



2802 SPAFFORD STREET

For Sale - Owner User, Office / R&D / Industrial Building

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\$2,420,000

SALE PRICE

±5,000 SF

SIZE

3/1,000

PARKING

PD#5-94D

ZONING

THE OFFERING

This attractive one-story owner user Office / R&D / Light Industrial building is located in east Davis in the 5th Street Commerce Center on the corner of Pena Drive and Spafford Streets. Montessori Country Day II built this ±5,000 square foot building for their own use, and has owned and operated a daycare/preschool since then. With the changes to the industry, the building will be delivered upon close of escrow vacant. This is a great standalone commercial building in Davis with dedicated parking and outdoor areas. It's the first time the property is coming to market for sale. The subject property is very attractive, well-located and has an open layout. This is a very unique offering in Davis.



SITE DESCRIPTION

LOCATION

The property is located in the 5th Street Commerce Center of the Mace Ranch Neighborhood of East Davis. There are a diverse mix of institutional, small business, and residential users nearby. The subject property is just 5 minues northwest of the Mace Boulevard Off-Ramp of Interstate 80, about 2.5 miles east of UC Davis’ entry and just two miles from downtown Davis, including the Farmer’s Market and City Hall.

BUILDING SIZE	±5,000 SF
BUILDING CLASS	Class B
PARCEL SIZE	±0.57 acres (APN 071-403-006-000)
CONSTRUCTION DATE	Early 1990’s
CONSTRUCTION TYPE & BUILDING HIGHLIGHTS	Wood frame construction with attractive stucco and masonry finishes. Extensive glass line. Includes Solar Panels.
INTERIOR	1-story building. Large open spaces, atrium, a private office, restrooms, break area, and storage area.
PARKING	Approximately 15 spaces. Street parking also on Spafford Street.
ZONING	Fifth Street Commerce Center Planned Development PD#5-94D
CONFIGURATION	Single User Commercial Building with fenced secured yard surrounding the building.
PRICE	\$2,420,000



LOCATION



NEIGHBORING USES

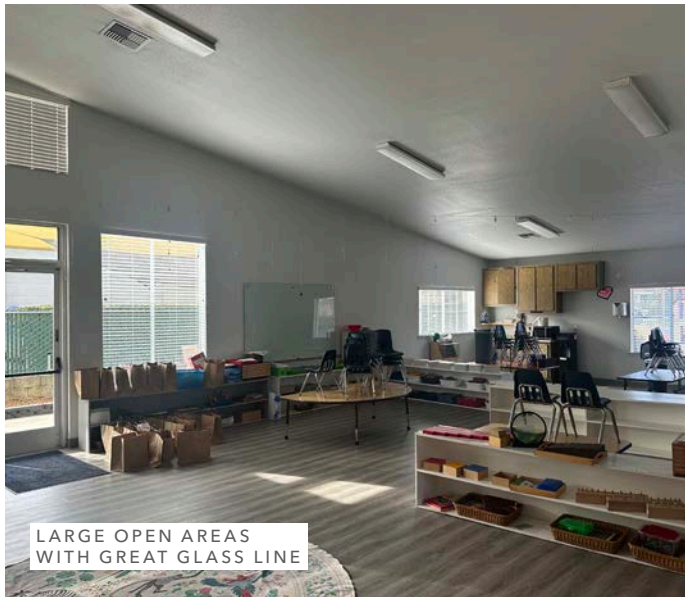
- 01 ±100,000 SF multi-tenant office
- 02 ±100,000 SF multi-tenant office
- 03 Technip FMC single user
- 04 3 office/R&D buildings
- 05 UC Davis Physics lab
- 06 Construction and engineering offices
- 07 Multi-tenant retail - food and amenities
- 08 Small offices (law firm, dentist)
- 09 Small light industrial / flex space (606 AND 630 PENA)
University of California
- 10 Agriculture and Natural Resources single user office
- 11 Large industrial / flex space
- 12 UC Davis Lighting & Technology Center
- 13 Winery
- 14 Live/work units
- 15 Cafe/Bakery
- 16 Carlton Senior Living
- 17 Davis Police Department
- 18 Small light industrial/ flex space
- 19 Apartment Building



