

BLDG B: ±5,929 SF - VACANT

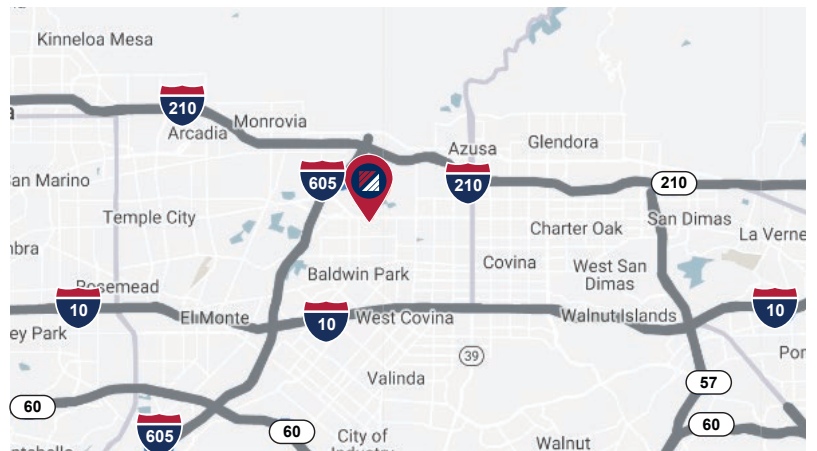
BLDG A: ±3,769 SF - LEASED

FOR SALE

TWO (2) INDUSTRIAL BUILDINGS | ±9,698 SF
5148 BLEECKER ST. | BLDG. A & B | BALDWIN PARK | CA

PROPERTY HIGHLIGHTS:

- Two High Quality Industrial Buildings
 - Suitable for Owner/User or Investor
 - Bldg A – ±3,769 SF – Leased until October 2025 at \$6,760.00 per month - NNN
 - Bldg B – ±5,929 SF – Vacant
 - Gated Yard and Ample Parking Space
 - Conveniently Located close to I-605 and I-210 Freeways
 - 12x14 Ground Level Doors
 - Sprinklered
 - Qualifies for SBA Loan
- ** See SBA 504 Loan Proposal



FOR MORE INFORMATION, PLEASE CONTACT:

CHARLES JOHNSON II, SIOR
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PHOTOS

