

FOR SALE ±1,077 SF UNIT



4848

Colt Street | Unit 4

VENTURA | CA

PROPERTY DETAILS



±1,077 SF Unit Available



Ground Level Roll-Up Door
(9' W x 12' H) For Efficient Loading



Fully Sprinklered with Existing HVAC



16' Clearance



Recently Renovated with All-New
Electrical Wiring, Switches, Plumbing,
Epoxy Floor and Security System



Excellent Freeway Access Near
U.S. 101 Freeway & Highway 126



Sale Price: \$560,000

Monthly Association Dues are \$260 which
includes Water and Trash

Michael Walsh,
Executive VP

P: 805.384.8810

mwalsh@daumcre.com

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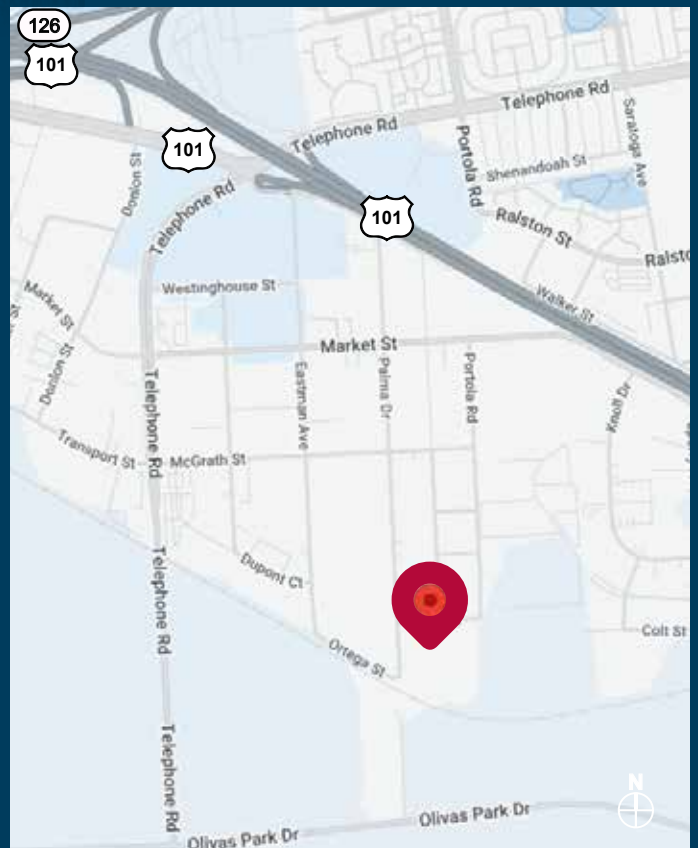


Greg Palazzo
Associate

P: 805.384.8897

gpalazzo@daumcre.com

CA License #01196703



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DAUM
COMMERCIAL REAL ESTATE SERVICES

