

Price Reduction

Colliers

For Sale

# Commercial Building at Hwy 4 & I-680 Interchange

(Location, Location, Location!)

5050 Pacheco Blvd. | Martinez, CA

## Highlights



±4,767 SF Steel Structure  
±250 SF Concrete/Steel Structures  
±5,007 SF Total  
*(±800 SF Mezzanine not included in above SF)*



Clear Height: ±16', Clear Span



± 0.33 Acres



Great Curb Appeal and Visibility from Pacheco Blvd.



- Four Roll Up Doors 12x12
- Office and Showroom Space



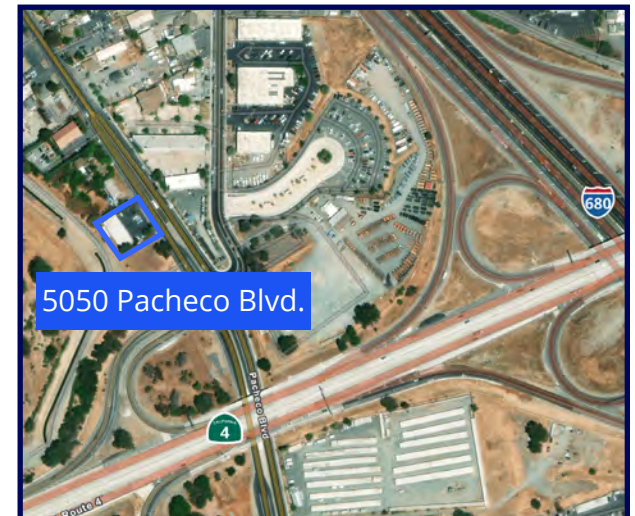
ADA Upgrades: 2017  
French Drain System: 2010



Power: 400 Amps at 120/240V



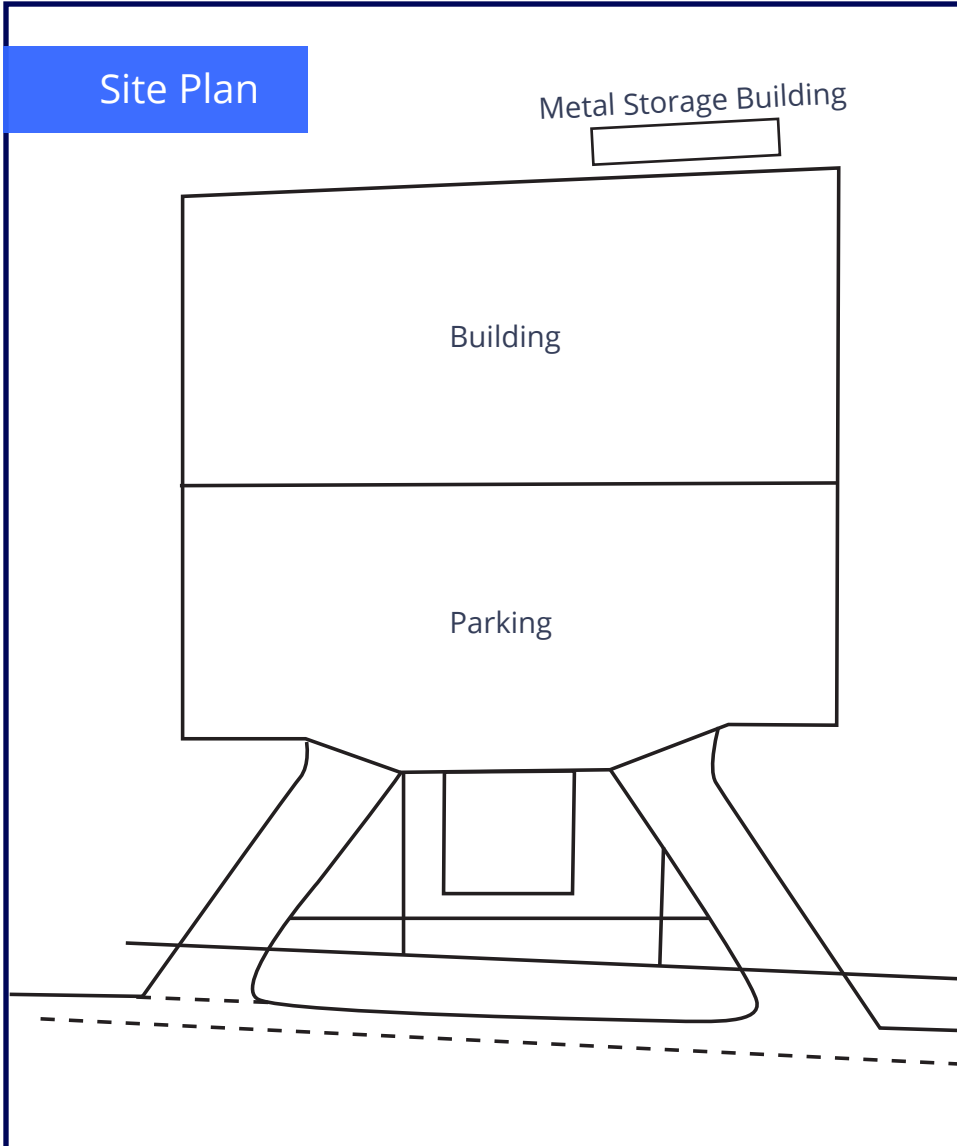
Zoning: R-B (Retail Business)