FRONT ENTRANCE FROM INTERIOR



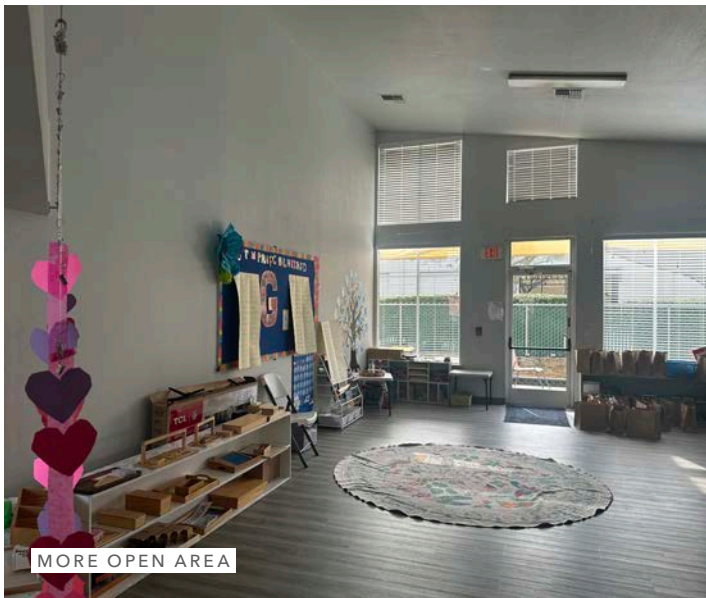
ATRIUM



LARGE OPEN AREAS
WITH GREAT GLASS LINE



PRIVATE OFFICE



MORE OPEN AREA



KITCHENETTE



FRONT ENTRANCE



VIEW FROM BEHIND THE BUILDING



VIEW FROM PARKING LOT



PARKING LOT AND BUILDING



FENCED OUTDOOR AREA



EXTERIOR

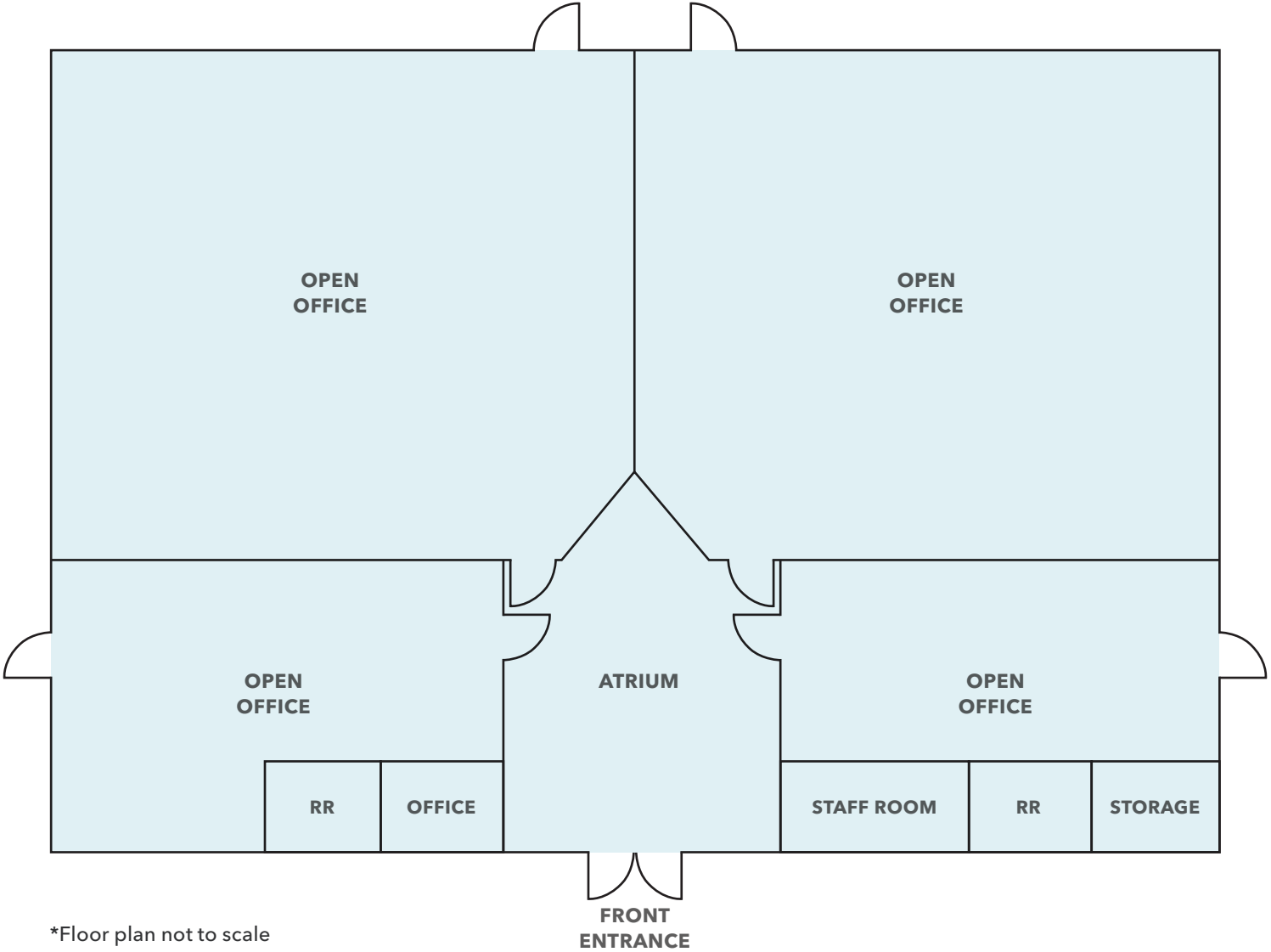


PLENTY OF SHADE

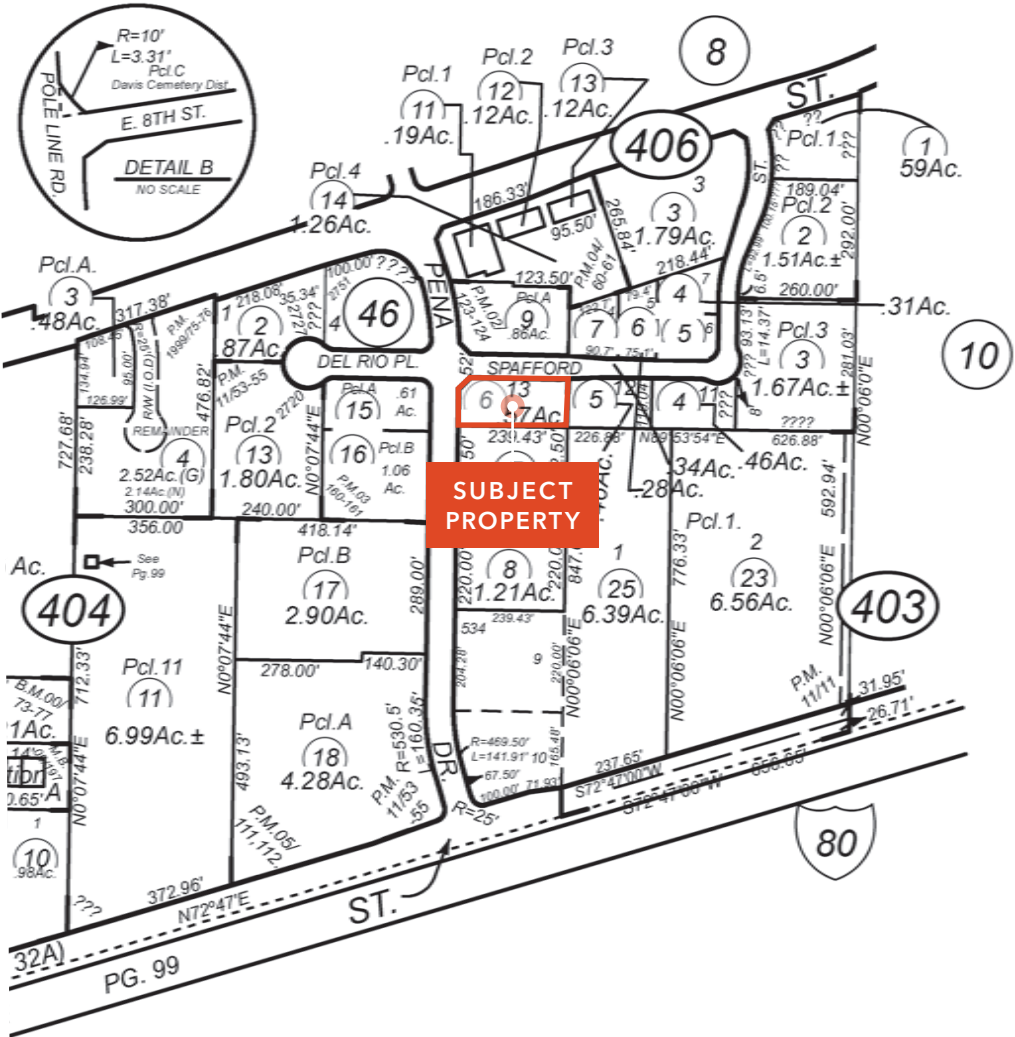


BACKYARD

FLOOR PLAN



PARCEL MAP



LOCATION AERIAL



LOCATION

The property is in a dynamic neighborhood with a mix of commercial and residential users. Commercial users include small scale retail, large and small offices as well as innovative technology companies and operating units of the University of California. The housing includes single family and multi-family apartments. This neighborhood has a great number of daytime employees. The property is contiguous to bike, pedestrian, bus, and car connections to downtown Davis and to the Central Core Campus of UC Davis. It sits on the bike lane corridor to UCD and is integrally connected to the Davis bike network.

THE CITY OF DAVIS

The City of Davis has a population of nearly 65,000. The heavy concentration of students and faculty makes Davis a rather unique environment. The City of Davis has an excellent quality of life. It is one of the 50 healthiest cities to live and retire in and has a very low crime rate. The Davis School District is known for excellence. The City of Davis is located 15 miles west of Sacramento and about 50 miles northeast of the San Francisco Bay area. You may visit the city of Davis web site at www.city.davis.ca.us.

UC DAVIS

