



**BUTLER**  
COMMERCIAL REAL ESTATE



**PALM HOLDINGS, LLC**  
824 BROADWAY

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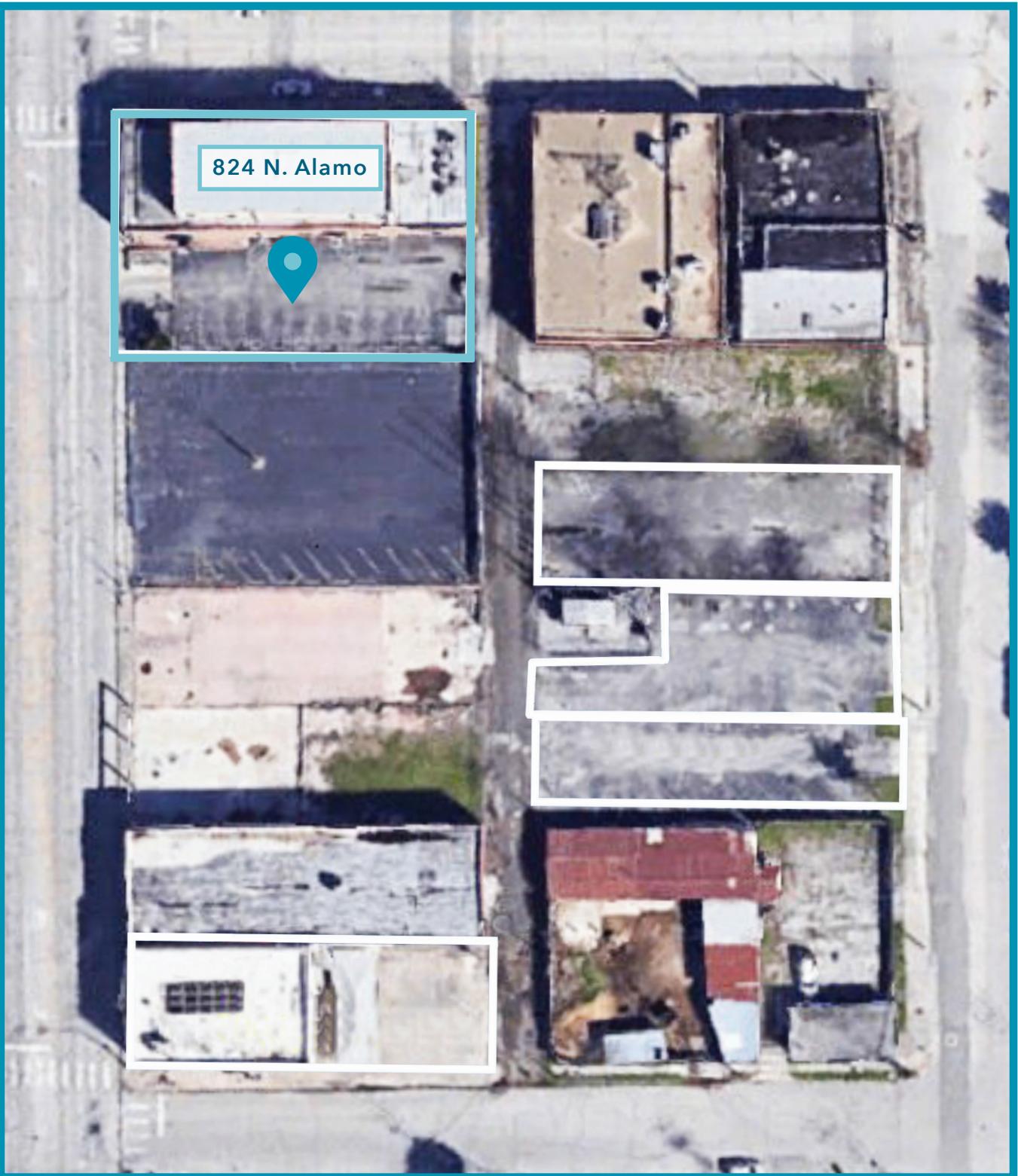
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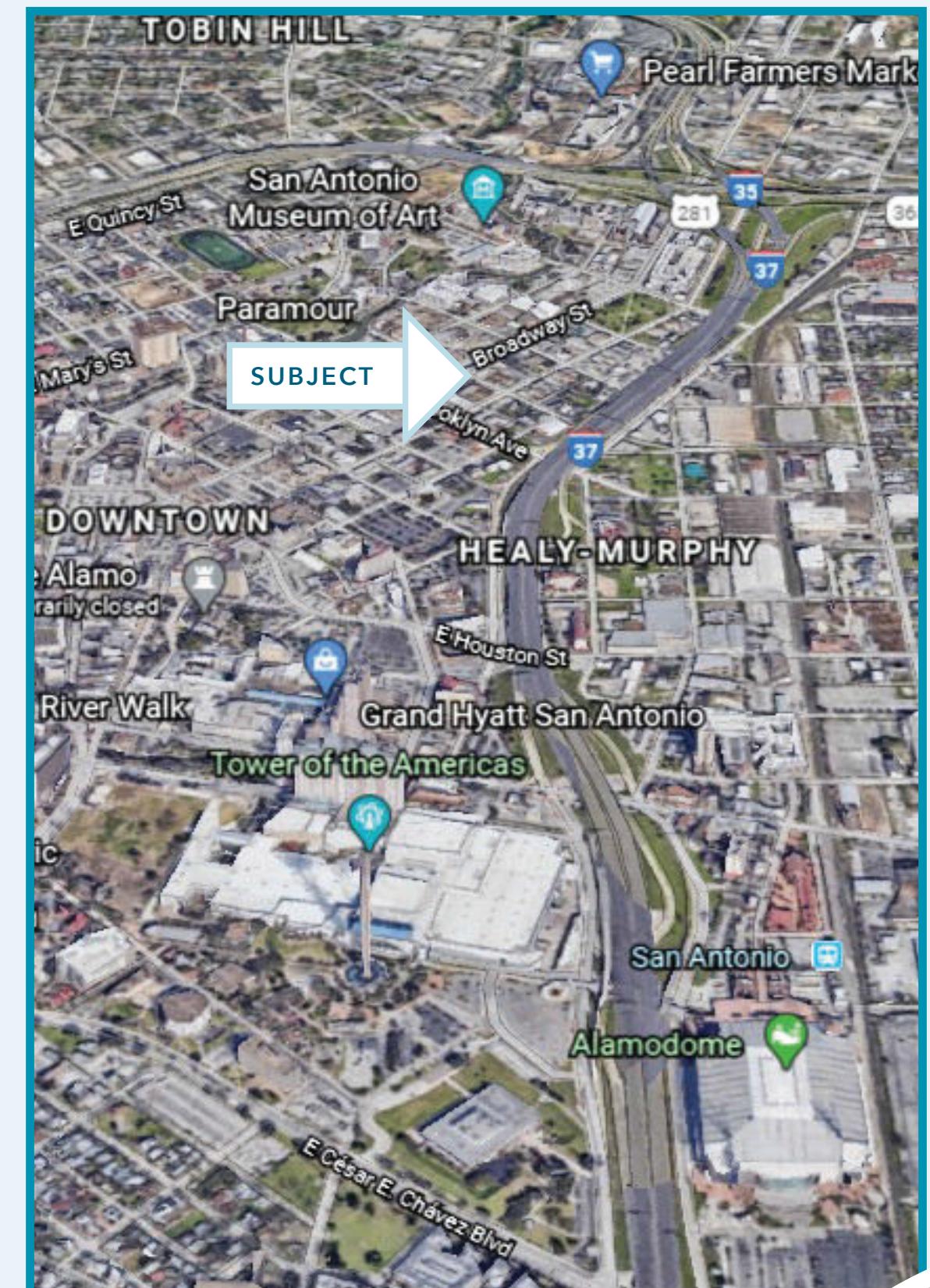


