



# 1756 PICASSO AVE SUITE K

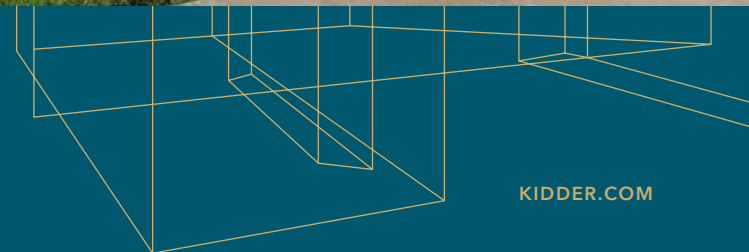
FOR SALE | ±2,068 MARKETABLE SF OFFICE CONDO | DAVIS, CA



**Kidder  
Mathews**

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**FOR SALE**

# 1756 Picasso Ave, Suite K

DAVIS, CA



For Sale: ±2,068 SF Office Condo  
Price: \$699,000 (\$324/SF)

## PROPERTY HIGHLIGHTS

1756 Picasso Ave, Suite K presents a great opportunity to buy a ±2,068 marketable SF office condo located in Green Meadows Office Complex. Fabulous location for medical/dental professionals, service firms, or psychologists.

**2ND FLOOR** office condo (elevator served) with a lot of natural light in the suite.

**MODERN** improvements and finishes, including 5 private offices, 1 conference room, reception and seating area, open area for cubicles, and access to common area restrooms

**PLENTY** of parking

**CURRENTLY** leased, available 8/1/25

## LOCATION FEATURES

**INTERSECTION** of Covell Blvd & Pole Line Rd

**LOCATED** in Green Meadows Office Complex

**NEAR** bike paths, green belt and surrounded by beautiful landscaping

**EASY** access to I-80 or I-5 and close to UC Davis

**IN CLOSE** proximity to athletic club, Nugget Market, and Montessori preschool

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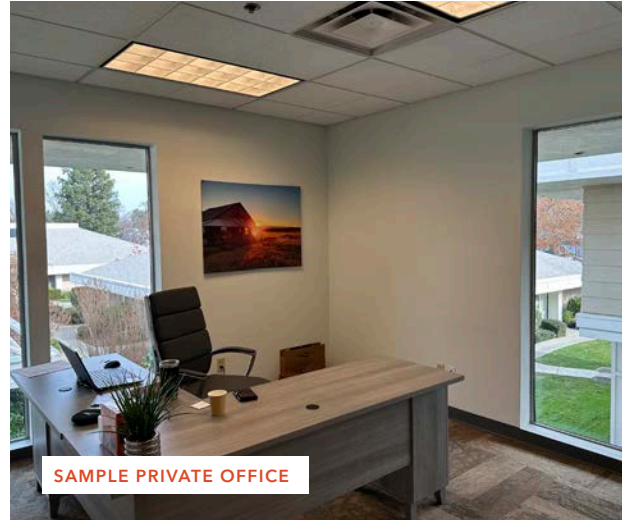
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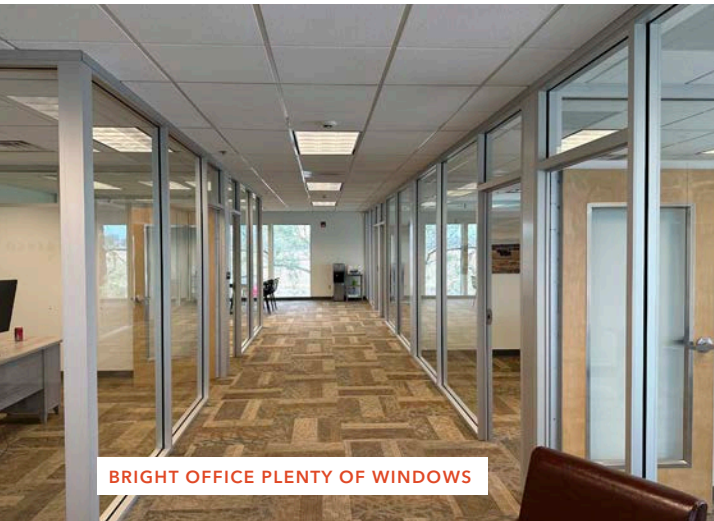
RECEPTION AND WAITING AREA



