1756 PICASSO AVENUE

FOR SALE

±1,910 Marketable SF Office Condo

SUITE A, DAVIS, CA

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For Sale: ±1,910 SF Office Condo

$690,000 ($361/SF)

ASKING PRICE

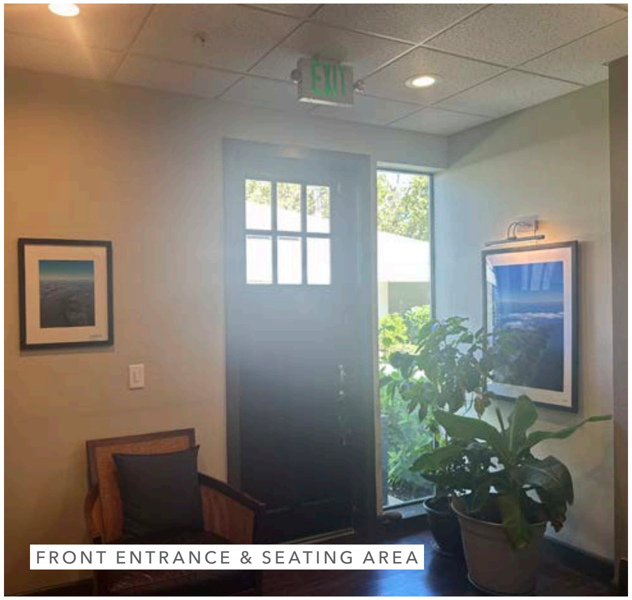
PROPERTY HIGHLIGHTS

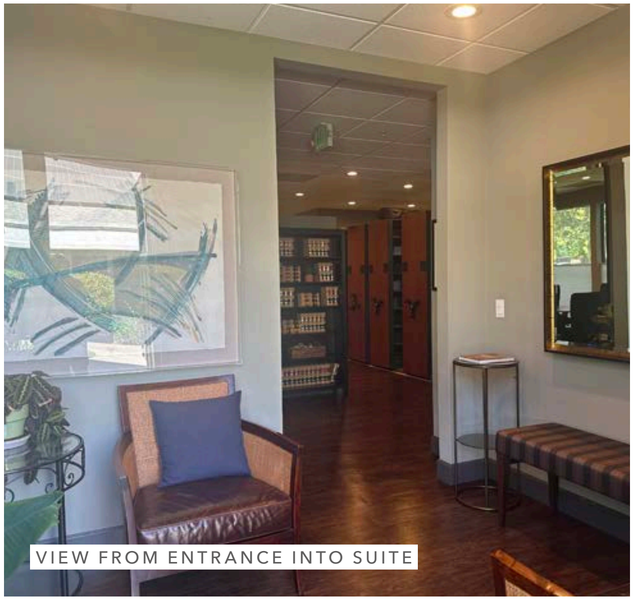
1756 Picasso Ave, Suite A presents a great opportunity to buy move-in ready ±1,910 marketable SF office condo located in Green Meadows Office Complex. It was recently completely renovated and is currently an attorney office. Fabulous location for professionals, service firms, or psychologists.

- It is ready for move in and is currently an attorney office
- Separate entrance from the outside, 4 private offices all with window line, seating area, conference room, workstations for 3 people, built in legal file storage, break area/kitchenette & server/storage closet
- Ability to purchase furniture
- Plenty of parking
- Immediately available