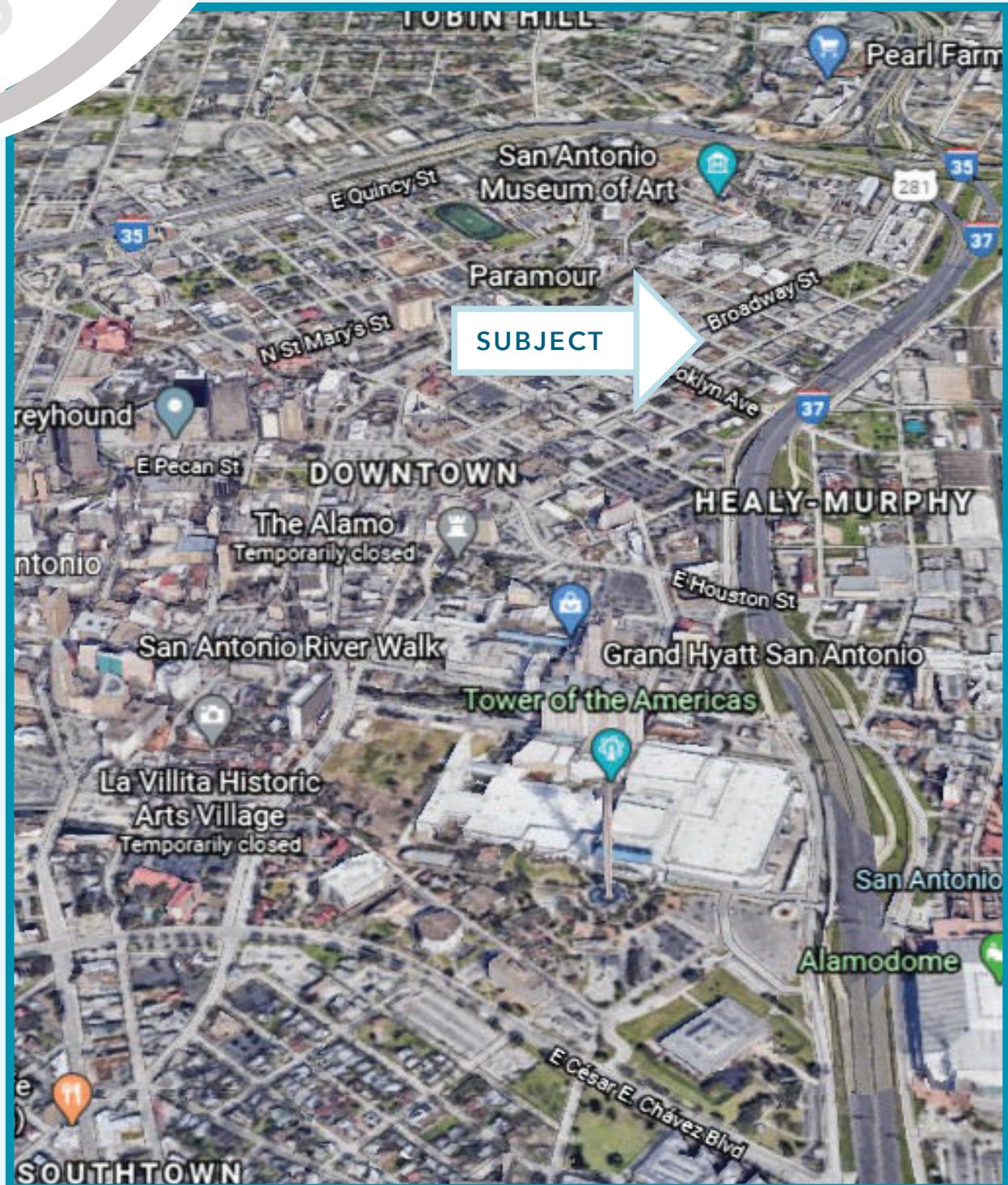
**PALM HOLDINGS, LLC**  
824 Broadway



# PALM HOLDINGS, LLC

