

**OWNER/USER
INVESTMENT OPPORTUNITY
±11,452 SQ. FT.**



**2401-2413 S BROADWAY
SANTA ANA, CALIFORNIA**

PROPERTY SUMMARY

Lee & Associates is pleased to present 2401-2413 S Broadway, Santa Ana for **SALE**. This 6-unit manufacturing building is located in the Santa Ana Airport Area near the intersection of Main and Warner. This property offers an ideal owner/user opportunity allowing 50% occupancy (5,726 SF) while generating investment cash flow on the balance of the property. The property has been recently refurbished with a new roof, new office interior, new HVAC and 400 amps power.

For more information, please contact:



CHARLIE WINN

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2401-2413 S BROADWAY

SANTA ANA, CALIFORNIA

PROPERTY FEATURES

- » ±11,452 Square Feet on .59 Acres (25,700 SF lot)
- » 6 units total with sizes ranging from ±1,396-±5,726 SF
- » 4 units currently leased
- » 9 GL Loading doors
- » 34 Parking stalls (2.9:1000)
- » 12' Clearance
- » Each unit separately metered
- » Immediate 55 & 405 Freeway Access
- » Zoning: M1

±5,726 SF MAIN UNIT FEATURES (2409-2413 S BROADWAY)

- » 900 SF Brand new offices, ADA Restrooms
- » 400A, 3phase power (verify)
- » 4 GL Doors
- » Private fenced yard

±5,726 SF VACANT (2401-2407 S BROADWAY)

- » 4 Individual units, currently leased to a single tenant
- » 4 GL Doors (1 per unit)
- » 100A, Single Phase power per-unit (verify)
- » Private fenced yard
- » Tenant pays \$.12 PSF CAM

