

Price Reduction | \$ 1,765,000











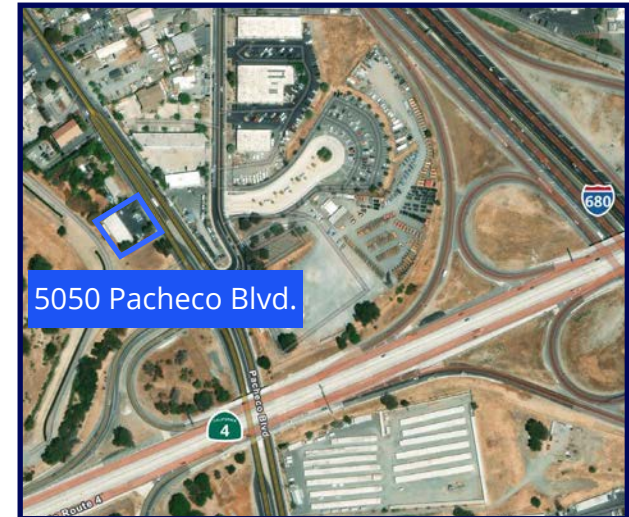
For Sale

# Commercial Building at Hwy 4 & I-680 Interchange (Location, Location, Location!)

5050 Pacheco Blvd. | Martinez, CA

## Highlights

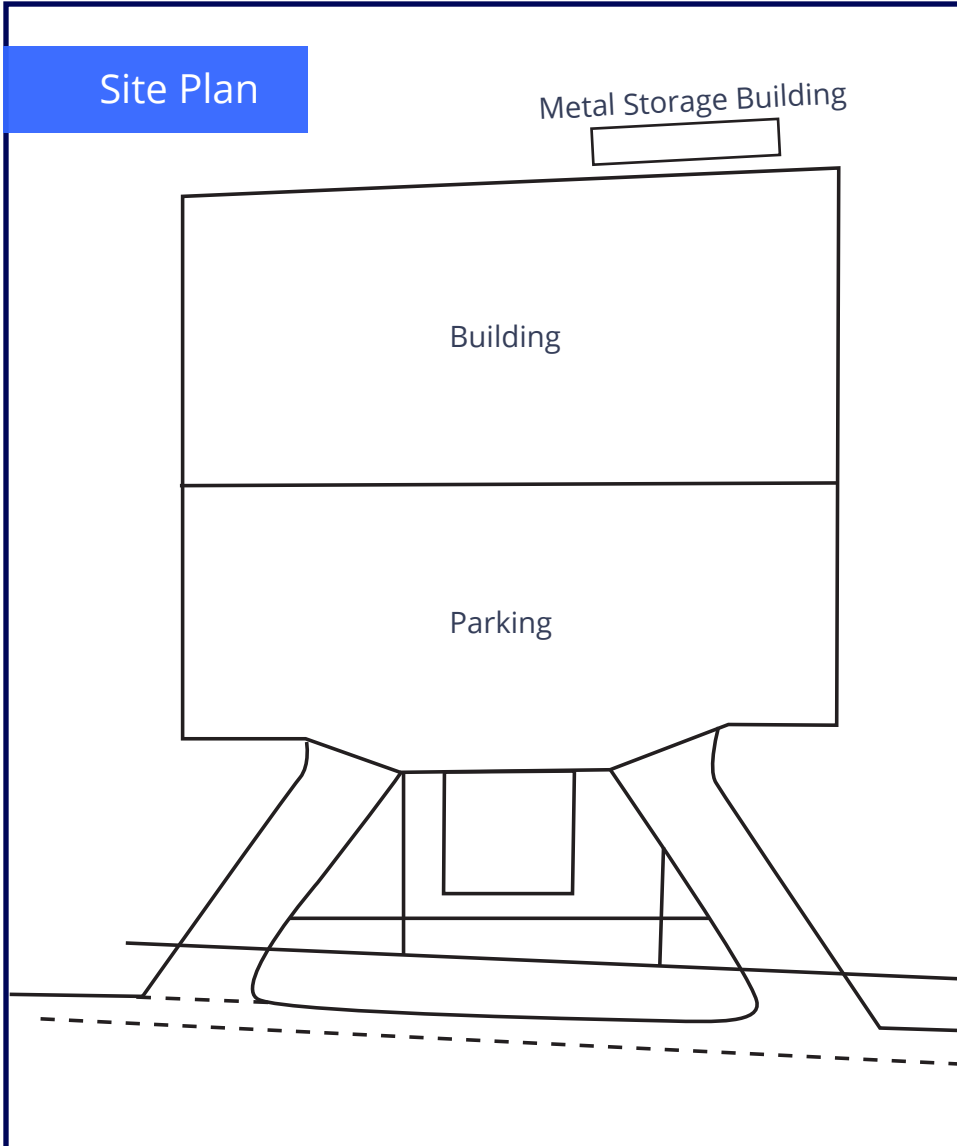
- |   |  |
|---|--|
| <br>±4,767 SF Steel Structure<br>(±800 SF Mezzanine not included in above SF)                                 | <br>Clear Height: ±16', Clear Span                      |
| <br>± 0.33 Acres  | <br>Great Curb Appeal and Visibility from Pacheco Blvd. |
| <br>• Four Roll Up Doors 12x12<br>• Office and Showroom Space<br>• Additional Metal Storage Building: ±240 SF | <br>ADA Upgrades: 2017<br>French Drain System: 2010     |
| <br>Power: 400 Amps at 120/240V   | <br><u>Zoning: R-B (Retail Business)</u>                |