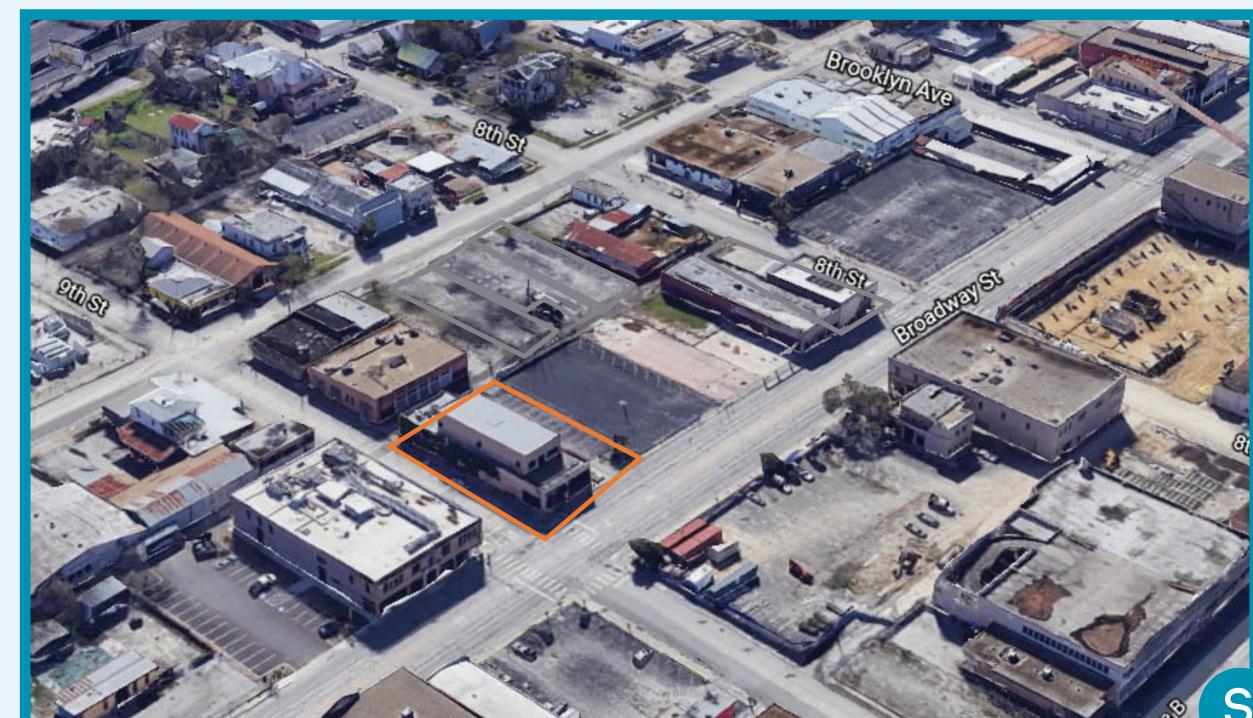
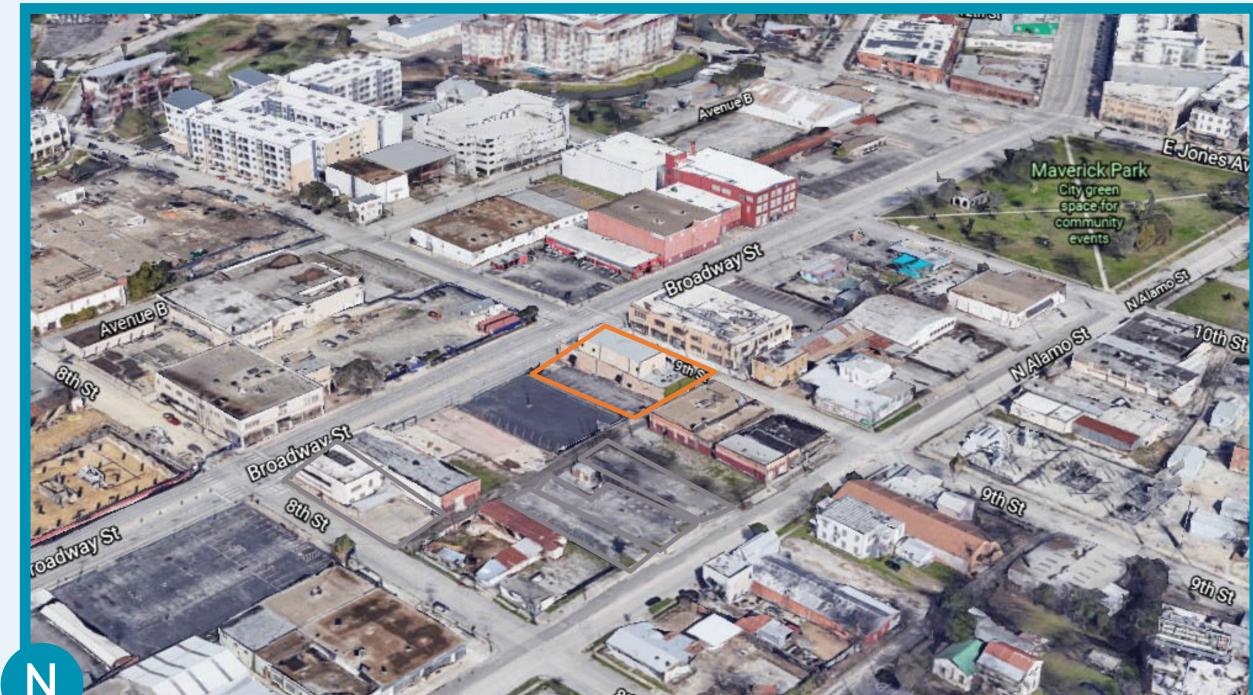
MAPS AND AERIALS