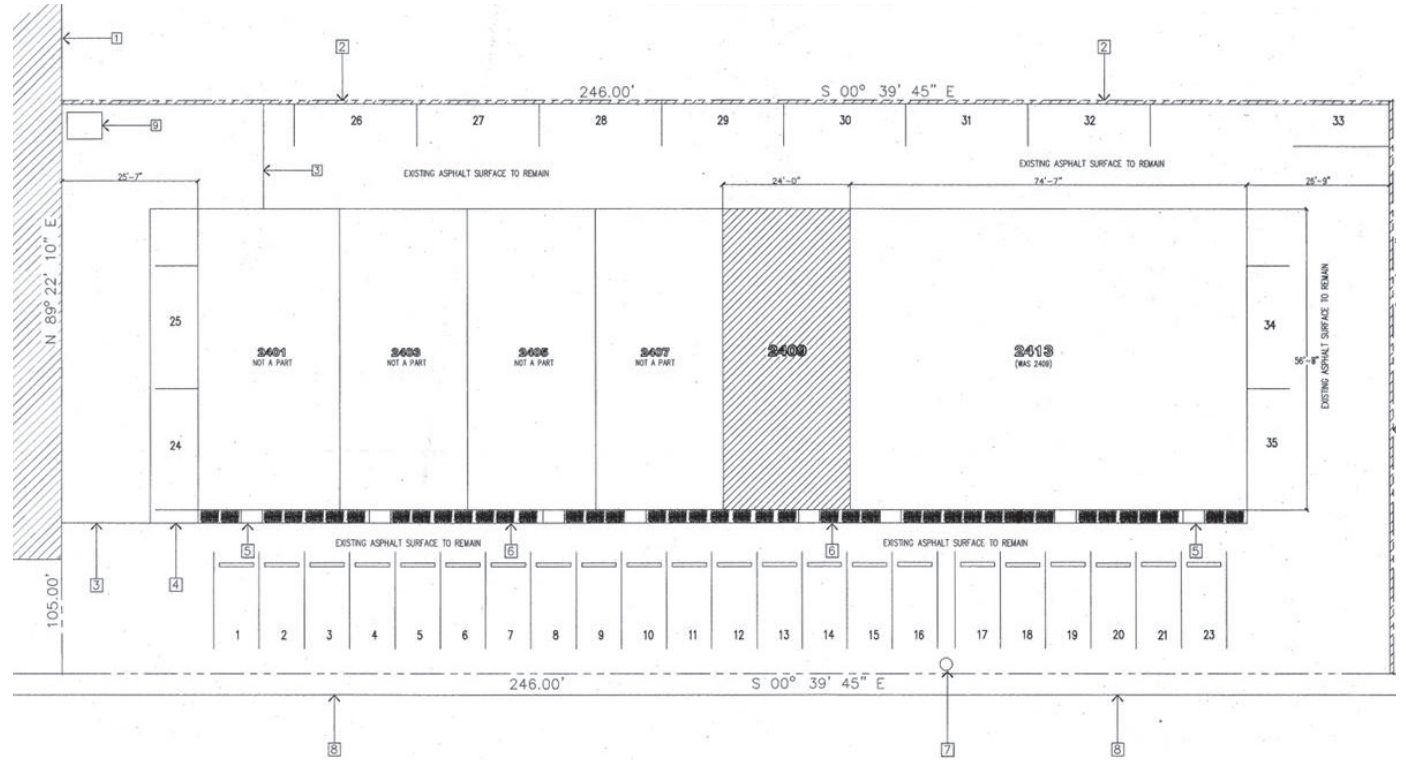


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FULL BUILDING SITE PLAN - ±5,726 SQ. FT.



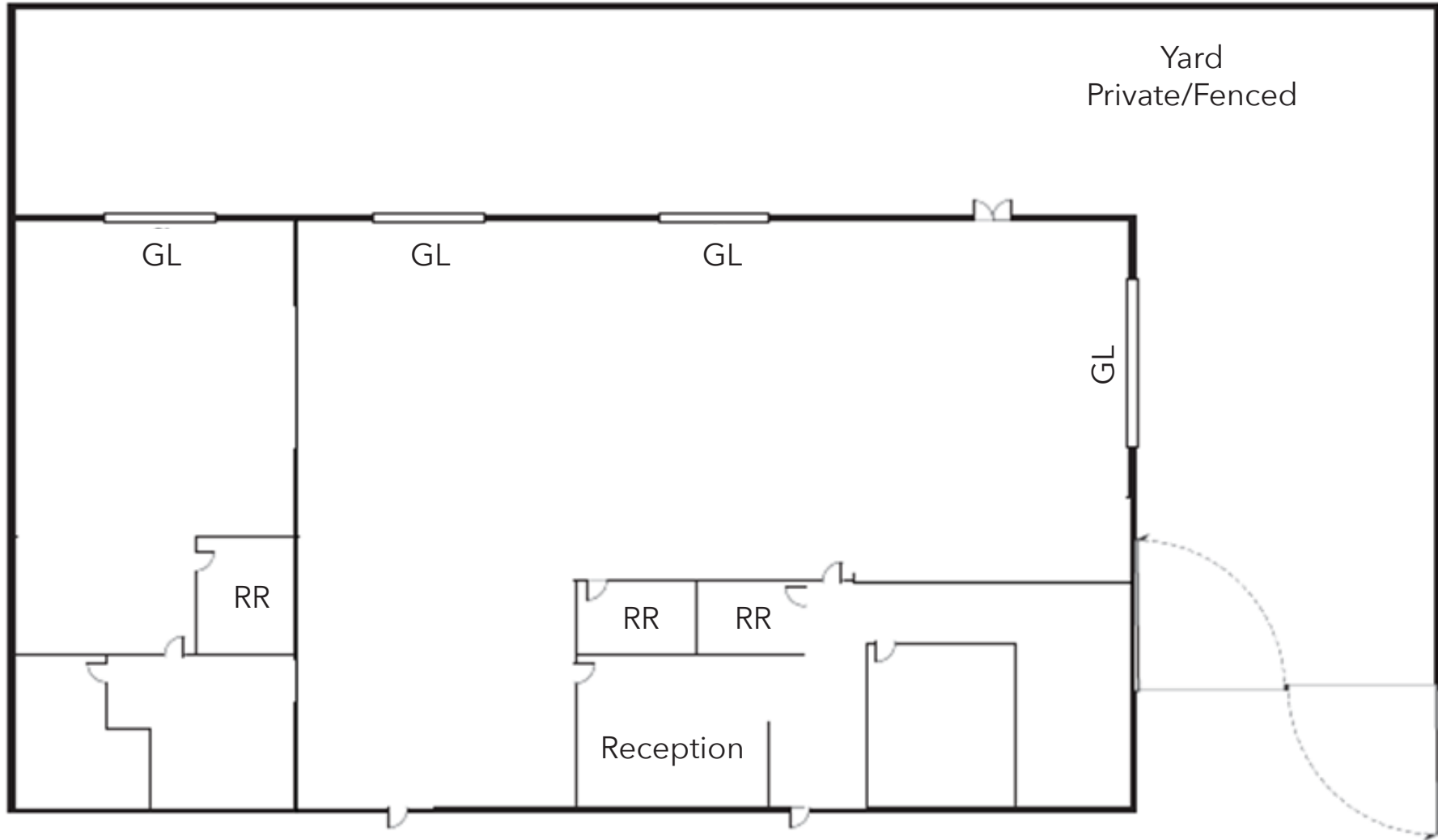
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2401-2413 S BROADWAY