SAMPLE PRIVATE OFFICE



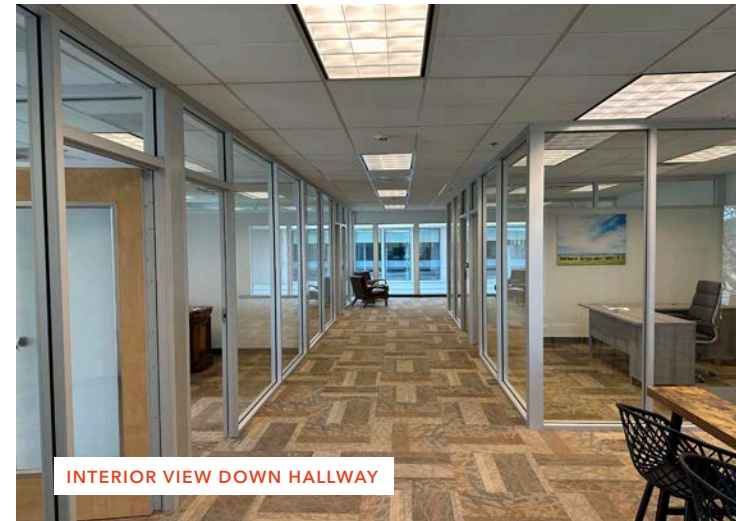
CONFERENCE ROOM



BRIGHT OFFICE PLENTY OF WINDOWS



BREAK AREA



INTERIOR VIEW DOWN HALLWAY

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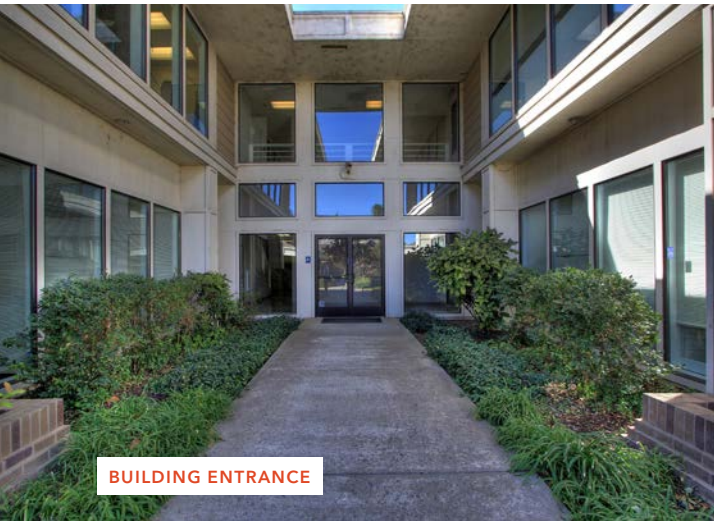
SAMPLE INTERIOR PRIVATE OFFICE



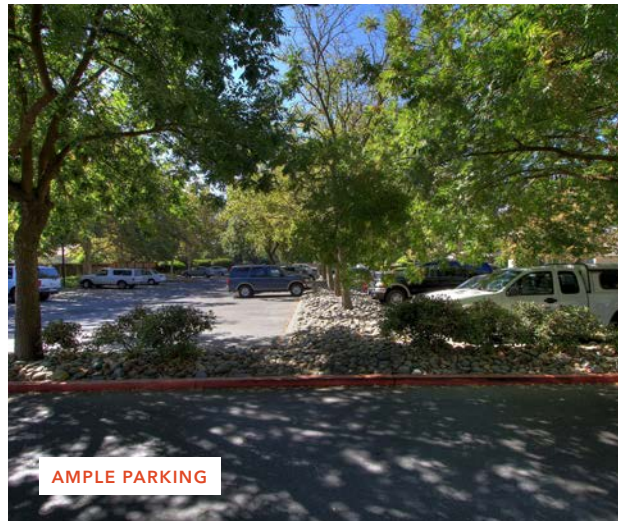
RECEPTION AND WAITING AREA ALTERNATE VIEW



