

Property Summary



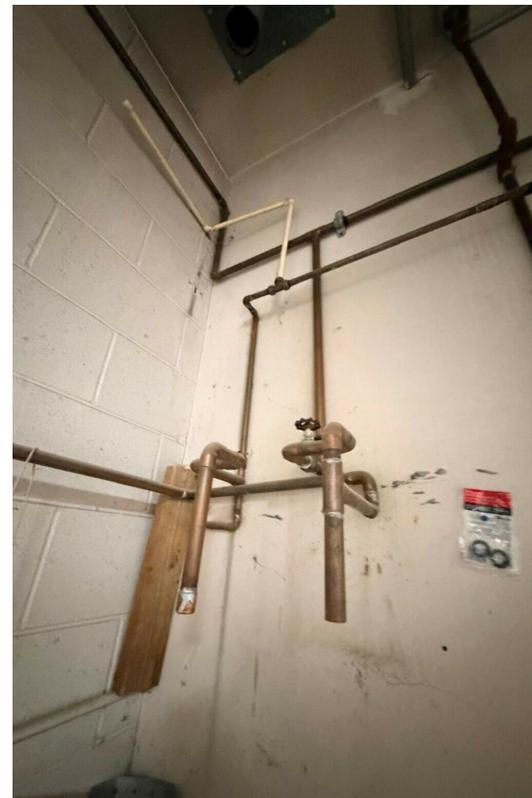
**Offering Summary**

Sale Price:	\$750,000
Lot Size:	0.99 Acres
Building Size:	4,000 SF
Roll Up Doors:	(1) 8' x 12'
Year Built:	1983
Zoning:	General Industrial
APN:	016-185-13
Power:	250V   3 Phase   225 AMP
Max Capacity:	600V
Heat Source:	Gas Reznor Heater
Water/Sewer:	Municipal/Septic
Recent Upgrades:	Electrical Outlets Throughout
Clear Height:	10 Feet
Amenities:	2 Restrooms   1 Office

