

14358-14386 Wicks Blvd

Property Features

- + ±10.080 SF on 0.46 acres
- + Four (4) Grade level loading doors
- + 400 amps, 208V, 3 Phase (Units Separately Metered)
- + 18' Clear Height
- + Rear yard / secured parking
- + 17 parking stalls
- + Close Proximity to I-880 via Marina Blvd
- + 55% of the building (front 2 units) leased through 10/31/25
- + 45% of building leased through 10/31/26 (potentially available sooner via mutual 30 day termination)
- + Call brokers to discuss tenant situation. DO NOT DISTURB TENANTS.
- + Sale Price \$2,900,000 (\$288 PSF)

Contact Us

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SBA 504 Loan Sample Structure

Prepared for: CBRE

Property Address: 14358-14386 Wicks Blvd, San Leandro

Date Prepared: 6/3/2025

Project Details

Purchase Price \$2,900,000 Property Address 14358-14386 Wicks Blvd, San Leandro

Improvements

Building Size (s.f.) 10,080

Price Per Sq. Ft. \$287.70

Total Project Cost \$2,900,000

SBA 504 Financing Structure

Source of Funds	% of Tota	l Project	Amount	Rate	Amortization	Maturity	Monthly Payment
		•				,	
Bank (1st)	50	%	\$1,450,000	6.50%	25	25	\$9,791
SBA (2nd)*	40	%	\$1,190,000	6.39%	25	25	\$7,953
Down Payment	10	%	\$290,000				
* Includes financed SBA fee of	\$30,000				Total N	Nonthly Payment	\$17,744
					To	otal Payment PSF	\$1.76
Monthly Ownership Costs				Out of Pocket Costs			
Mortgage Payments	\$	17,744		Down Payment			\$290,000
Insurance & Property Tax	\$	3,142		Estimated Bank Fees			\$10,875
Total Monthly Cash Outlay:	\$	20,886		Appraisal & Environmenta	l Reports		\$5,400
5-YR Average Principal Paydown Benefit:	\$	(4,180)					
Total Effective Monthly Costs:	\$	16,706		Total Out of Pocket Costs			\$306,275

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 .75% 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.

90% Financine

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