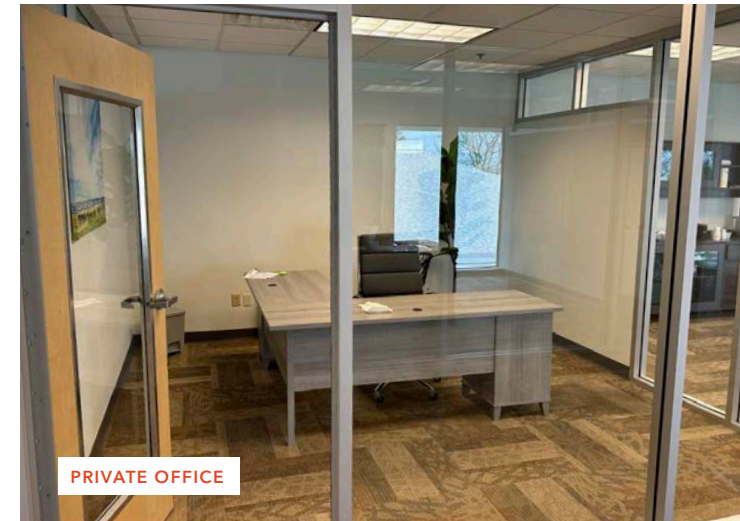
ENTRANCE TO SUITE



BUILDING ENTRANCE



AMPLE PARKING



PRIVATE OFFICE

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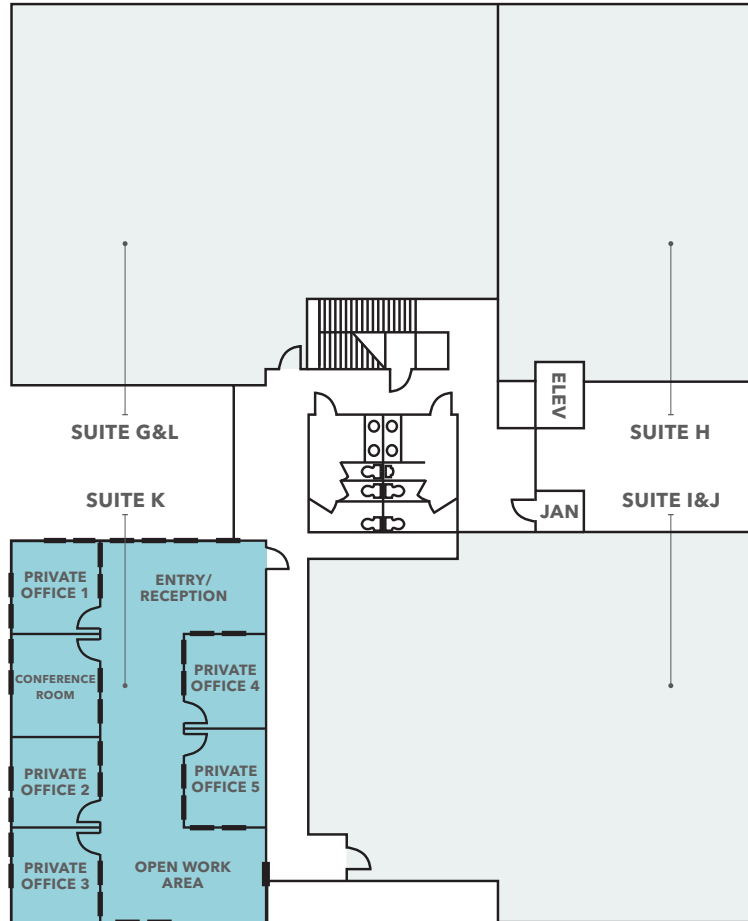
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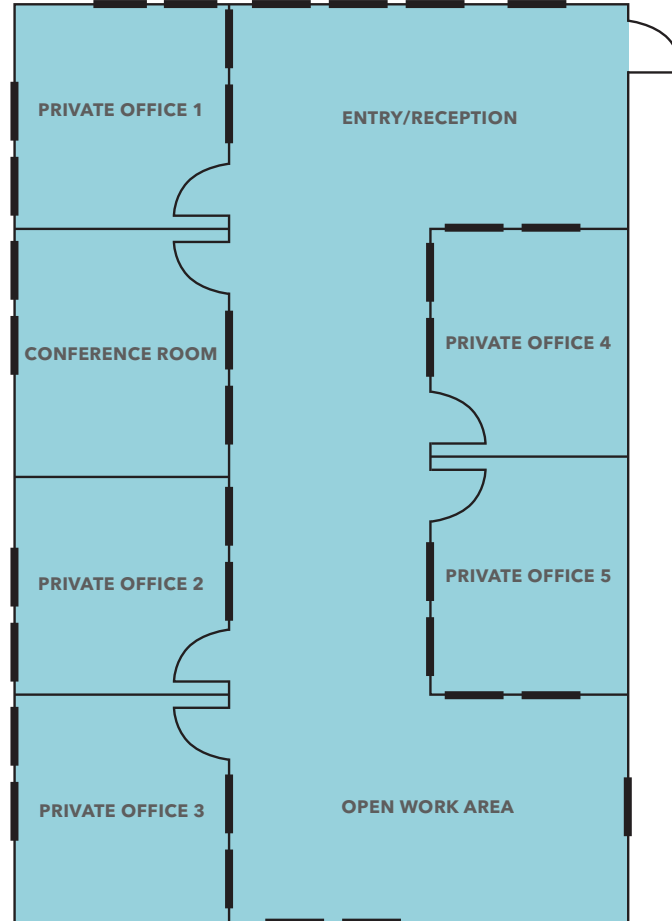
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## Building 2nd Floor Plan