## AERIAL OVERVIEW

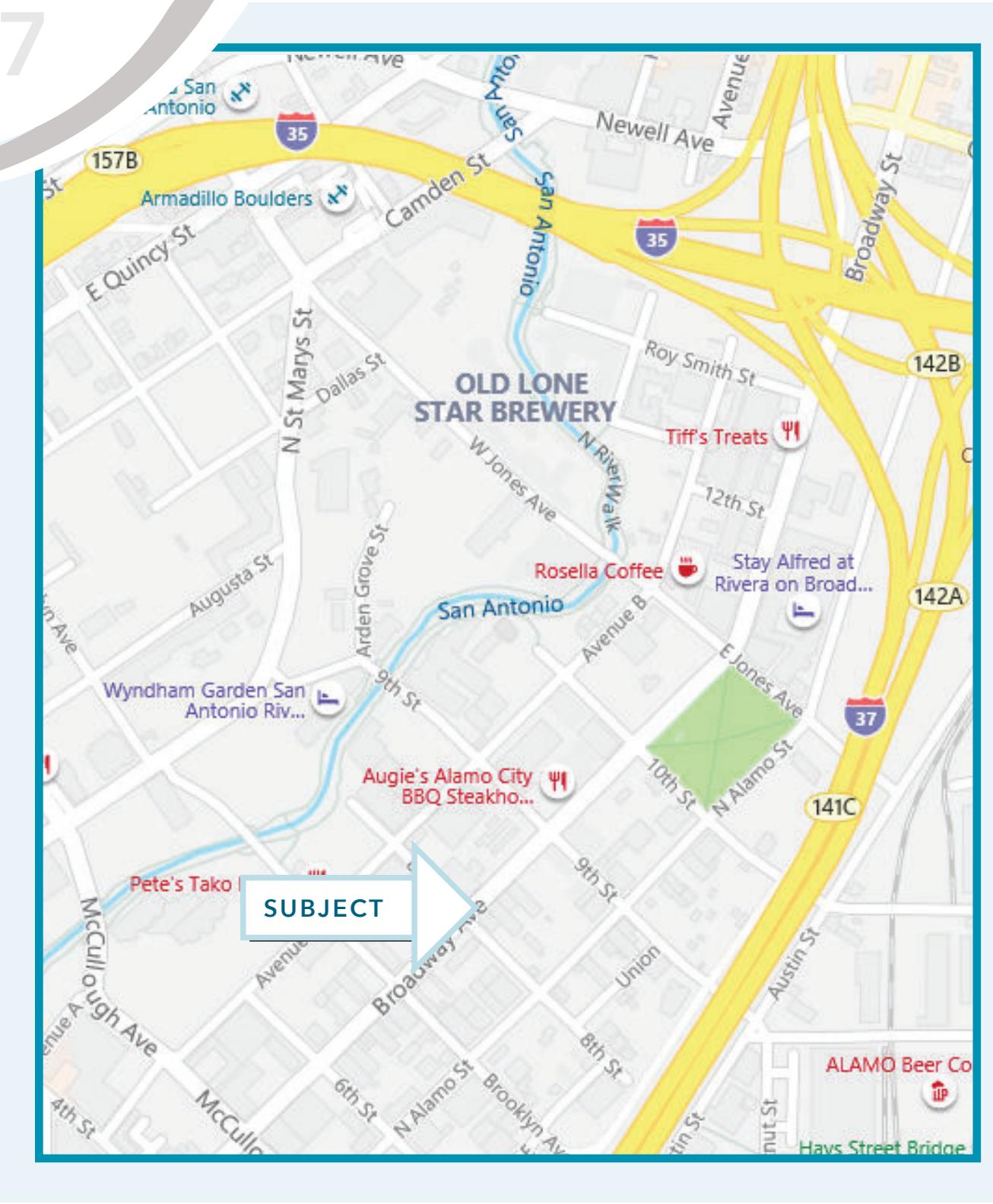
Subject from aerial overview



## NORTH AND SOUTH AERIAL VIEW

N Looking North   S Looking South





MAP VIEW

## Subject from map view



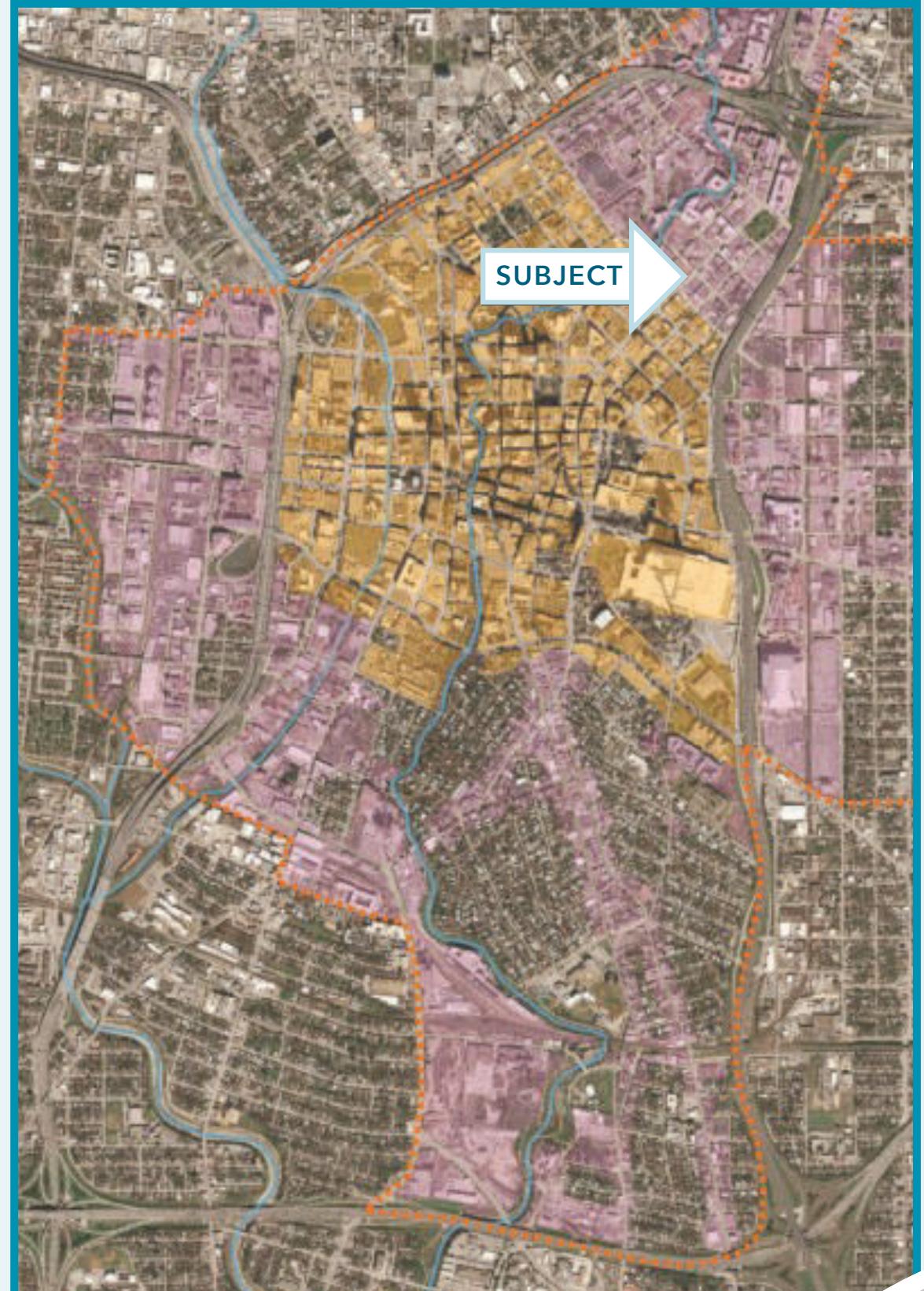
# ZONING MAP

## Highlighted property zone



# PALM HOLDINGS, LLC

## CCHIP INCENTIVES AND BOUNDARIES



## CCHIP DEVELOPMENT INCENTIVES

Please review the complete CCHIP Qualifications for more details.

