

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

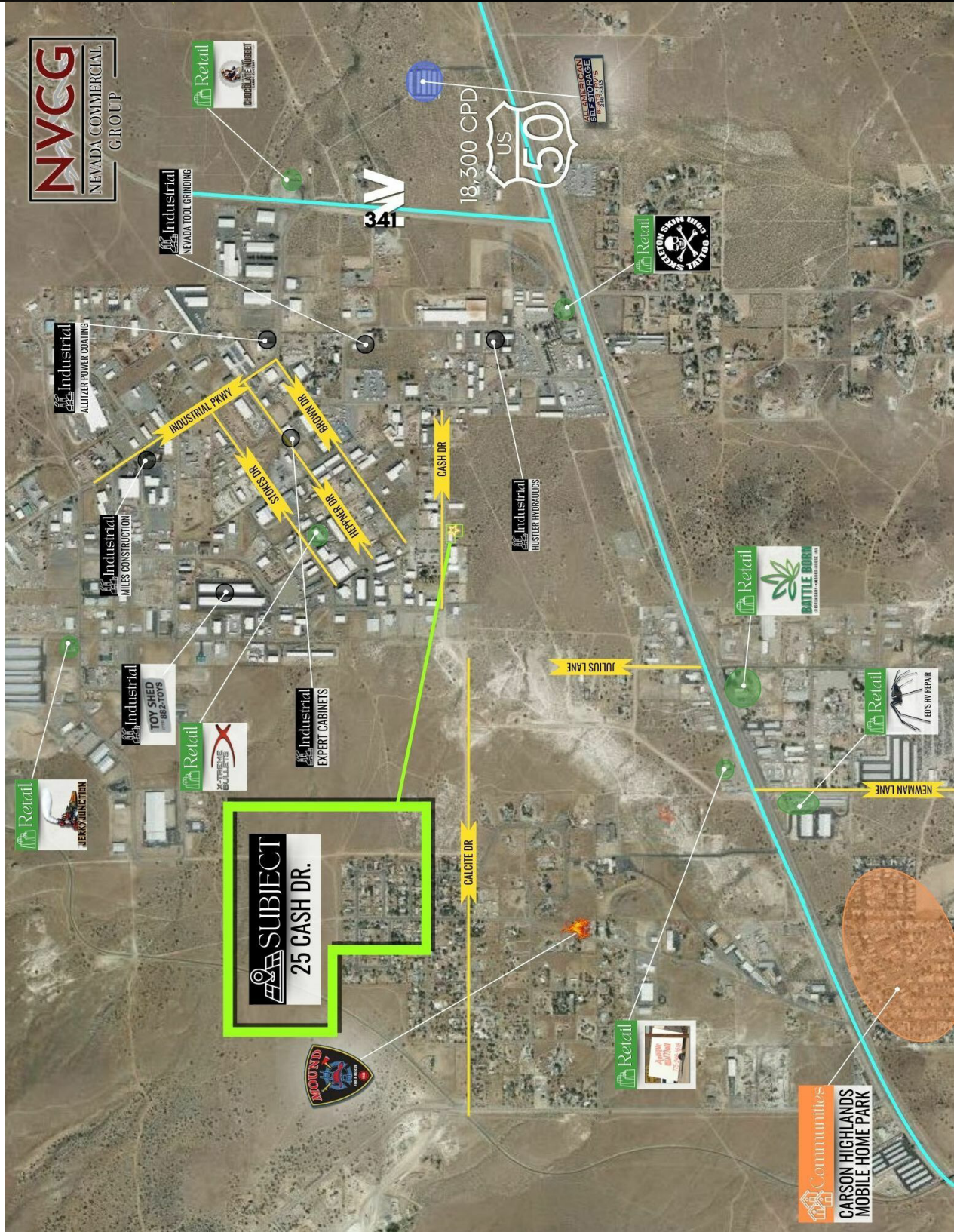
DESCRIPTION	TOTAL PROJECT	%	BORROWER	%	BANK TERM LOAN	%	INTERIM LOAN	%
CRE Loan Purchase Price	\$750,000	98.04%	\$61,500	8.04%	\$382,500	50%	\$306,000	40%
3rd Party Reports	\$7,500	0.98%	\$7,500	0.98%	\$0	0%	\$0	0%
Origination Fee	\$1,913	0.25%	\$1,913	0.25%	\$0	0%	\$0	0%
Interim Loan Fee on 2nd	\$1,530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

