

SACRAMENTO, CA 95822

**169**  
OTTO CIRCLE



**INDUSTRIAL** | FOR SALE

**CBRE**

# PROPERTY FEATURES



**BUILDING SIZE**  
±9,970 SF\*

**UNIT 1**  
±5,040 SF\*

**UNIT 2**  
±4,930 SF\*



**OFFICE SIZE**  
±3,500 SF\*



**GRADE LEVEL DOORS**  
Three (Automatic)



**PARCEL SIZE**  
±0.42 acres\*



**SUBMARKET**  
South Sacramento



**CLEAR HEIGHT**  
±15' - 16'



**PAVED & SECURED**  
Yard/Parking



**CONSTRUACION**  
Masonry



**ZONING**  
M-1 (City of Sacramento)



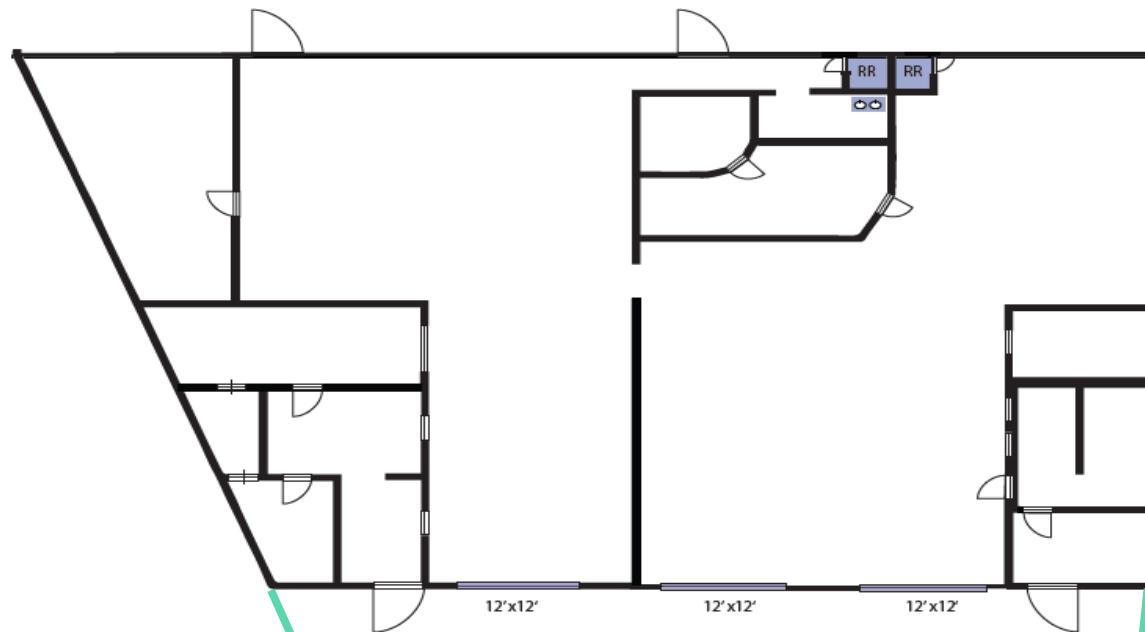
**HIGHWAY ACCESS**  
±1.0 miles to Hwy 99 On-ramp



**POWER**  
600a 3-Phase

\*Buyer to independently verify

# SITE PLAN



FENCED/PAVED YARD & PARKING

XXXXXX  
ROLLING GATE

\*Not to scale. Site plan is approximate.

# SBA 504 LOAN SCENARIO

## USE OF PROCEEDS

LAND & BUILDING:	\$1,500,000.00
SQUARE FOOTAGE BUILDING	9,970
COST PER SQUARE FOOT	\$150.45
BUILDING IMPROVEMENTS	0
EQUIPMENT	\$0
SOFT COSTS (ESTIMATED):	
APPRAISAL	\$0
ENVIRONMENTAL	\$0
TITLE	\$0
TOTAL SOFT COSTS	\$0
<b>TOTAL PROJECT COSTS</b>	<b>\$1,500,000.00</b>