Industrial

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PHOTOS



Michael Walsh,  **SIR**
Executive VP
P: 805.384.8810
mwals@daumcre.com
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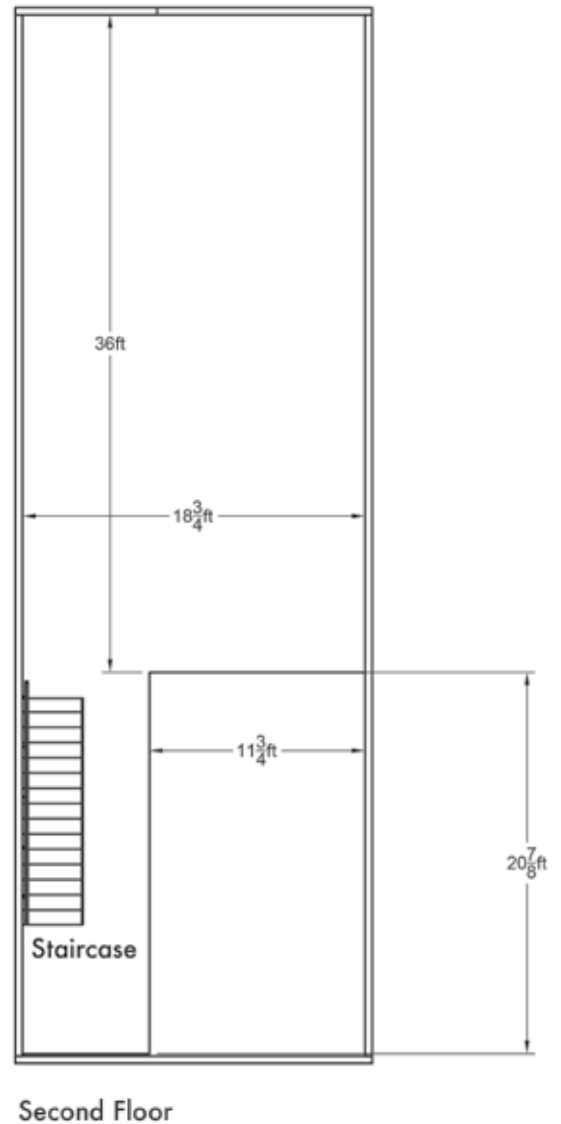
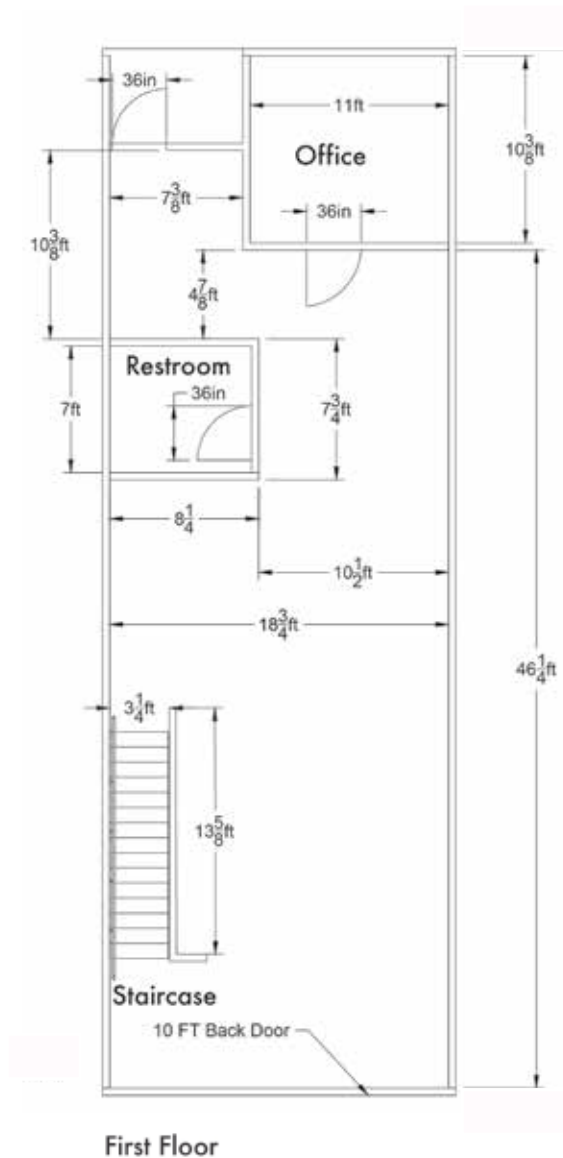
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FOR SALE ±1,077 SF UNIT
FLOOR PLANS



*NOT TO SCALE

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Associate
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FINANCING**

SBA 504 Advantages

- **90% financing** - minimum 10% down payment
- **No additional collateral** - the project assets being financed are used as collateral with no lien on residence necessary
- **Fixed interest rate** - 20/25 years, fully amortized
- **No maximum total project amount** - finance a project upwards of \$20 million
- **Unlimited loans for manufacturer's projects** - a borrower can secure multiple 504 loans with no aggregated lending cap (up to \$5.5M max debenture for each project) if they are a manufacturer. If the project meets SBA's "green" standards the aggregate cap is \$16.5M

Free prequalification for any prospective borrower upon receipt of a complete financial package.

Use of Proceeds

Purchase Land & Building (or Refi of Land & Building)	\$	560,000
Eligible Business Expenses	\$	-
Building Improvements	\$	-
Equipment	\$	-
Total Soft Costs	\$	-
TOTAL PROJECT COSTS		\$560,000

Source of Funds	%	Amount	Rate	Maturity (years)	Collateral	Monthly Payment	Annual Payment
LENDER	50.0%	\$280,000	6.75%	10 Fixed 25 Amortized	1st Trust Deed	\$1,935	\$23,215
SBA 504 LOAN	40.0%	\$224,000 *	6.11%	25 Fixed 25 Amortized	2nd Trust Deed	\$1,561 **	\$18,733 **
BORROWER	10.0%	\$56,000	<u>Blended Rate</u> 6.40%				
TOTAL	100.0%	\$560,000				\$3,496	\$41,948

ESTIMATED FEES

Lender:	Varies depending on lender pricing and policy.
SBA:	*SBA 504 origination fees are 2.65% of the SBA loan amount (2.15% for manufacturers), plus a legal fee. These charges are financed within the loan. ** SBA 504 Regulatory Fees are incorporated into the monthly and annual debenture loan payments in this presentation.
Related Costs:	Appraisal, environmental reports, and other soft costs can be financed or paid out of pocket for most projects.