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

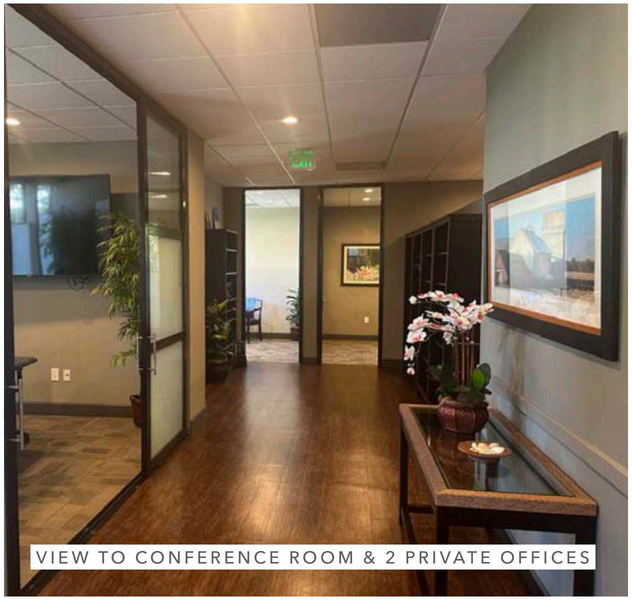

FRONT ENTRANCE & SEATING AREA


VIEW FROM ENTRANCE INTO SUITE

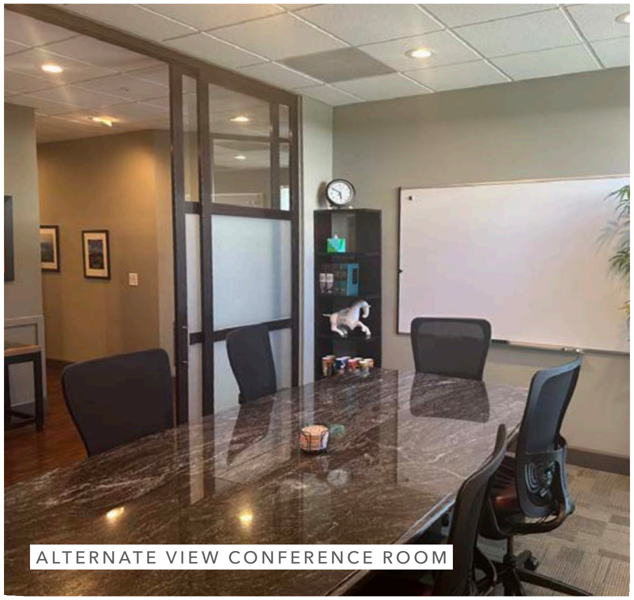

VIEW INTO 2 OF 4 PRIVATE OFFICES


PRIVATE OFFICE OR SMALL CONFERENCE ROOM

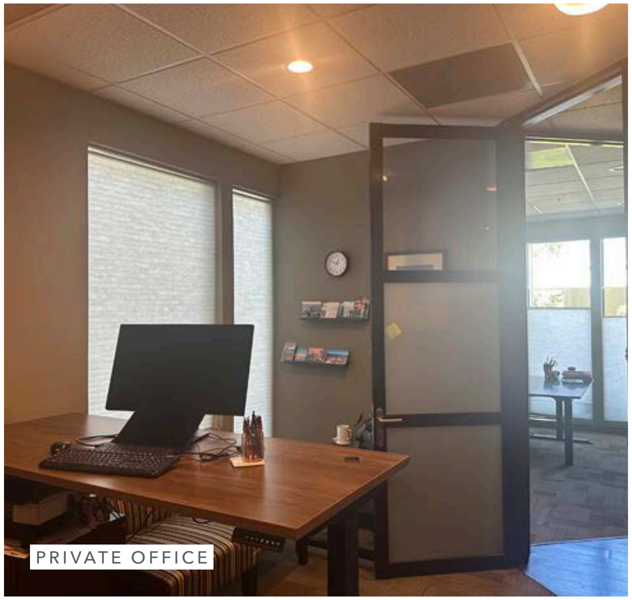

PRIVATE OFFICE


VIEW TO CONFERENCE ROOM & 2 PRIVATE OFFICES


CONFERENCE ROOM


ALTERNATE VIEW CONFERENCE ROOM

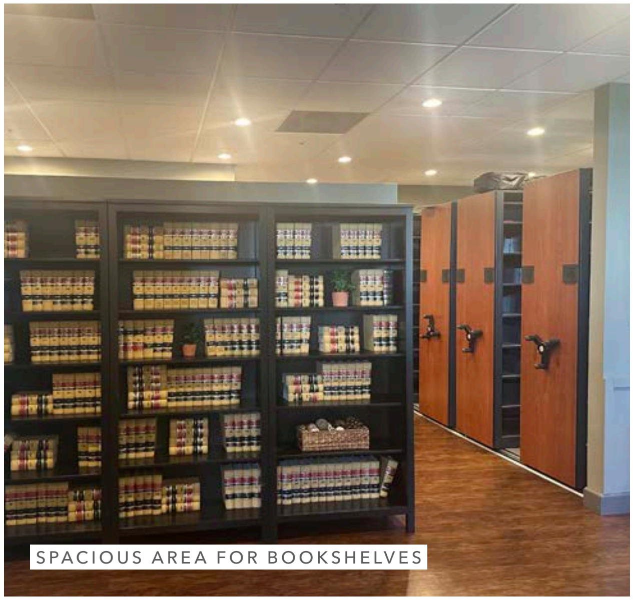

PRIVATE CORNER OFFICE

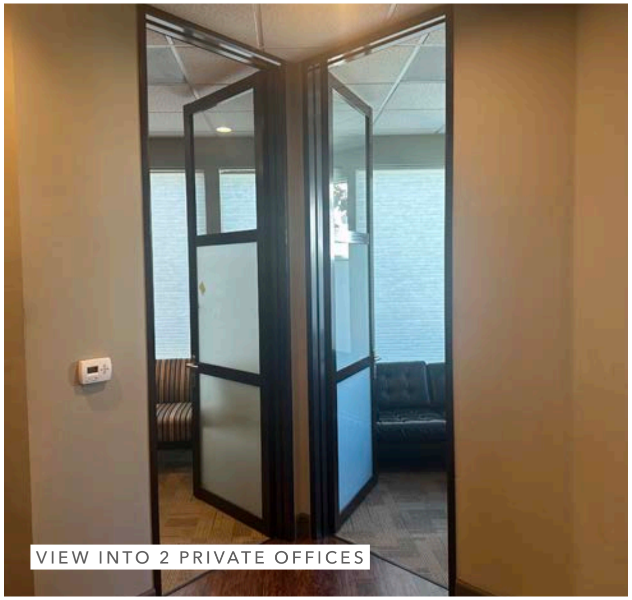

PRIVATE OFFICE


WORKSTATION AREA SEATING 3


BREAK AREA & KITCHENETTE

ADDITIONAL KITCHENETTE AREA SERVER CLOSET


SPACIOUS AREA FOR BOOKSHELVES

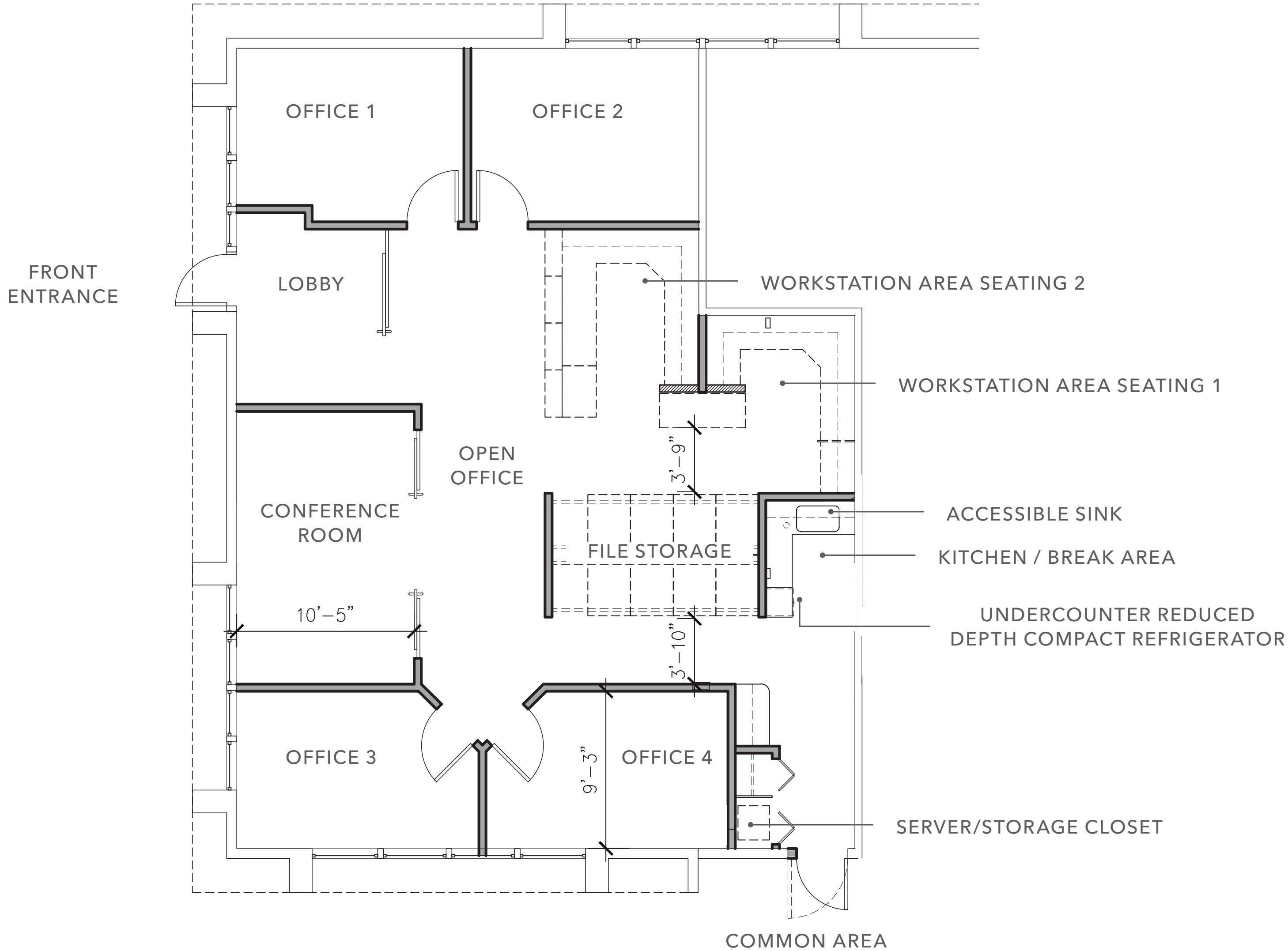

VIEW INTO 2 PRIVATE OFFICES

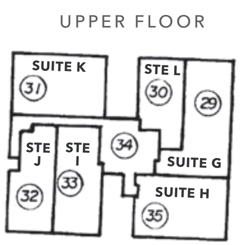

WORKSTATIONS

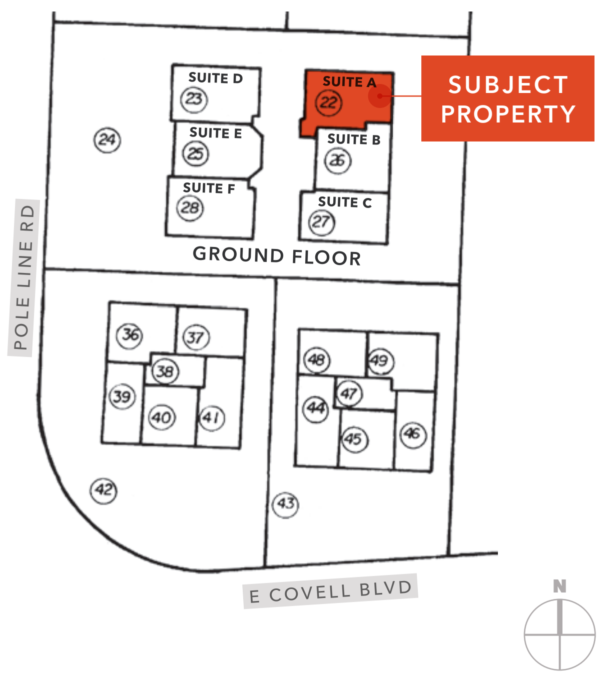