Not to scale, approximation

## Floor Plan - Suite K



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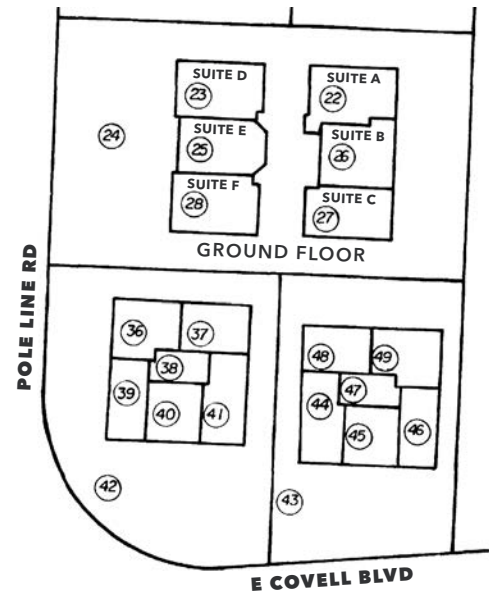
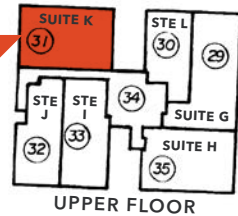
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DAVIS, CA



SUBJECT  
PROPERTY

SUBJECT  
PROPERTY



## Amenities

**GREAT** views, natural lighting and window line

**MATURE** landscaping and well-kept grounds

**PART** of a well-run and efficient condo association

**CONDO** fees are approximately \$.50/SF/month

**PLENTY** of parking

**WITHIN** walking distance of Nugget Market, CVS Pharmacy, Get Fit Davis, and other retail amenities

**GREAT** proximity by bike, bus, and car to UCD, downtown Davis, Interstate 80 and Highway 113

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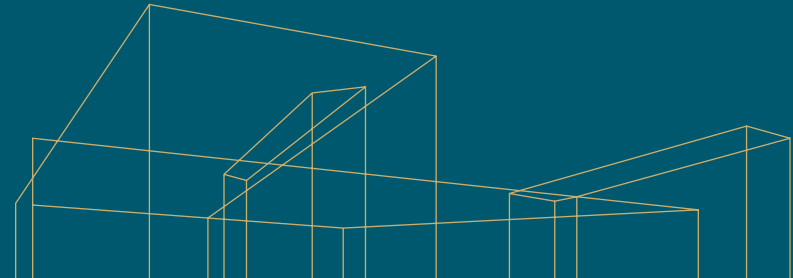
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# SBA 504 Financing Analysis