The University of California Davis is a nationally recognized university with an enrollment of more than 30,000 students. It is the 3rd largest school in the UC system in terms of students and the largest in terms of campus area. The University is credited with directly infusing approximately \$300 million annually into the Yolo County economy through wages, benefits and expenditures by students and visitors. Its reputation has attracted a distinguished faculty of scholars and scientists in all fields. UC Davis undergraduate students graduate at among the highest rates of all UC campuses. UC Davis offers a full range of undergraduate and graduate programs along with professional schools of law, management, medicine and veterinary medicine.



DEMOGRAPHICS

DEMOGRAPHICS & NEIGHBORING PROPERTIES			
	1 Mile	3 Miles	5 Miles
Total Population	17,132	63,865	78,640
2022 Households	6,460	22,880	28,086
Median Income	\$113,341	\$84,127	\$84,449
Median Home Value	677,582	\$734,663	\$742,519



SBA 504 FINANCING ANALYSIS

WHAT IS AN SBA 504 LOAN?

An SBA 504 Loan is a fully amortized 10- or 20-year loan specifically meant for business owners looking to expand through the acquisition of long-term assets (building purchase, new construction or long-term machinery and equipment). In partnership with a lender, 90% financing is available. With only 10% down, you can get the money you need to grow your business.

WHO IS ELIGIBLE FOR AN SBA 504 LOAN?

An SBA Loan is for businesses that meet the following criteria:

- 1. An operating, for profit business, such as Corporation, Sole Proprietorship or LLC, etc.
- 2. With your affiliates, have tangible net worth of more than \$7 million and profit after taxes less than \$2.5 million
