

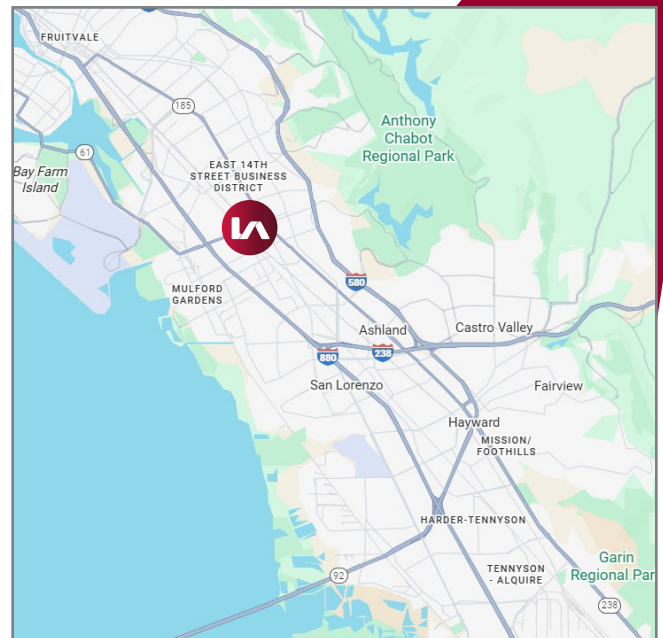
AVAILABLE FOR SALE

940 WILLIAMS STREET | SAN LEANDRO, CA



LISTING DATA:

- 5,814± SF Warehouse on 0.2± Acres
- 170± SF Office Area
- 1 Restroom
(Storage Room can be Covered to 2nd Restroom)
- 2 Roll-Up Doors (14' x 10')
- 16' Clear Height
- Fully Sprinklered
- Skylights Throughout
- Fenced 2,800± SF Yard/Secured Parking Area
- Sale Price: \$1,800,000 (\$309/SF)
- ***DO NOT DISTURB TENANT***
- Call Exclusive Agents to Tour



EXCLUSIVE AGENTS:

Wes Dolan, Associate

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Craig Hagglund, SIOR/Principal

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AVAILABLE FOR SALE

940 WILLIAMS STREET | SAN LEANDRO, CA

CAPITAL ACCESS GROUP

SBA 504 Loan Sample Structure

Property Address: 940 Williams St
San Leandro, CA 94577
Date Prepared: January 9, 2026

Project Details

Purchase Of Land & Building	\$1,800,000	Property Address	940 Williams St
		Lot Size (s.f.)	6,000
		Price Per Sq. Ft.	\$300.00
Total Project Cost	\$1,800,000		

SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	\$900,000	5.95%	25	10	\$5,771
SBA (2nd)*	40%	\$744,000	5.85%	25	25	\$4,726
Down Payment	10%	\$180,000				
* Includes financed SBA fee of \$24,000						
Total Monthly Mortgage Payment						\$10,497
Total Payment PSF						\$1.75

Monthly Ownership Costs

Mortgage Payments	\$	10,497
Insurance & Property Tax	\$	1,950

Out of Pocket Costs

Down Payment	\$180,000
Estimated Bank Fees	\$6,750
Appraisal & Environmental Reports	\$5,400

Total Monthly Cash Outlay: \$ 12,447

Average Principal Paydown Benefit: \$ (2,474)

Total Effective Monthly Costs: \$ 9,973

Total Out of Pocket Costs

\$192,150

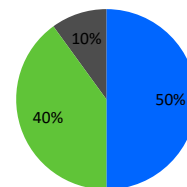
Assumptions

- 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 fees total 2.65% for non-manufacturing businesses, plus a \$3,500 attorney flat fee and \$1,000 documentation fee — all 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 1% 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.

For more information contact:

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90% Financing



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