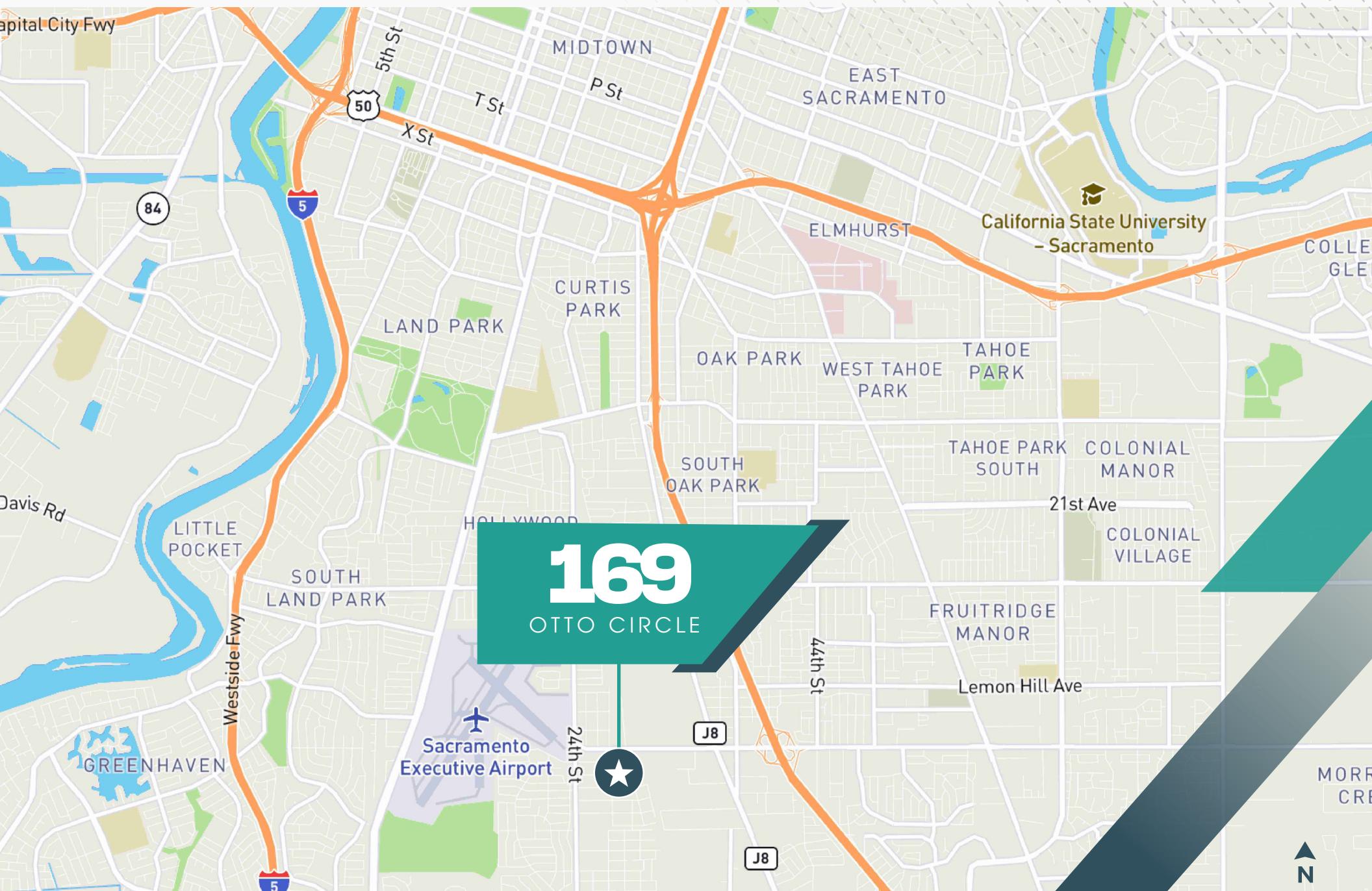
## ESTIMATED MONTHLY PAYMENTS

BANK 1ST TD	\$5,064.00
SBA 2ND TD	\$4,132.00
COMBINED MONTHLY PAYMENT	\$9,196.00
BANK LOAN AMOUNT AND TERMS	
BANK LOAN AMOUNT	\$750,000.00
INTEREST RATE (FIXED)	6.50% *
YEARS	10 25
BANK FEES	1.50% \$11,250.00

\* Bank's interest rate and fee are negotiable between borrower and bank. The information contained herein is for discussion purposes only and is not binding.

You are solely responsible for independently verifying the information in this confidential memorandum. Any reliance on it is solely at your own risk.