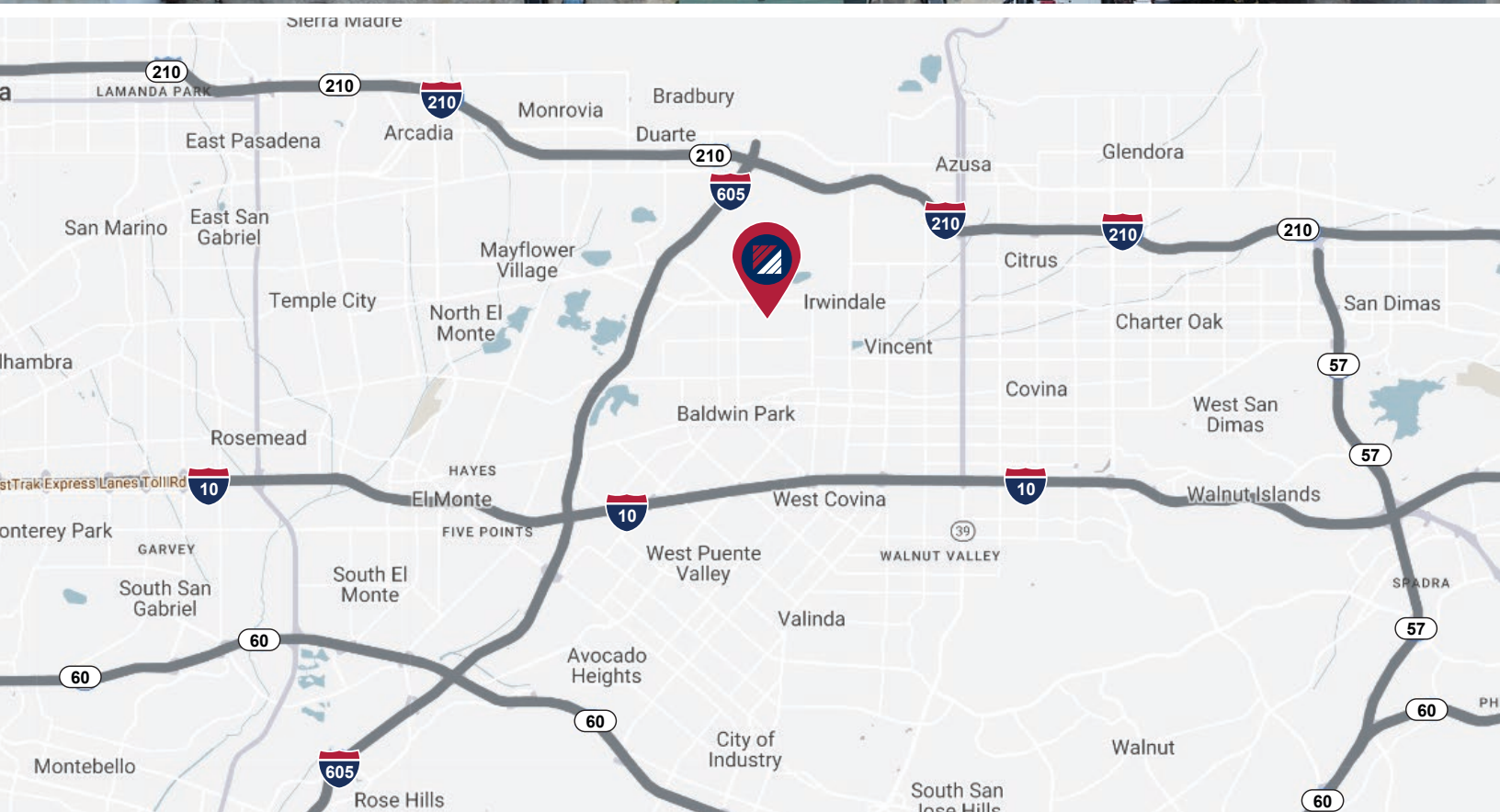
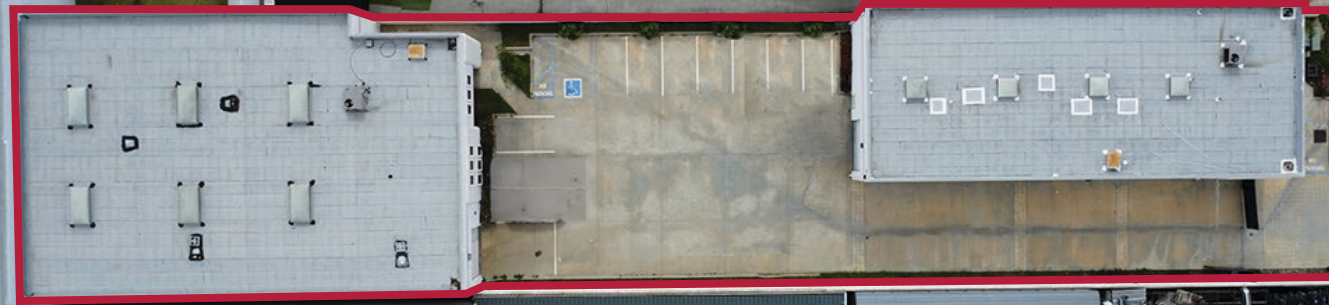


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LOCATION & AERIAL MAP



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SBA LOAN

PROPOSED SBA 504 LOAN STRUTURE

5148 Bleecker Street, Building A & B, Baldwin Park, CA

\$3,636,750 Total Purchase Price



BUILDING ACQUISITION	\$3,636,750
SBA/CDC FEES	\$38,000
TOTAL PROJECT COST	\$3,674,750

SOURCE OF FUNDS	AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT	
Bank	50%	\$1,818,375	5.80%	25 Years 25 Yr. Amort.	1st Deed	\$11,495	\$137,934
SBA 504 LOAN	40%	\$1,492,700	6.43% Apr '25	25 Years Full Amort.	2nd Deed	\$10,015	\$120,186
BORROWER	10%	\$363,675					
TOTAL	100%	\$3,674,750			\$21,510	\$258,120	

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is FIXED at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.15%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, Environmental report, and escrow closing costs (including insurance and legal closing costs).

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

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

FOR MORE INFORMATION, PLEASE CONTACT:

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