INCENTIVE	DESC.	LOC.	REQUIREMENTS	INCENTIVE TERMS
Fee Waivers	Waiver of COSA Development Fees	Level 1	✓	Waiver of eligible City fees; 100% Waiver of SAWS Impact Fees, up to \$1 M.
	Waiver of SAWS Impact Fees	Level 2	≥ 10% of units up to 80% and 10% of units up to 60% or above 5 stories in height	Waiver of eligible City fees; 100% Waiver of SAWS Impact Fees, up to \$500K.
		Level 3	≥ 20% units at 60% AMI or below	Waiver of eligible City fees; 100% Waiver of SAWS Impact Fees, up to \$250K.
Tax Reimbursement Grant	Annual Rebate of City Taxes on Improved Value of Property	Level 1	✓	15-year; 75% rebate; capped at \$360K per unit; \$2.75/s.f.rental
		Level 2	≥ 10% of units up to 80% and 10% of units up to 60% or above 5 stories in height	10-year; 75% rebate; capped at \$360K per unit; \$2.75/s.f.rental
		Level 3	≥ 20% affordable at 60% AMI or below	10-year; 75% rebate; capped at \$360K per unit; \$2.75/s.f.rental
Infrastructure Grant	Grant for Project-related Infrastructure Improvements	Level 1	≥ 10% affordable units	\$10,000 per affordable unit, up to \$500K
		Level 2	Not applicable	Not applicable
		Level 3	Not applicable	Not applicable

## CCHIP PROGRAM BOUNDARY

Map shows parcels eligible for CCHIP Level 1 and 2 incentives as adopted by City Council in December 2018. Map has been updated to reflect the final Future Land Use map of the Downtown Area Regional Center as adopted 12/5/2019.