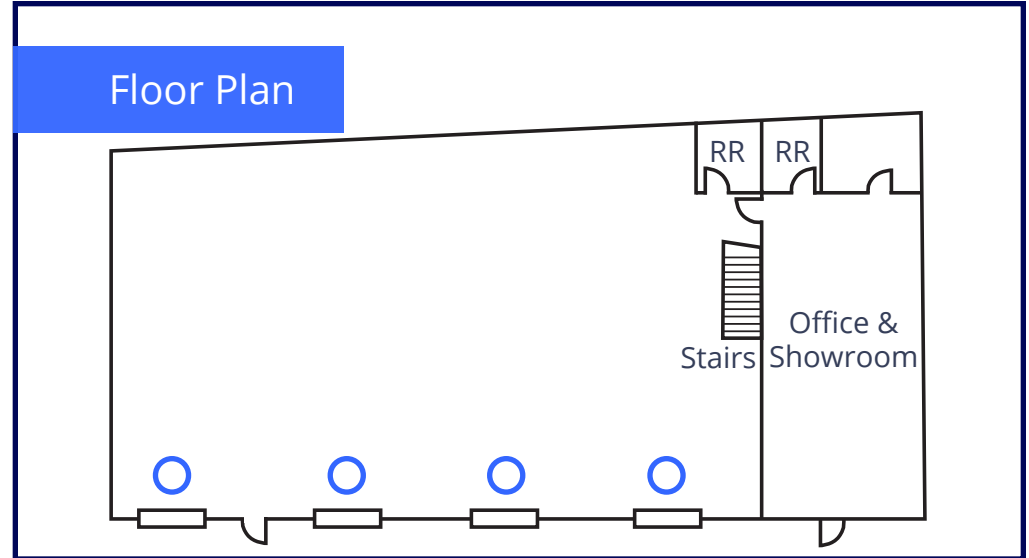


# Site & Floor Plan

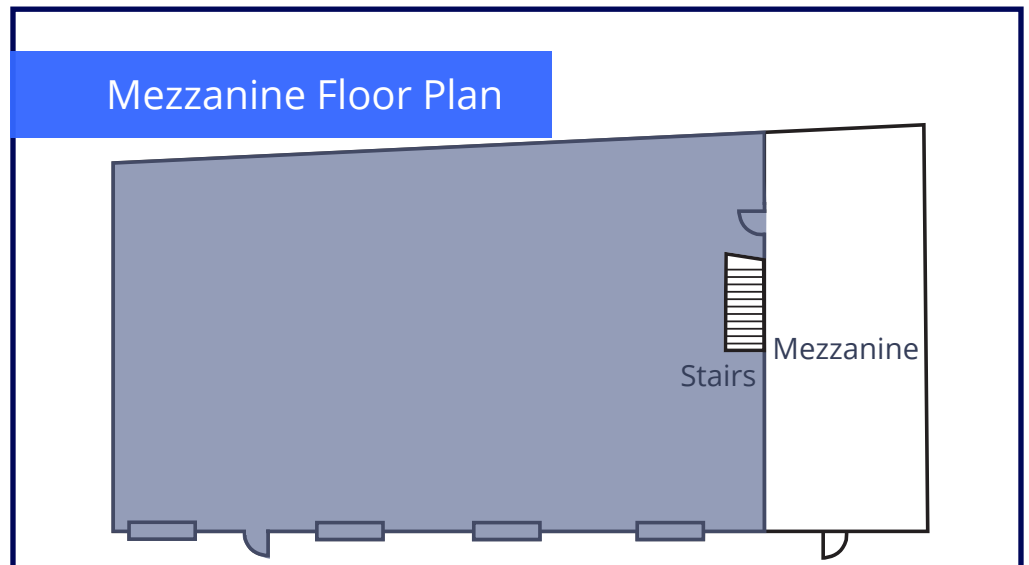
Site Plan



Floor Plan

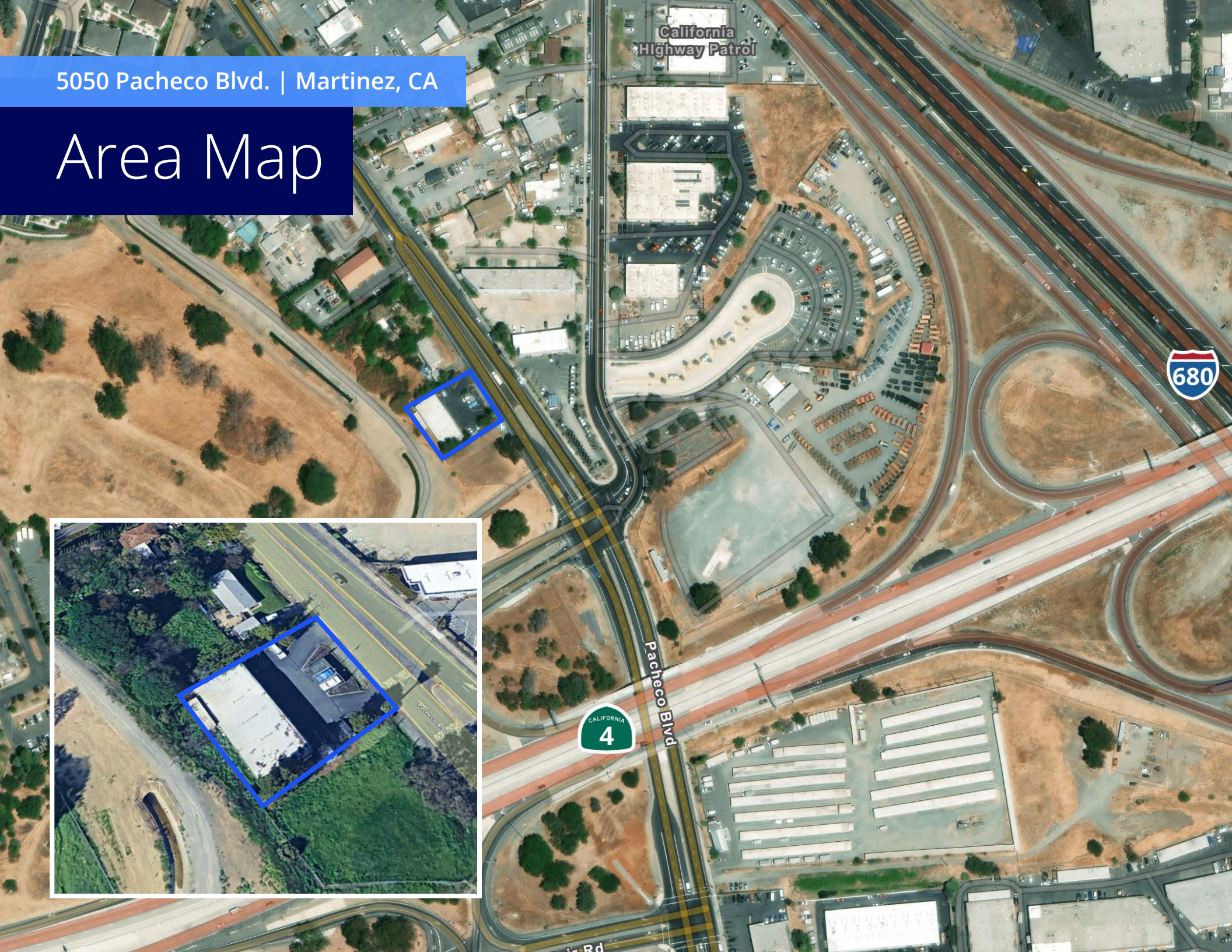


Mezzanine Floor Plan



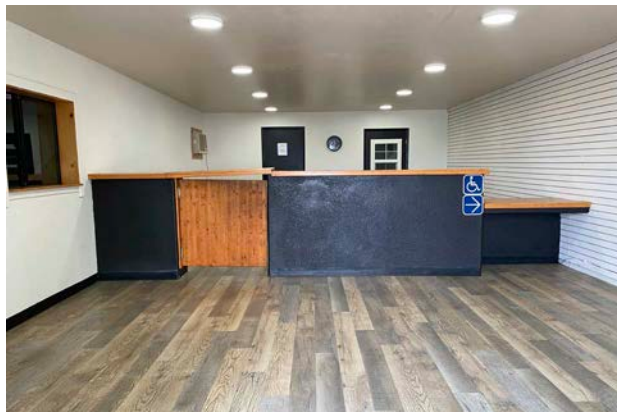
5050 Pacheco Blvd. | Martinez, CA

# Area Map



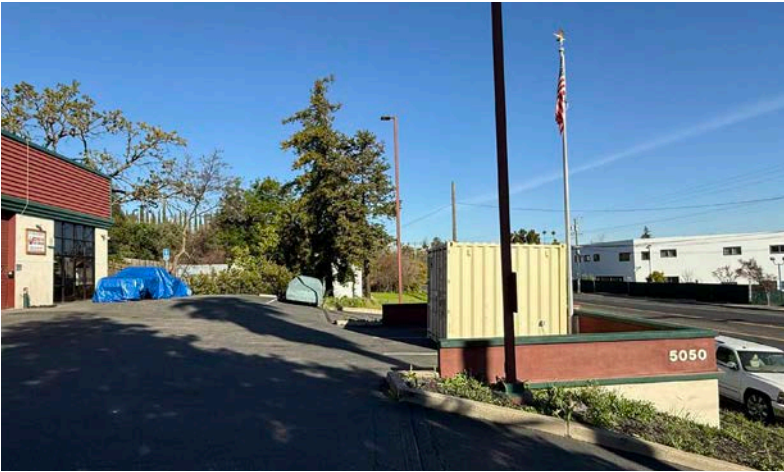
5050 Pacheco Blvd. | Martinez, CA

# Photo Gallery



5050 Pacheco Blvd. | Martinez, CA

# Buyer Financing



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## PROPOSED SBA 504 LOAN STRUCTURE

|                           |  |
|---------------------------|--|
| Purchase Price            | \$1,765,000  |
| Optional Costs to Finance | \$15,000 (i.e., TI's, Appraisal, Enviro, Title, Escrow, Bank Fees, etc.) |
| <b>Total Project Cost</b> | <b>\$1,780,000</b>   |



| SOURCE OF FUNDS   | AMOUNT               | RATES              | DURATION                      | COLLATERAL | MONTHLY PAYMENT | ANNUAL PAYMENT   |
|---|----------------------|--------------------|-------------------------------|------------|-----------------|------------------|
| Bank  | 50% \$890,000        | 5.90%<br>Estimated | 5 Yr. FIXED<br>25 Yr. Amort.  | 1st Deed   | \$5,690         | \$68,280         |
| SBA 504 / TMC   | 41%* \$736,000       | 5.94%<br>Estimated | 25 Yr. FIXED<br>25 Yr. Amort. | 2nd Deed   | \$4,720         | \$56,640         |