WORKSTATION CLOSE UP


TWO BANKS OF FILE STORAGE

FLOOR PLAN


OFFICE 1
OFFICE 2
FRONT ENTRANCE
LOBBY
WORKSTATION AREA SEATING 2
WORKSTATION AREA SEATING 1
OPEN OFFICE
3'–9"
CONFERENCE ROOM
ACCESSIBLE SINK
FILE STORAGE
KITCHEN / BREAK AREA
UNDERCOUNTER REDUCED DEPTH COMPACT REFRIGERATOR
10'–5"
3'–10"
OFFICE 3
9'–3"
OFFICE 4
SERVER/STORAGE CLOSET
COMMON AREA





Also Available Suites G, H, I, J, K & L

Amenities

OFFICE AVAILABILITY

- 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 $.57/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

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 $616,500 LOAN:

1. Low 10% down payment $69,000 down payment
2. Below market fixed interest rate and fully amortized loan: $4,489 monthly payment

STATEWIDE EST. CDC 1987 High-Performance SBA Lending

For more SBA Loan Information or to Pre-Qualify contact:
Summer Jeffus 707.508.5509 summer@statewidecdc.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	$690,000
Improvements/Other	
Equipment	$0
Total	**$690,000**

PROJECT SOURCES:

Bank 1st Deed of Trust	$345,000	50.000%
SBA 504 2nd Deed (net)	$276,000	40.000%
Borrower Down Payment	$69,000	10.000%
Total Project	**$690,000**	**100.000%**

	Bank 1st Deed	CSCDC SBA 504	Total
Net Loan Amount	$345,000	$276,000	$621,000
Interest Rate	7.750%	6.270%	
Years Amortized	25	25	
Terms	10	25	
Bank Loan Fee	$3,278	$0	$3,278
Lender Participation Fee	$2,500	$0	$2,500
CDC/SBA Fees (2.65%) *	$0	$5,970	$5,970
Document/Attorney Closing Fee	$5,000	$5,000	$10,000
Environmental Report (TBD) **	$1,000	$0	$1,000
Appraisal **	$4,000	$0	$4,000
Total Fees *	**$15,778**	**$10,970**	**$26,748**
Total "Out of Pocket" Fees *	$15,778	$0	$15,778