- 3. Occupy at least 51% of the subject property

HIGHLIGHTS OF SAMPLE \$2,420,000 LOAN:

- 1. Low 10% down payment \$242,000 down payment
- 2. Below market fixed interest rate and fully amortized loan: \$14,140 monthly payment

For more SBA Loan Information or to Pre-Qualify contact:

Al Thiel | Phone: 916-600-2201, Email: al.thiel@calstatewide.com

California Statewide Certified Development Corporation is licensed by the U.S. Small Business Administration to provide second mortgage financing to expanding small businesses through the SBA 504 Program. The information contained herein has been secured from sources we believe to be reliable. Kidder Mathews has no reason to doubt its accuracy, but we do not guarantee it.

Disclaimer: This analysis is based on a series of assumptions, including loan interest rates and other costs, and is meant only to be illustrative in nature. The analysis is not a guarantee of any actual results of any loan or purchase transaction or ownership of any real property, all of which are subject to risks, uncertainties and assumptions that are difficult to predict and which are beyond our control. SBA 504 financing is provided subject to eligibility and credit approval requirements. No warranties or representations, express or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, withdrawal without notice, prior sale, lease or financing. We include projections, opinions, assumptions or estimates for example only, and they may not represent future performance of the property. You and your financial, tax and legal advisors should conduct your own investigation of the transaction.

