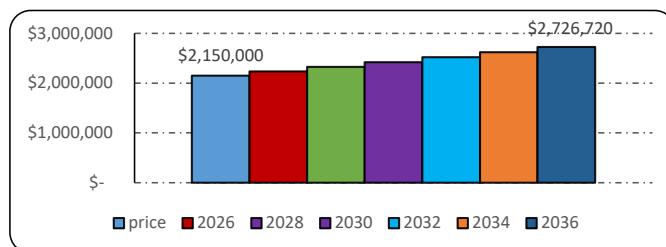
Sample Financing Scenario

Financing Package		AMOUNT	RATE	TERM	AMORT	MONTHLY PMT
Bank 1st Mortgage	50%	\$1,075,000	6.50%	10 Yrs	25	\$7,258
SBA 504 2nd Mortgage *	40%	\$884,000	6.00%	25 Yrs	25	\$5,697
Down Payment	10%	\$215,000				
	100%	\$2,174,000				\$12,956

Monthly Costs	Monthly	Adjusted Monthly Cost	Monthly
Mortgage Payments	\$12,956	Total Monthly Payment	\$16,151
Property Taxes	\$2,240	Monthly Depreciation	\$1,470
Insurance	\$425	Property Tax Benefit	\$896
Maintenance	\$531	Interest Deduction	\$4,098
Total Monthly Payment	\$16,151	Total Effective Monthly Cost	\$9,687

Out of Pocket Expenses			
Cash Down Payment	10.00%	\$	215,000
Estimated Bank Fees	0.50%	\$	5,375
Total Cash Required		\$	220,375

Appreciation Over Next 12 Years



Assumptions: The following assumptions were made in the preparation of the sample:

Bank rate, terms and fees are estimated and vary depending on lender.

SBA rate is current month's rate. Actual rate is set at debenture sale.

All fees and expenses are estimated and will vary by vendor.

SBA Fee is estimated at 2.15% plus a \$6,000 legal fee. Fees are financed.

Equity is based on a 2.00% annual appreciation rate.

90% LTV financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

Lisa Matta

((951) 400-2213/ Lisa@bfcfunding.com