SANTA ANA, CALIFORNIA

2409-2413 S BROADWAY - ±5,726 SQ. FT.

AVAILABLE FOR OWNER/USER TO OCCUPY



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504 vs. Conventional Loan Comparison

SBA 504

Purchase Price	\$3,775,000
Improvements	\$0
Other	\$0
Total Project Costs	\$3,775,000

504 Loan

Bank Loan	50%	\$1,887,500
SBA 504 Loan *	40%	\$1,552,715
Cash Injection	10%	\$377,500
Total Financing		\$3,440,215

*Includes financed SBA fee of \$40,015 and \$2,700 legal fee.

Monthly Costs 504

	Amort.	Rate	Payment
1st Mortgage 5 years fixed	25 yrs.	5.50%	\$11,591
2nd Mortgage (SBA)	25 yrs.	5.72%	\$9,740
Rental Income			
Total Monthly Payment		5.61%	\$21,331

Collateral Requirements 504

- 1st Mortgage on subject property
- 2nd Mortgage on subject property

Fees & Out of Pocket Expenses 504*

SBA Guaranteed Loan Amount	100.00%	\$1,510,000
SBA Fee 504 Loan (Financed)	2.65%	\$42,715
Bank Fee 1st Loan (Out of Pocket)	1.00%	\$18,875

Cash Down Payment	10.00%	\$377,500
Total Out of Pocket Expenses		\$396,375

Principal & Interest 504**

Principal Payments	\$3,440,215
Interest Payments	\$0
Total Out of Pocket Expenses	\$3,440,215

*All fees are estimated and will vary by lender/vendor. SBA 504 fees are financed into the loan, est. at 2.65% plus a \$2,000 to \$2,500 legal fee. Appraisal and Environmental reports may be financed, but if shown here are assumed as out of pocket expenses.

**Assumes fully amortized loans paid at full term.

CONVENTIONAL LOAN

Purchase Price	\$3,775,000
Improvements	\$0
Other	\$0
Total Project Costs	\$3,775,000

Conventional

Bank Loan	75%	\$2,831,250
Cash Injection	25%	\$943,750
Total Financing		\$2,831,250

Monthly Costs

	Amort.	Rate	Payment
Conventional Mortgage	25 yrs.	5.50%	\$17,386
Rental Income			
Total Monthly Payment		5.50%	\$17,386

Collateral Requirements

- 1st Mortgage on subject property
- Additional Collateral may be required (varies by lender).

Fees & Out of Pocket Expenses*

Total Mortgage	75.00%	\$2,831,250
Loan Fee (Out of Pocket)	1.00%	\$28,313

Cash Down Payment	25.00%	\$943,750
Total Out of Pocket Expenses		\$972,063

Principal & Interest Conventional**

Principal Payments	\$2,831,250
Interest Payments	\$0
Total Out of Pocket Expenses	\$2,831,250

*All fees are estimated and will vary by lender/vendor.
 **Assumes fully amortized loan paid at full term.

\$575,687.50 Total Cash Savings with SBA 504



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