# PALM HOLDINGS, LLC

## PROPERTY DETAILS AND TITLES



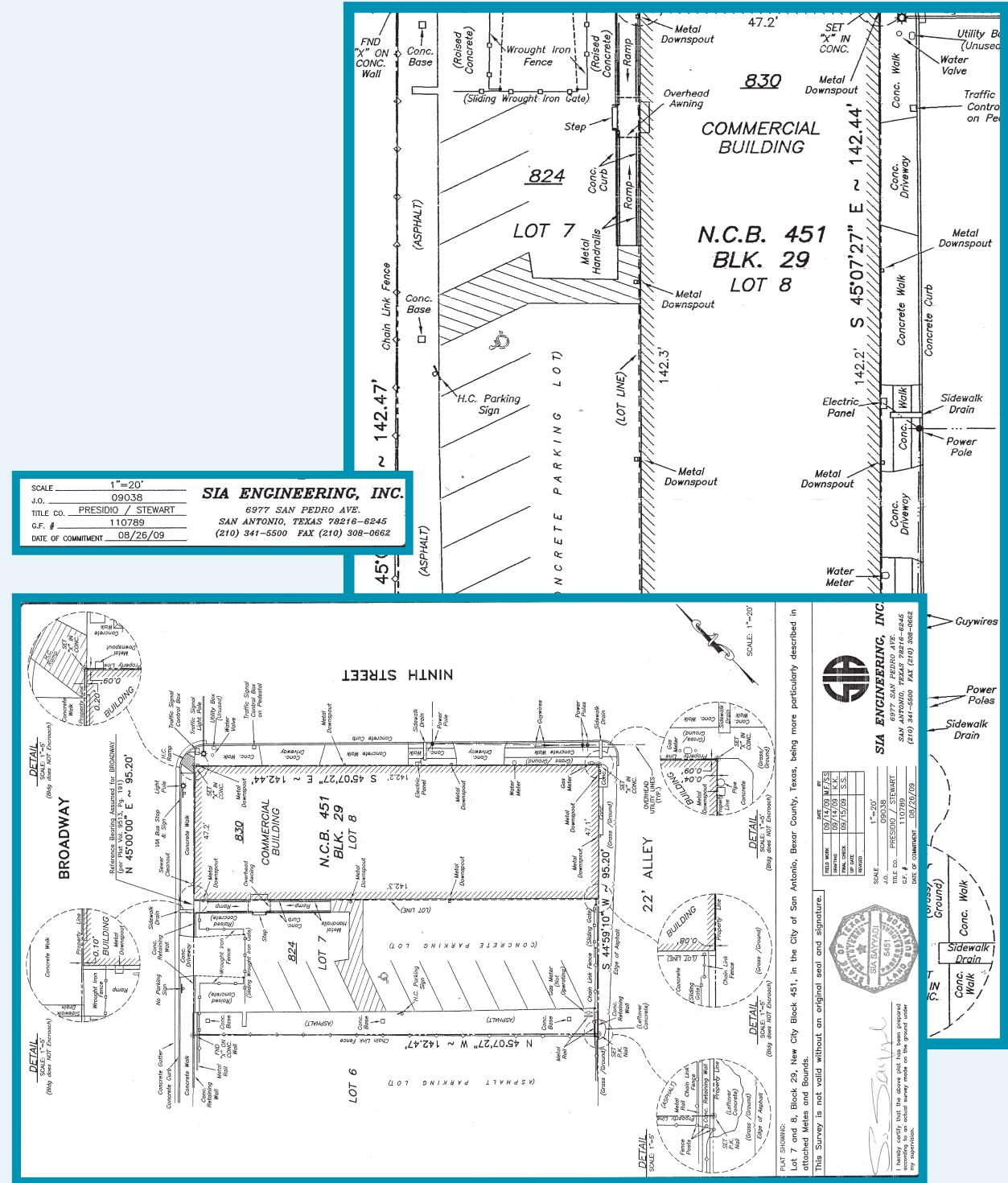


## 824 BROADWAY

- Land square feet: 13,522
- Building square feet: 9,893
- Parking: 15 on-site parking spots
- Details: 2 story office building + 100% leased

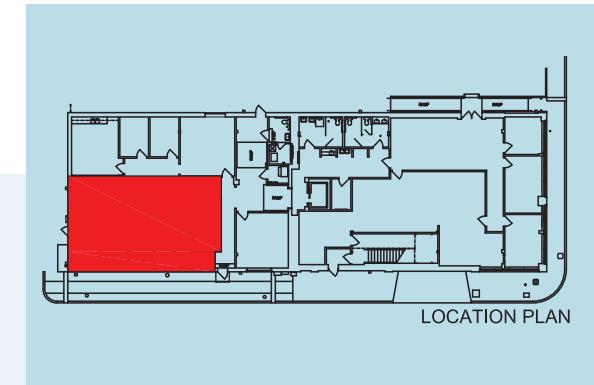
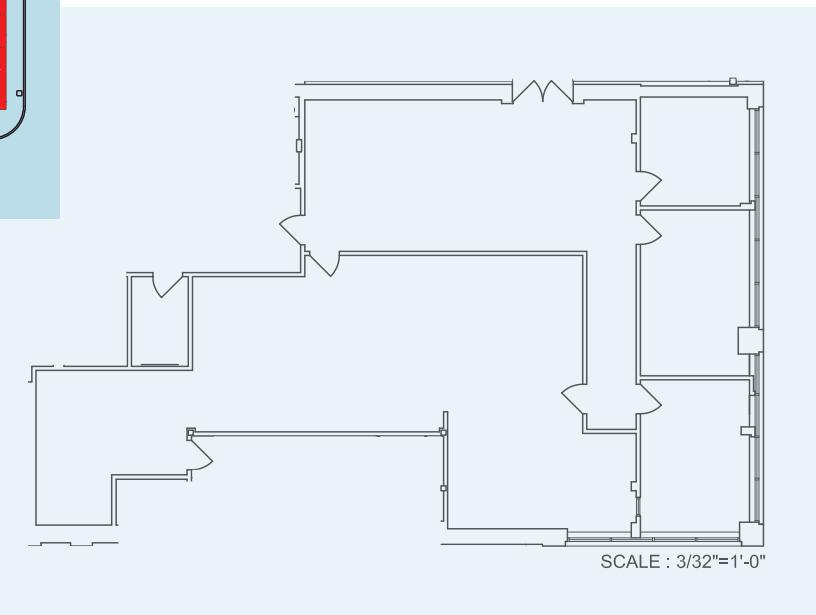
## 824 SURVEY

Land Title Survey for 824 N Alamo St.