# REGIONAL MAP



# AERIAL MAP



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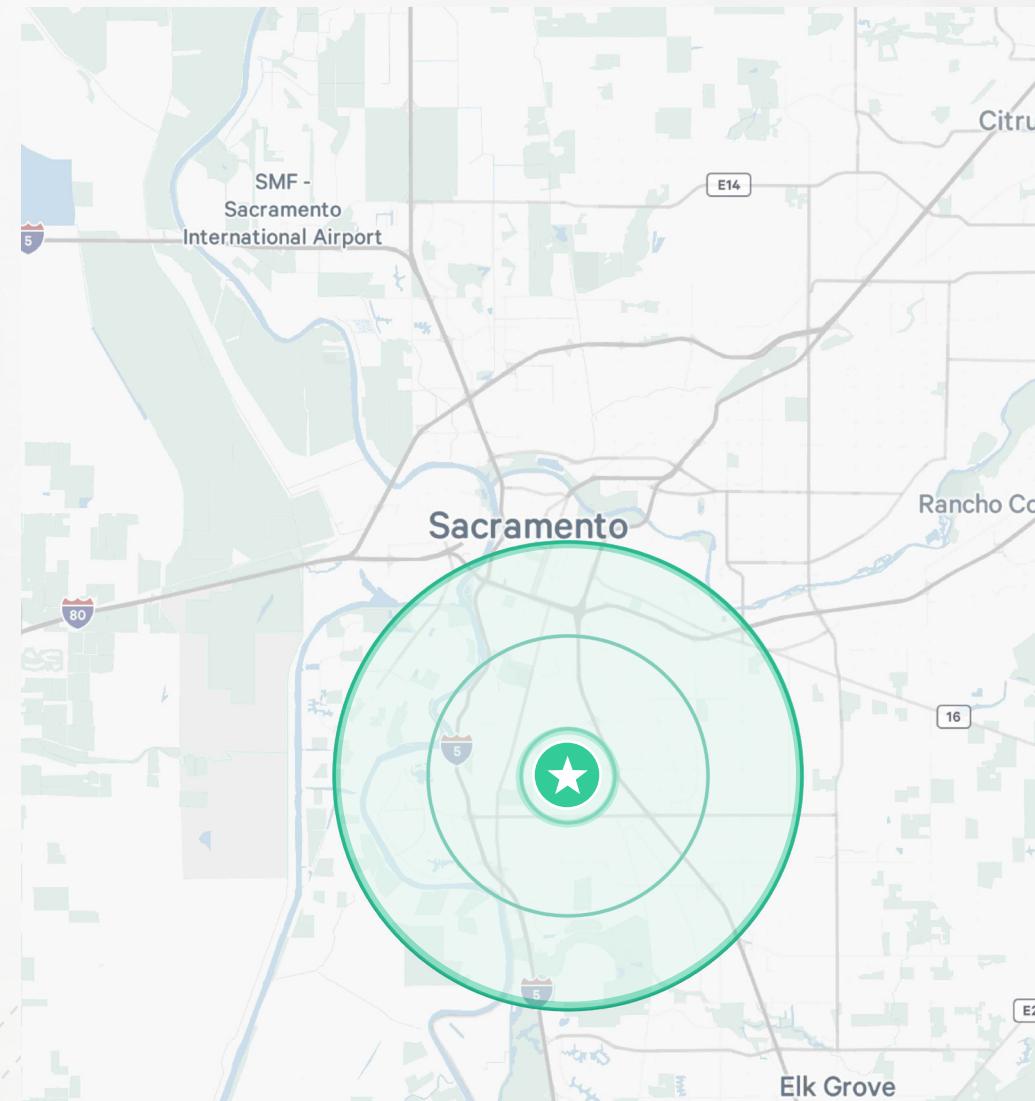
# DEMOGRAPHIC MAP & REPORT

POPULATION	1 mile	3 miles	5 miles
TOTAL POPULATION	17,757	181,680	378,075
AVERAGE AGE	35	37	37

HOUSEHOLDS & INCOME	1 mile	3 miles	5 miles
TOTAL HOUSEHOLDS	5,536	61,568	137,806
# OF PERSONS PER HH	3.1	2.8	2.6
AVERAGE HH INCOME	\$71,262.00	\$85,661.00	\$94,439.00
AVERAGE HOUSE VALUE	\$315,863.00	\$400,096.00	\$452,110.00

DEMOGRAPHICS DATA DERIVED FROM COSTAR

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