ESTIMATED RATES

Lender:	Varies depending upon lender (rate is estimated for this presentation).
SBA:	The SBA 504 Note Rate is not determined until funding of the Note. The Effective Rate shown here is based on current rates; your rate may be different. The Effective Rate is based in part on a calculation of the amount paid over the life of the loan. The calculation provided in this document is made with no representation or warranty that this is the amount to be paid under your loan. Please confirm all information and calculations.

Visit us online for a lease vs. buy analysis, SBA rate history, online prequalification, and more:

www.cdcloans.com

Michael Walsh,  **SIO®**
Executive VP
P: 805.384.8810
mwash@daumcre.com
CA License #00614168

Greg Palazzo
Associate
P: 805.384.8897
gpalazzo@daumcre.com
CA License #01196703

Eric R. Mandell
Sr. Loan Officer
M: 805.300.0528
emandell@cdcloans.com

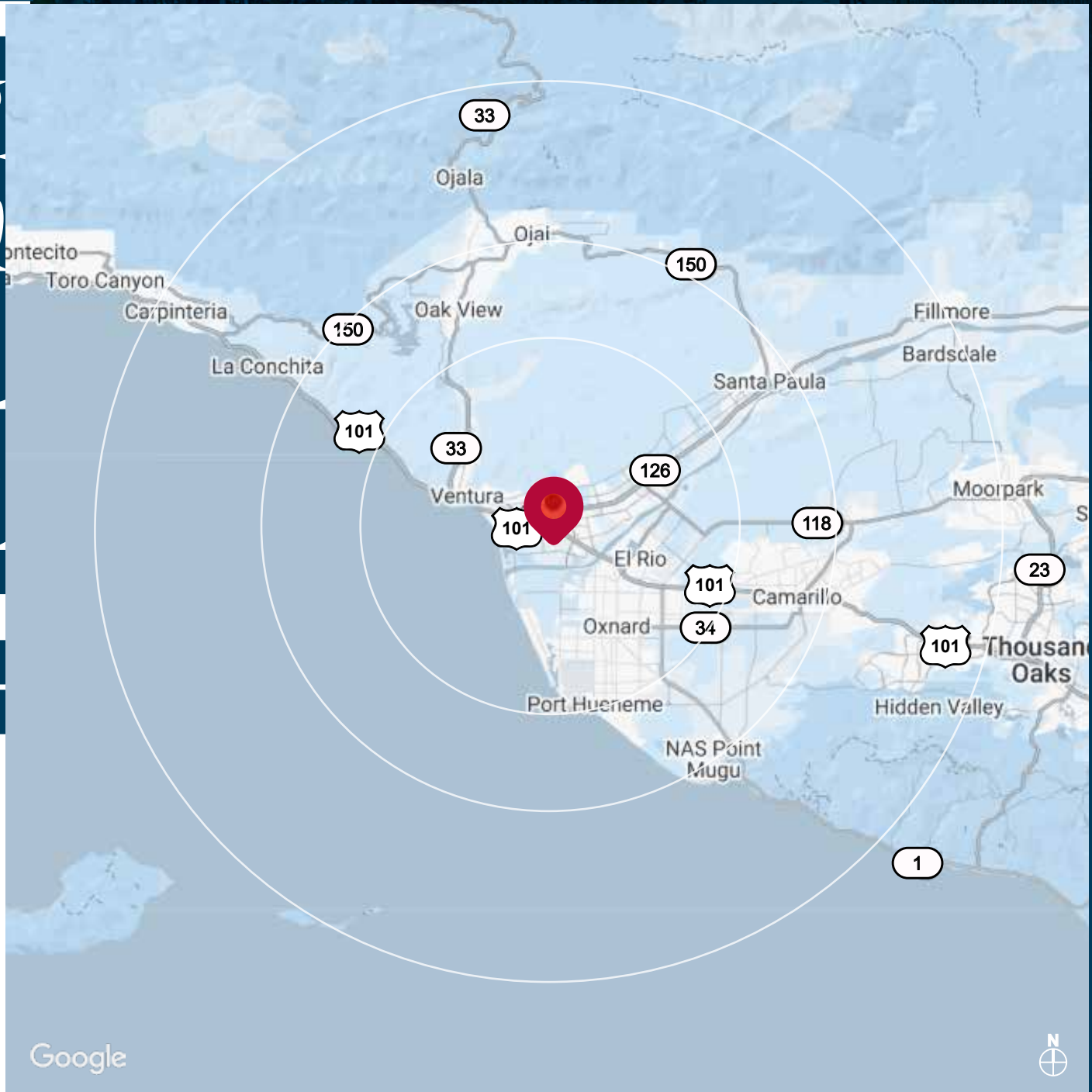
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LOCATION MAP



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