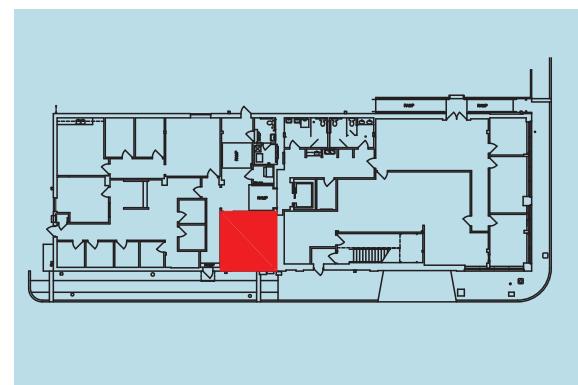
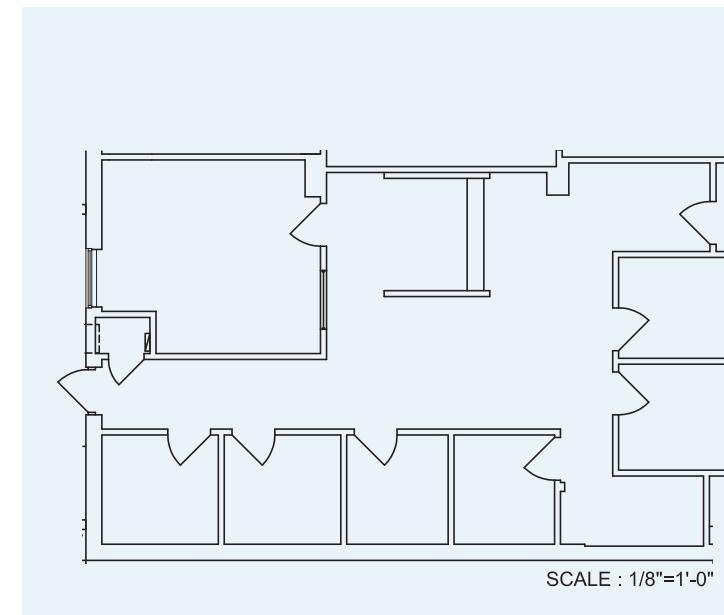




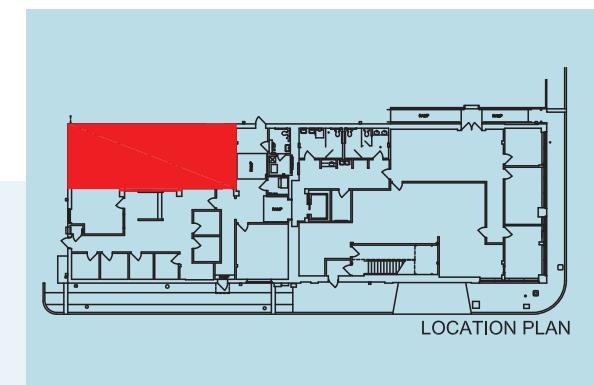
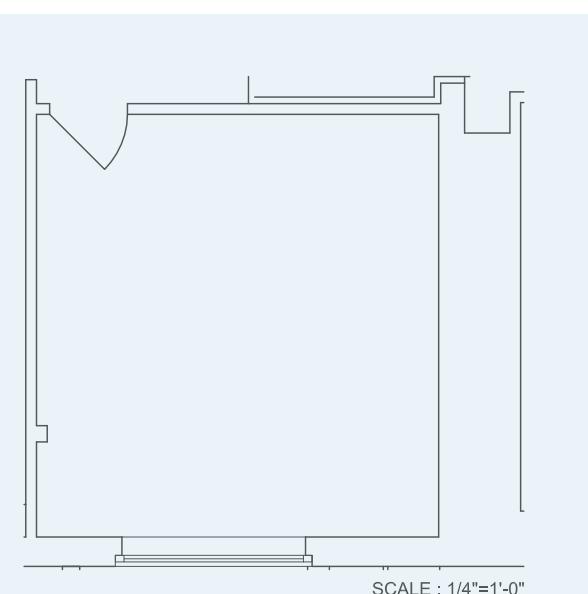
824 BROADWAY SUITES  
Suite 101



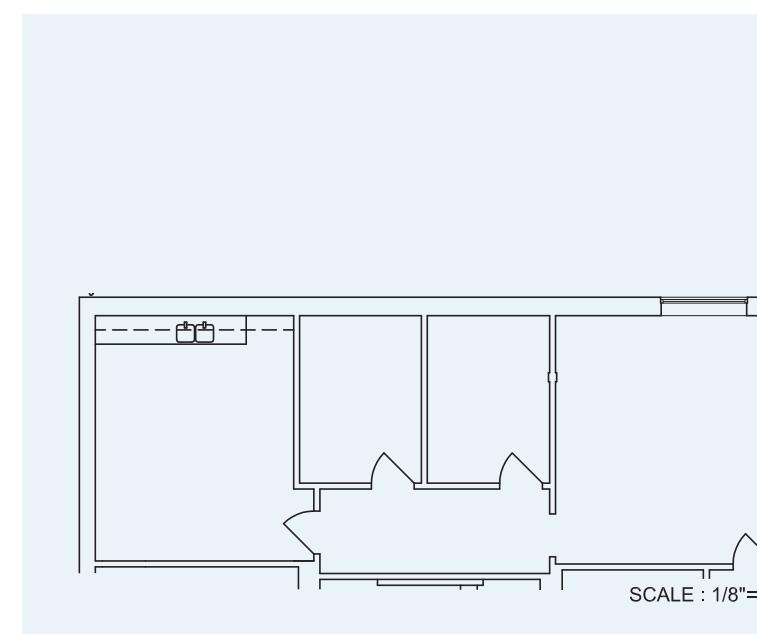
824 BROADWAY SUITES  
Suite 112



824 BROADWAY SUITES  
Suite 110



824 BROADWAY SUITES  
Suite 114



824 BROADWAY SUITES  
Suite 204