1756 PICASSO AVE, SUITE K, DAVIS, CA



## POTENTIAL FINANCING

### 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 businesses that meet the following criteria:

**AN OPERATING**, for profit business, such as Corporation, Sole Proprietorship or LLC, etc.

**WITH** your affiliates, have maximum tangible net worth not to exceed \$15 million and net income after Federal income taxes not to exceed \$5 million

**OCCUPY** at least 51% of the subject property

### HIGHLIGHTS OF SAMPLE \$637,693 LOAN:

**LOW** 10% down payment \$69,900 down payment

**BELOW** market fixed interest rate and fully amortized loan: \$4,491 monthly payment

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

Al Thiel - California Statewide CDC 916- 600-2201 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 annual appreciation rates, 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 beyond our control. 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 tax and legal advisors should conduct your own investigation of the property and transaction.

### PROJECT USES:

|                          |                  |
|--------------------------|------------------|
| Land & Building Purchase | \$699,000        |
| Improvements/Other       | \$0              |
| <b>Total:</b>            | <b>\$699,000</b> |

### PROJECT SOURCES:

|                        |                  |             |
|------------------------|------------------|-------------|
| Bank 1st Deed of Trust | \$349,500        | 50%         |
| SBA 504 2nd Deed (net) | \$279,600        | 40%         |
| Borrower Down Payment  | <b>\$69,900</b>  | 10%         |
| <b>Total Project</b>   | <b>\$699,000</b> | <b>100%</b> |

|                               | Bank 1st Deed  | CSCDC SBA 504  | Total           |
|-------------------------------|----------------|----------------|-----------------|
| Net Amount                    | \$349,500      | \$279,600      | \$629,100       |
| Interest Rate                 | 7.200%         | 6.600%         |                 |
| Years Amortized               | 25             | 25             |                 |
| Term                          | 10             | 25             |                 |
| Bank Points                   | \$1,748        | \$0            | \$1,748         |
| Packaging Fee                 | \$0            | \$0            | \$0             |
| CDC/SBA Fees (2.15%)*         | \$0            | \$6,093        | \$6,093         |
| Document/Attorney Closing Fee | \$0            | \$2,500        | \$2,500         |
| Environmental Report (TBD)**  | \$2,200        | \$0            | \$2,000         |
| Appraisal **                  | \$3,000        | \$0            | \$3,000         |
| <b>Total Fees *</b>           | <b>\$6,948</b> | <b>\$8,593</b> | <b>\$15,541</b> |
| Total "Out of Pocket" Fees *  | \$6,948        | \$0            | \$6,948         |

|                          |                  |   |                  |
|--------------------------|------------------|---|------------------|
| <b>Total Loan Amount</b> | <b>\$349,500</b> | <b>\$288,193</b><br><small>(rounded up)</small> | <b>\$637,693</b> |
|--------------------------|------------------|---|------------------|

Notes: 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 2.65% are financed over 20 years (i.e. not out-of-pocket). Presently the 50 basis point SBA fee is waived. Document/Attorney Closing Fee on 504 2nd is \$2,300 (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               | \$349,500     | \$288,193     | \$637,693       |
| Amortization              | 25            | 25            |                 |
| Due in                    | 10            | 25            |                 |
| Monthly Financing Payment | \$2,515       | \$1,976       | <b>\$4,491</b>  |
| Annual Financing Payment  | \$30,180      | \$23,715      | <b>\$53,895</b> |
| Interest Rate             | 7.20%         | 6.60%         | <b>6.93%</b>    |
| Borrower Down Payment     |               |               | <b>\$69,900</b> |