Additional Photos



Additional Photos



\*FOR EXAMPLE PURPOSES ONLY BY WESTERN ALLIANCE BANK

## SOURCES & USES

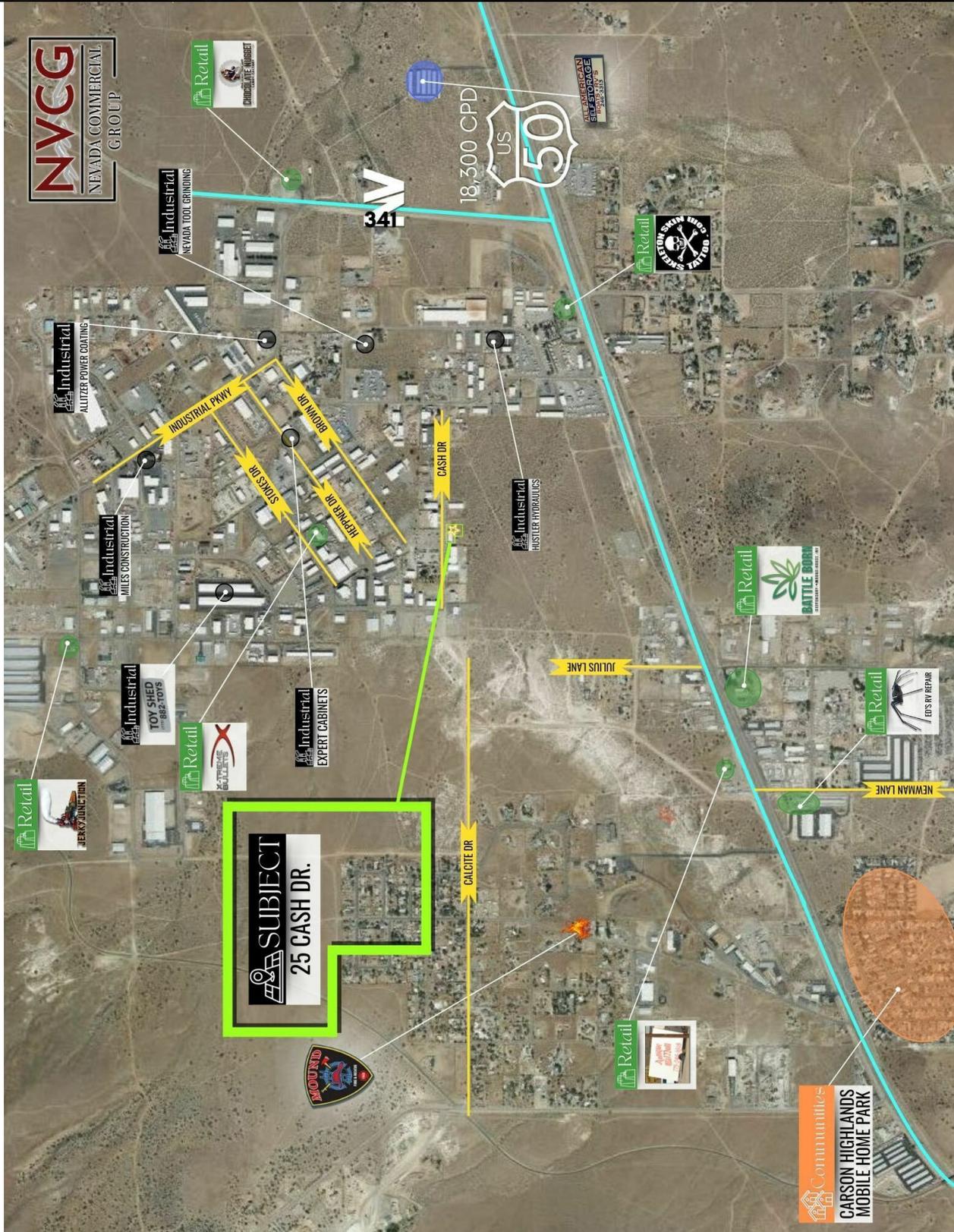
DESCRIPTION	TOTAL PROJECT	%	BORROWER	%	BANK TERM LOAN	%	INTERIM LOAN	%
CRE Loan Purchase Price	\$750,000	98.04%	\$61,500	8.04%	\$382,500	50%	\$306,000	40%
3rd Party Reports	\$7,500	0.98%	\$7,500	0.98%	\$0	0%	\$0	0%
Origination Fee	\$1,913	0.25%	\$1,913	0.25%	\$0	0%	\$0	0%
Interim Loan Fee on 2nd	\$1,530	0.20%	\$1,530	0.20%	\$0	0%	\$0	0%
3rd Party Lender Fee	\$1,913	0.25%	\$1,913	0.25%	\$0	0%	\$0	0%
Estimated Closing Costs	\$2,145	0.28%	\$2,145	0.28%	\$0	0%	\$0	0%
<b>TOTAL</b>	<b>\$765,000</b>		<b>\$76,500</b>		<b>\$382,500</b>		<b>\$306,000</b>	
<b>% OF TOTAL PROJECT</b>	<b>100%</b>		<b>10%</b>		<b>50%</b>		<b>40%</b>	