| Borrower  | 10% <b>\$178,000</b> |                    |                               |            |                 |                  |
| <b>Total Est. Principal &amp; Interest:</b>                       |                      |                    |                               |            | <b>\$10,410</b> | <b>\$124,920</b> |
| <i>Est. Insurance &amp; Misc. (.75% of Purchase)</i>              |                      |                    |                               |            | <b>\$1,110</b>  | <b>\$13,320</b>  |
| <i>Est. Property Tax (1.2% of Purchase):</i>                      |                      |                    |                               |            | <b>\$1,770</b>  | <b>\$21,240</b>  |
| <b>Total Est Payment (Before Tax Benefits and Rental Income):</b> |                      |                    |                               |            | <b>\$13,290</b> | <b>\$159,480</b> |
| <b>**Estimated Tax Shield</b>                                     |                      |                    |                               |            | <b>-\$4,493</b> | <b>-\$53,918</b> |
| <b>Est Net Cash Outflow</b>                                       |                      |                    |                               |            | <b>\$8,797</b>  | <b>\$105,562</b> |

*\*\*Est Tax Shield assumes a 32% blended federal and state tax benefit rate for illustrative purposes. The est tax shield is applied only to projected deductible ownership costs, including depreciation, loan interest, certain financing costs, and other eligible property-related expenses. In simple terms, this estimates how much of the cost of owning may be offset by tax savings, which can help the borrower keep more cash in the business.*

**RATES:** Bank: Rate & Maturity is estimated & determined during underwriting.  
 SBA: Rate & Maturity is FIXED for entire 25 year term at the time of the debenture sale.  
 Blended Rate: The est. weighted average interest rate of both loans (blended) is: **5.92%**

**ESTIMATED FEES:** Bank: Set by the bank, often 1/2% of the bank loan; can be financed.  
 \*SBA: SBA Loan, legal & Misc. fees are financed, and therefore included in the above loan amount.  
 \*Based on a Total Project Cost of \$1,780,000 SBA fees will be approximately: \$24,000

**OPTIONAL COST TO FINANCE :** Beyond the purchase or construction costs, projects may include expenses such as: appraisal, environmental, title, escrow, bank, professional fees and other miscellaneous costs. These may be financed within the Total Project Cost.

**COLLATERAL:** 90% financing generally does not require any additional collateral.

TMC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

**FOR MORE INFORMATION, PLEASE CONTACT:**

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 Bryce@tmcfinancing.com

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