PROJECT USES:

Building Purchase	\$2,420,000
Improvements/Other	
Equipment	\$0
Total	\$2,420,000

PROJECT SOURCES:

Bank 1st Deed of Trust	\$1,210,000	50.000%
SBA 504 2nd Deed (net)	\$968,000	40.000%
Borrower Down Payment	\$242,000	10.000%
Total Project	\$2,420,000	100.000%

	Bank 1st Deed	CSCDC SBA 504	Total
Net Amount	\$1,210,000	\$968,000	\$2,178,000
Interest Rate	5.990%	5.800%	
Years Amortized	25	25	
Terms	5	25	
Bank Points	\$12,100	\$0	\$12,100
Packaging Fee	\$2,500	\$0	\$2,500
CDC/SBA Fees (2.65%) *	\$0	\$25,780	\$25,780
Document/Attorney Closing Fee	\$3,000	\$0	\$3,000
Environmental Report (TBD) **	\$0	\$0	\$0
Appraisal **	\$3,000	\$0	\$3,000
Total Fees *	\$20,600	\$25,780	\$46,380
Total "Out of Pocket" Fees *	\$20,600	\$0	\$20,600
Total Loan Amount	\$1,210,000	\$1,000,000	\$2,210,000

(rounded up)

Rates, terms and fees on first deed of trust to be determined by the bank.

SAMPLE ONLY

Scenario above assumes bank promotion of no points - to be confirmed. The rate on the SBA 2nd is set at the time of funding (10 year treas. + spread). The SBA 504 rate assumed is the rate for loans being funded in Current month - actual rate on this project will be set in the month the SBA 504 loan is funded. * Fees on SBA 504 second of 2.15% are financed over 25 years (i.e. not out-of-pocket). Document/Attorney Closing Fee on 504 2nd is \$2,500 (capped by CSCDC). SBA fees shown do not include escrow and title.

** Estimate. Appraisal and environmental report costs vary, depending on property.

FINANCING SUMMARY

	Bank 1st Deed	CSCDC 504 2nd	Blended/Total
Loan Amount	\$1,210,000	\$1,000,000	\$2,210,000
Amortization	25	25	
Due in	5	25	
Monthly Financing Payment	\$7,789	\$6,352	\$14,140
Annual Financing Payment	\$93,464	\$76,220	\$169,683
Interest Rate	5.99%	5.85%	5.93%
Borrower Down Payment			\$242,000

ZONING PD #5-94, FIFTH STREET COMMERCE CENTER

Any potential use to be verified by Buyer with City of Davis.

SECTION 5. AREA C, LIGHT INDUSTRIAL. R&D, CONTRACTOR AND ARTISAN.

A. Purpose. The purpose of the "Light Industrial, R&D, Contractor and Artisan" subarea is to provide an environment for and conducive to the development and protection of modern structures and facilities, for small businesses, contractors, and artists.

The purpose includes allowing flexible spaces which allow for the handling and storage of goods and spaces which allow businesspersons and their employees to meet with clients. These spaces will permit innovative and emerging companies to house their operations.

B. Permitted Uses. The principal permitted uses of land in the light industrial/business park subareas are as follows unless modified by Section 3.D.

1. Laboratories: ex-perimental, biotechnology, film, environmental and other testing
2. Software, consulting, exporting, and environmental offices
3. Manufacturing, assembly or packaging of products from previously prepared materials, such as cloth, plastic, paper, leather or semiprecious metals or stones, but not uses involving primary production of wood, metal or chemical products from raw material
4. Manufacture of electric and electronic instruments and devices, such as computers, television, radio and phonograph equipment

5. Manufacture of food products, pharmaceuticals and the like, but not including production of fish or meat products, sauerkraut, vinegar or the like, or the rendering or refining of fats and oils

6. Light manufacturing and research and development uses

7. Warehouse and distribution facilities

8. Multi-use work/office warehouse areas for general contractors, and specialty sub contractors. Work and storage to take place within an enclosed and covered building. Materials and equipment may be stored outside in a fenced yard as long as such materials are screened and not visible from the street

9. Art studios (see live-work use under conditional uses).

10. Innovative and emerging small businesses doing research, product development, assembly for shipping, programming, etc.

11. Veterinarian and animal health clinic (see "Kennels" under conditional uses).

12. Educational, meeting rooms, and teleconferencing centers.

13. Technical and business schools, driving schools.

14. Uses involving the rehabilitation of furniture, art, and antiques, with sales as an accessory use. -

15. Any other light industrial, R&D, contractor or artisan use similar to the permitted uses above and consistent with the intent of the planned development.