## 1ST TRUST DEED BANK TERM LOAN

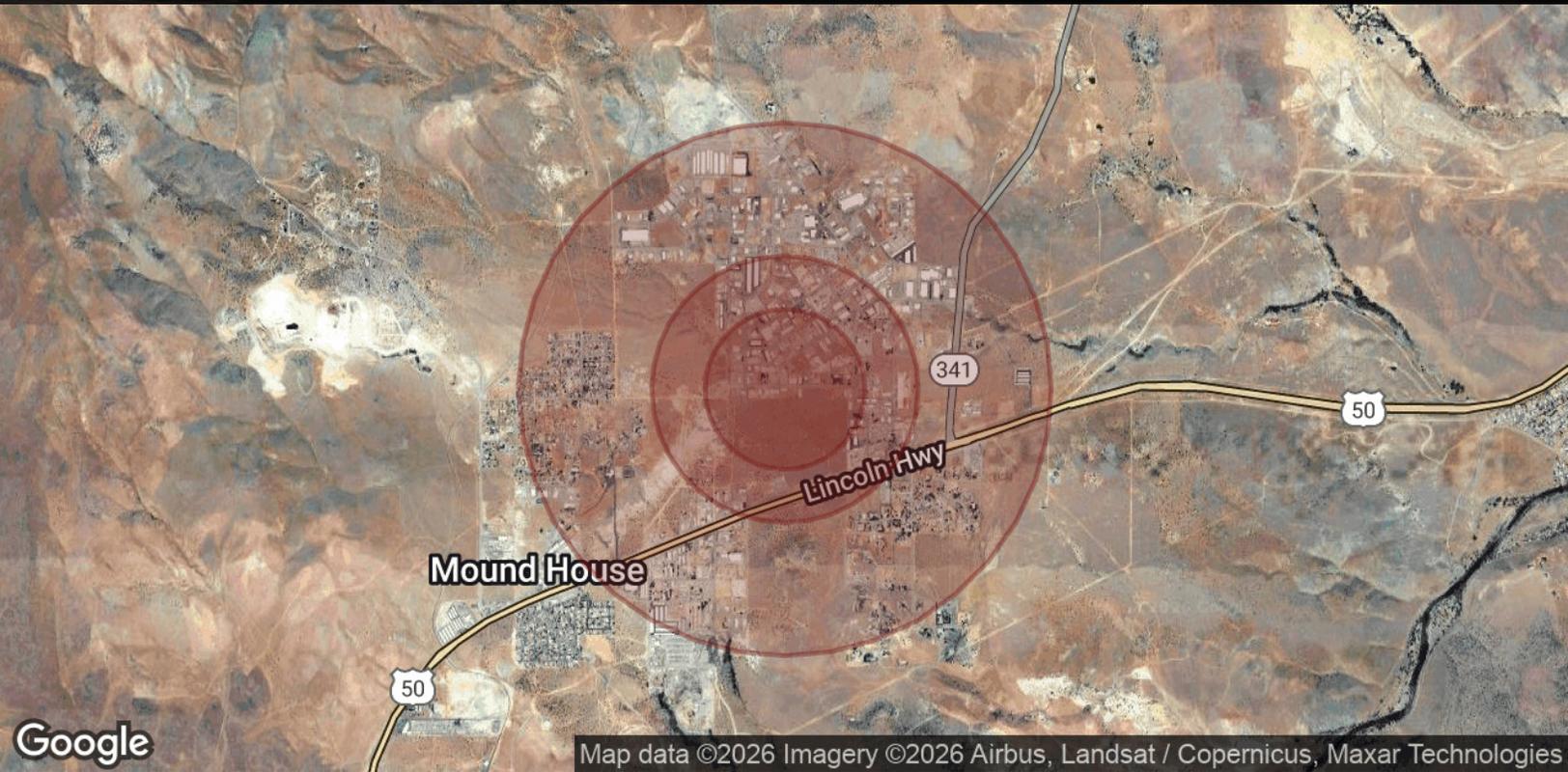
Bank 1st TD Loan Amount	Bank 1st TD Rate	Years	Payment
\$382,500	6.430%	25	\$2,566

## 2ND TRUST DEED SBA TERM LOAN

SBA 504 2nd TD Loan	SBA 504 Rate	Years	Payment
\$312,647	5.850%	25	\$1,988



Demographics Map & Report



<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	36	144	761
Average Age	45	45	44
Average Age (Male)	45	45	44
Average Age (Female)	45	45	45

<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	15	58	305
# of Persons per HH	24	25	25
Average HH Income	\$93,516	\$93,261	\$89,925
Average House Value	\$363,800	\$362,952	\$351,833

Demographics data derived from AlphaMap