

4300 REDWOOD HWY #100, SAN RAFAEL CA

THE VINEYARDS COMMERCIAL OFFICE CONDOMINIUM FOR SALE - **SELLER FINANCING AVAILABLE**



Steven Leonard
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COMMERCIAL OFFICE CONDOMINIUM FOR SALE

Opportunity

This is a superior office condo flooded with natural light and high end finishes throughout. Remodeled in 2020, this comfortable suite faces US 101 and features many amenities and upgrades which mark it as sophisticated. The location and size are suitable for a staff of ten plus owner/manager control office & conference room.

Property Address: 4300 Redwood Hwy #100
San Rafael, CA

Gross Building Area: ± 3,040 SF

Pricing: \$1,285,000 (\$422 PSF)

HOA Dues: \$984.03/mo (includes water, roof, exterior walls, tall common areas)

APN #: 155-510-24

Parking: Common Area

Seller Financing: Available for qualified buyers



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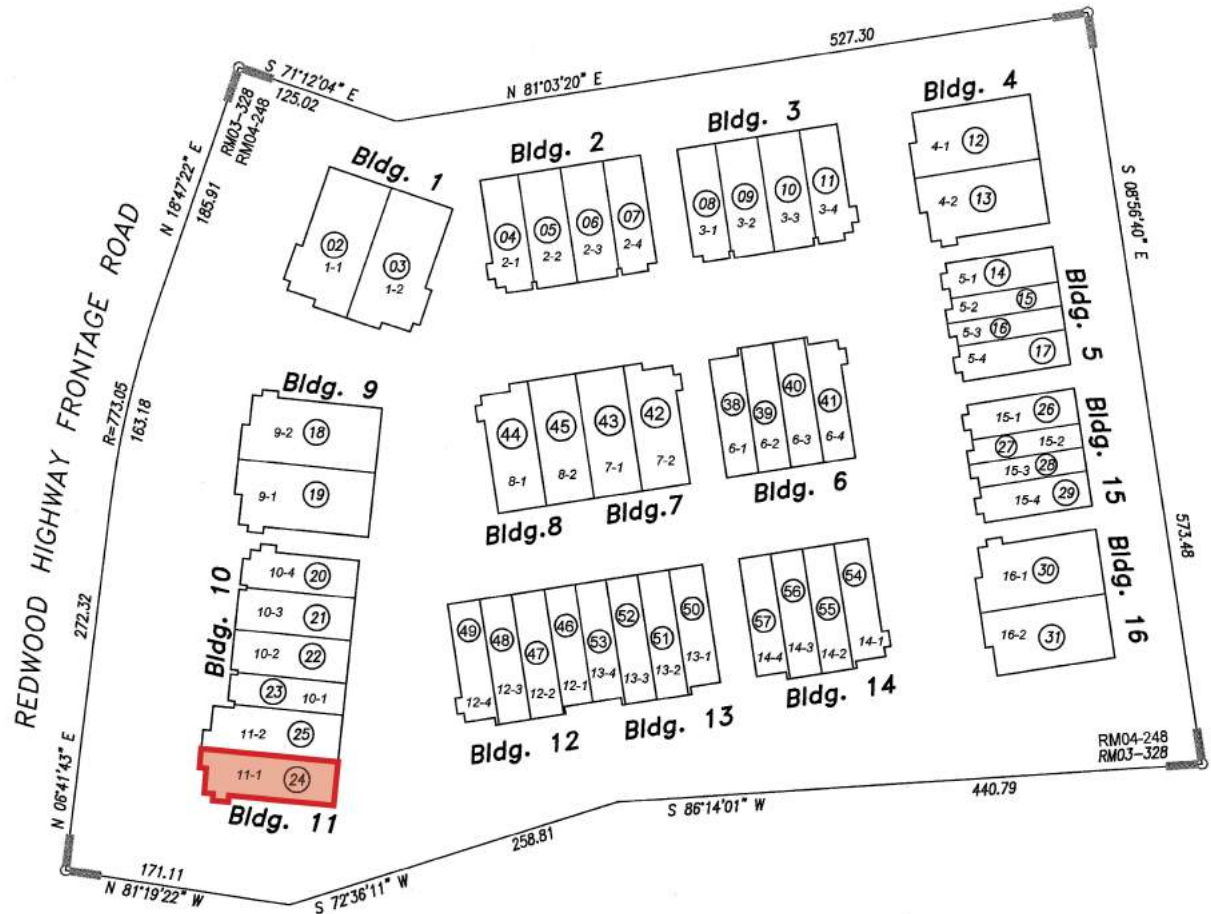


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Property Details

- Northgate Industrial Park
- ±3,040 SF office unit
- Unit updated 2020
- Fronting US 101
- Class A office environment
- 9 private offices
- Full designer kitchen
- 2 ADA restrooms
- Corner/end unit with abundant natural light
- Unlimited parking
- Civic Center and Embassy Suites nearby



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Floor Plan



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Property Photos



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Exterior Photos



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Interior Photos



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Aerial Map



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Drone View



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SBA 504 Loan Sample Structure

Prepared for: [Cushman & Wakefield](#)
 Property Address: [4300 Redwood Hwy, #100, San Rafael](#)
 Date Prepared: [8/22/2024](#)

Project Details			
Purchase Price	\$1,285,000	Property Address	4300 Redwood Hwy, #100, San Rafael
Improvements		Building Size (s.f.)	3,040
		Price Per Sq. Ft.	\$422.70
Total Project Cost	\$1,285,000		

SBA 504 Financing Structure						
Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank(1st) -25 yr fixed	50%	\$642,500	6.35%	25	25	\$4,278
SBA (2nd)*	40%	\$530,000	6.04%	25	25	\$3,428
Down Payment	10%	\$128,500				
* Includes financed SBA fee of \$16,000						
Total Monthly Payment						\$7,706
Total Payment PSF						\$2.53

Monthly Ownership Costs		Out of Pocket Costs	
Mortgage Payments	\$ 7,706	Down Payment	\$128,500
Insurance & Property Tax	\$ 1,392	Estimated Bank Fees	\$3,213
		Appraisal & Environmental Reports	\$6,300
Total Monthly Cash Outlay:	\$ 9,098		
5-Yr Average Principal Paydown Benefit:	\$ (1,915)		
Total Effective Monthly Costs:	\$ 7,183	Total Out of Pocket Costs	\$138,013

Assumptions

- The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.
- Bank rate, terms, and fees are estimates and vary depending on lender.
 - SBA fee is 2.15% of the SBA loan amount plus a \$3,500 attorney flat fee and \$1,000 documentation fee. These fees are financed.
 - The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
 - All costs and expenses are estimates. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
 - Bank Fees are estimated at .5% of bank loan amount
 - Insurance & Property Tax estimated at 1.3% of purchase price.
 - Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

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