1ST TRUST DEED BANK TERM LOAN

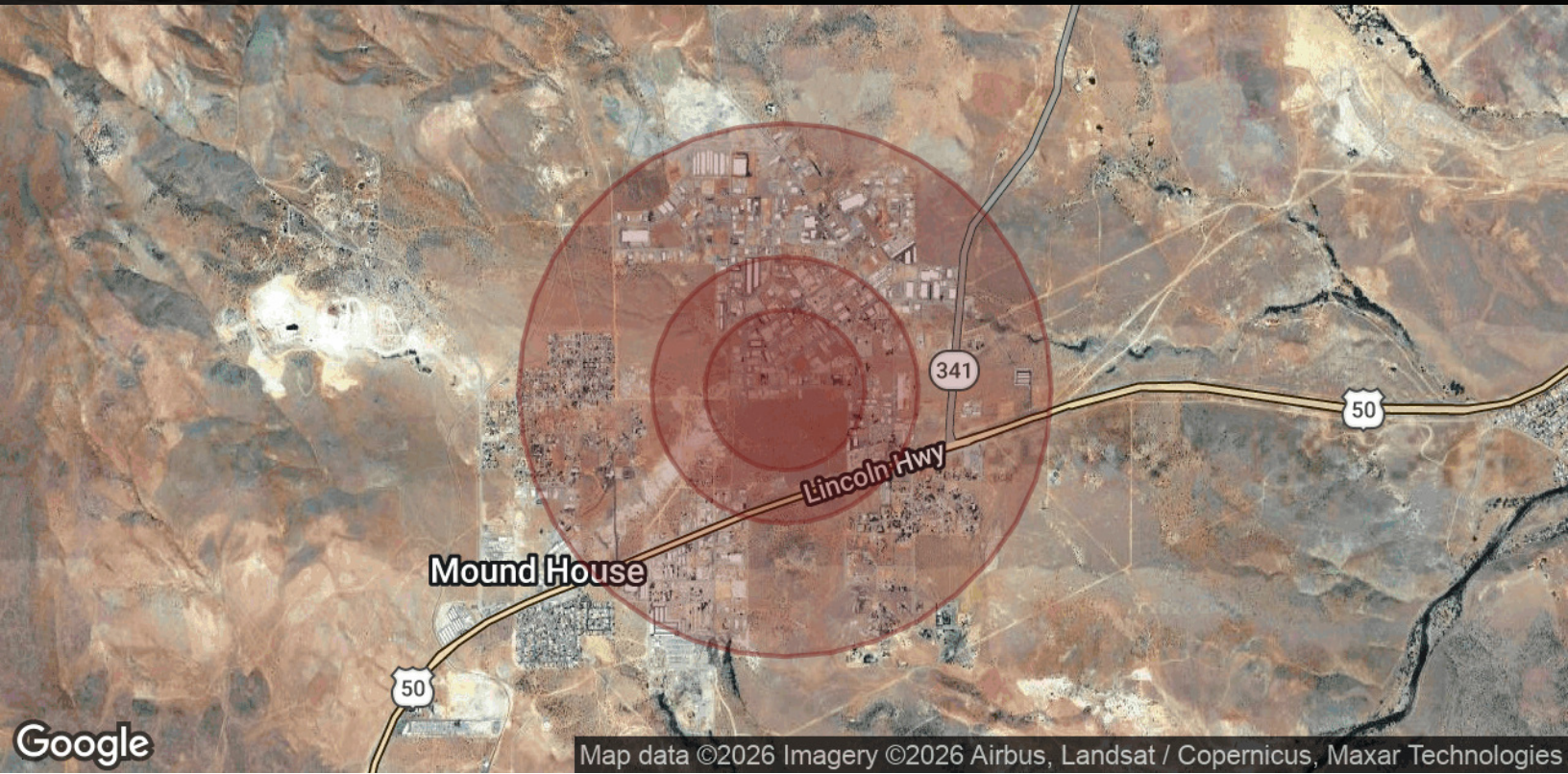
Bank 1st TD Loan Amount	Bank 1st TD Rate	Years	Payment
\$382,500	6.430%	25	\$2,566

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



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	36	144	761
Average Age	45	45	44
Average Age (Male)	45	45	44
Average Age (Female)	45	45	45
Households & Income	0.3 Miles	0.5 Miles	1 Mile
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