Total Loan Amount	**$345,000**	**$285,000** (rounded up)	**$630,000**

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FINANCING SUMMARY

	Bank 1st Deed	CSCDC 504 2nd	Blended/Total
Loan Amount	$345,000	$285,000	$630,000
Amortization	25	25	
Due in	10	25	
Monthly Financing Payment	$2,606	$1,884	**$4,489**
Annual Financing Payment	$31,271	$22,603	**$53,874**
Interest Rate	7.75%	6.27%	**7.08%**
Borrower Down Payment			**$69,000**

AERIAL


POLE LINE RD
GETFIT DAVIS SPORT
WILDHORSE GOLF CLUB
DAVIS MONTESSORI ACADEMY
E COVELL BLVD
OAK TREE PLAZA
Nugget MARKETS
CVS
Little Caesars
SUPERCUTS
TRAVIS CREDIT UNION
ACORN Veterinary Clinic
SUBJECT PROPERTY
Round Table PIZZA
T·J·maxx
THE STACK DAVIS
UNITED STATES POST OFFICE
GROCERY OUTLET Bargain Market
5TH ST
RUSSELL BLVD
80
UCDAVIS UNIVERSITY OF CALIFORNIA
SUDWERK BREWING CO
HYATT house
ARCO
Chevron
Nugget MARKETS
TACO BELL
SUBWAY