C. Accessory Uses. The following accessory uses are permitted in a light industrial/business park subarea:

1. Retail / wholesale sales office which is accessory to the principal permitted uses above (such as manufacturing).
2. Signs, subject to the provisions of the Davis Sign Ordinance
3. Private recreation facilities including outdoor or indoor swimming pools, gymnasium, and tennis, racquet, paddle, and handball courts, batting cages.\
4. Other accessory uses and buildings customarily appurtenant to a permitted use.

D. Conditional Uses. The following conditional uses may be permitted in a light industrial/business park subarea:

1. Child care and nursery school.
2. Public and quasi-public uses, including public utility uses.

CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT

In consideration of the opportunity to review certain confidential documents and proprietary information of ("Seller") which are disclosed to the undersigned principal ("Principal") (and its procuring agent ("Agent"), if any) solely for the purpose of evaluating the suitability of an acquisition of 2802 Spafford Street offered by Seller, the undersigned agree as follows:

All documents and information, whether written or oral, disclosed to Principal and Agent shall be deemed confidential and proprietary. Principal and Agent shall not disclose any confidential documents or proprietary information of Seller to anyone except the respective principals of Principal and Agent and their respective employees, agents, consultants, attorneys and accountants who have executed this agreement. Seller retains sole and exclusive ownership of the documents and information disclosed to Principal and Agent.

Principal and Agent shall return to Kidder Mathews (KM) within ten (10) days after written request all documents and information disclosed under this offering which have not been destroyed (including all copies made by or at the direction of Principal or Agent) and shall certify in writing that all documents and information in the hands of Principal and Agent and their respective agents, employees, consultants, accountants and attorneys have been returned to KM or destroyed.

Principal and Agent agree that Seller's remedy at law for any breach of any of the covenants and agreements

set forth in this Agreement may be inadequate and that, in the event of any such breach or threatened breach, Seller shall, in addition to all other remedies which may be available to it at law, be entitled to equitable relief in the form of preliminary and permanent injunctions without the necessity of proving damages. Principal and Agent further agree that the terms of this Agreement shall in no way restrict or limit any other remedies Seller may have against Principal or Agent. Seller shall be entitled to recover the costs including reasonable attorney's fees, should Principal or Agent breach the terms this Agreement. This Agreement shall be interpreted, construed, and enforced in accordance with the laws of the State of California.

The obligations of this agreement shall continue for a period of three (3) years from the date of last disclosure to Principal or Agent and shall survive the acquisition of the Property by Principal and the destruction or return of documents to KM in accordance with this agreement.

No contract or agreement providing for any transaction between Seller and Principal shall be deemed to exist unless and until a final definitive agreement has been executed and delivered. Principal and Agent hereby waive in advance any claims, including without limitation breach of contract, in connection with any transaction between Seller and Principal unless and until they have executed a final definitive agreement. Unless and until a final definitive agreement regarding a transaction between Seller and Principal has been executed and

delivered, Seller will be under no legal obligation of any kind whatsoever to Principal or Agent with respect to such a transaction by virtue of this Agreement except for the matters specifically agreed to herein.

Principal and Agent further acknowledge and agree that: (i) Seller shall have no obligation to authorize or pursue any transaction with Principal; and (ii) Seller reserves the right, in its sole and absolute discretion, to reject all proposals and to terminate discussions and negotiations with Principal at any time.

By signing and returning this agreement, Agent and Principal agree to keep all documents and information disclosed to them in confidence, and to use such information solely for the purpose of evaluating a potential investment in the Property.

Principal acknowledges either: (1) that Principal is to be represented by the undersigned Agent and that it is not represented by any other real estate agent with regard to its interest in the Property, or (2) if an Agent is not designated below, the Principal acknowledges that it is not represented by a real estate agent with regard to its interest in acquiring the Property. Agent will earn a commission by separate agreement to be paid by Seller out of the proceeds of the sale as set forth by separate agreement by and between Seller and KM.

Agent and Principal have read the foregoing, agreed to its content in its entirety.

CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT

Principal	Agent
By: _____	By: _____
Print: _____	Print: _____
Company: _____	Company: _____
Address: _____	Address: _____
_____	_____
Phone: _____	Phone: _____
Fax: _____	Fax: _____
Email: _____	Email: _____
Date: _____	Date: _____

Upon execution, please return/fax this form to: jim.gray@kidder.com and nahz.anvary@kidder.com



Exclusively listed by

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