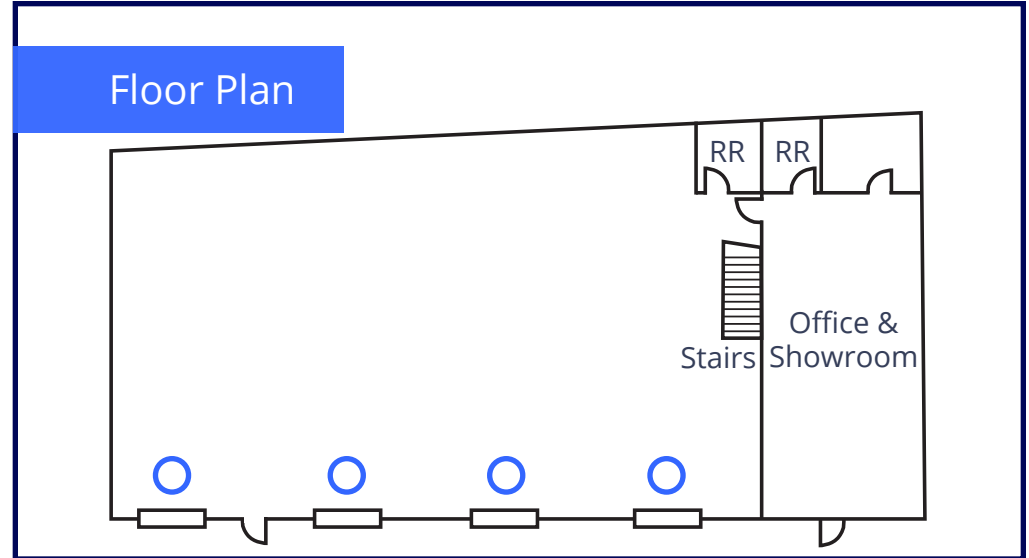


# Site & Floor Plan

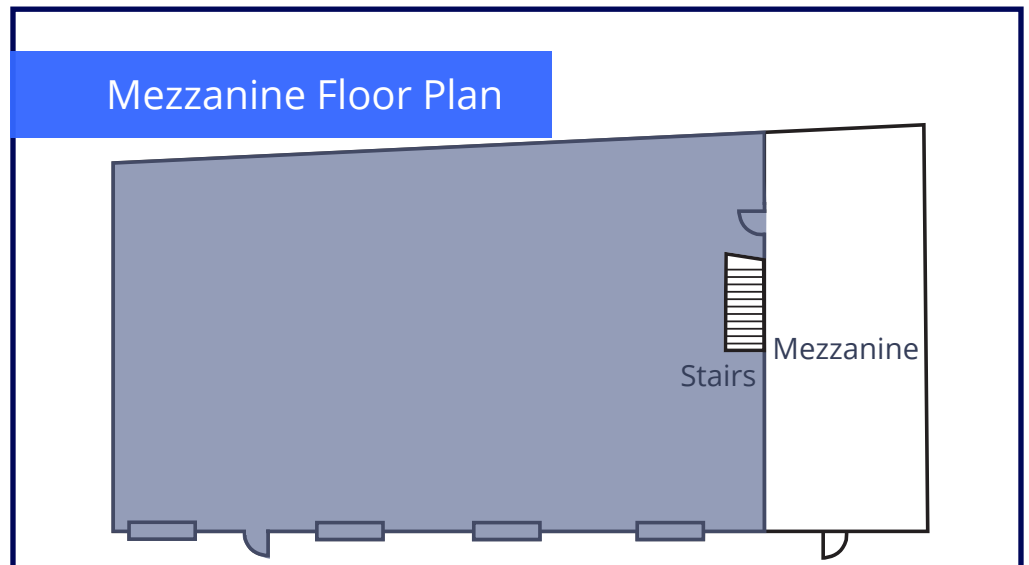
Site Plan



Floor Plan

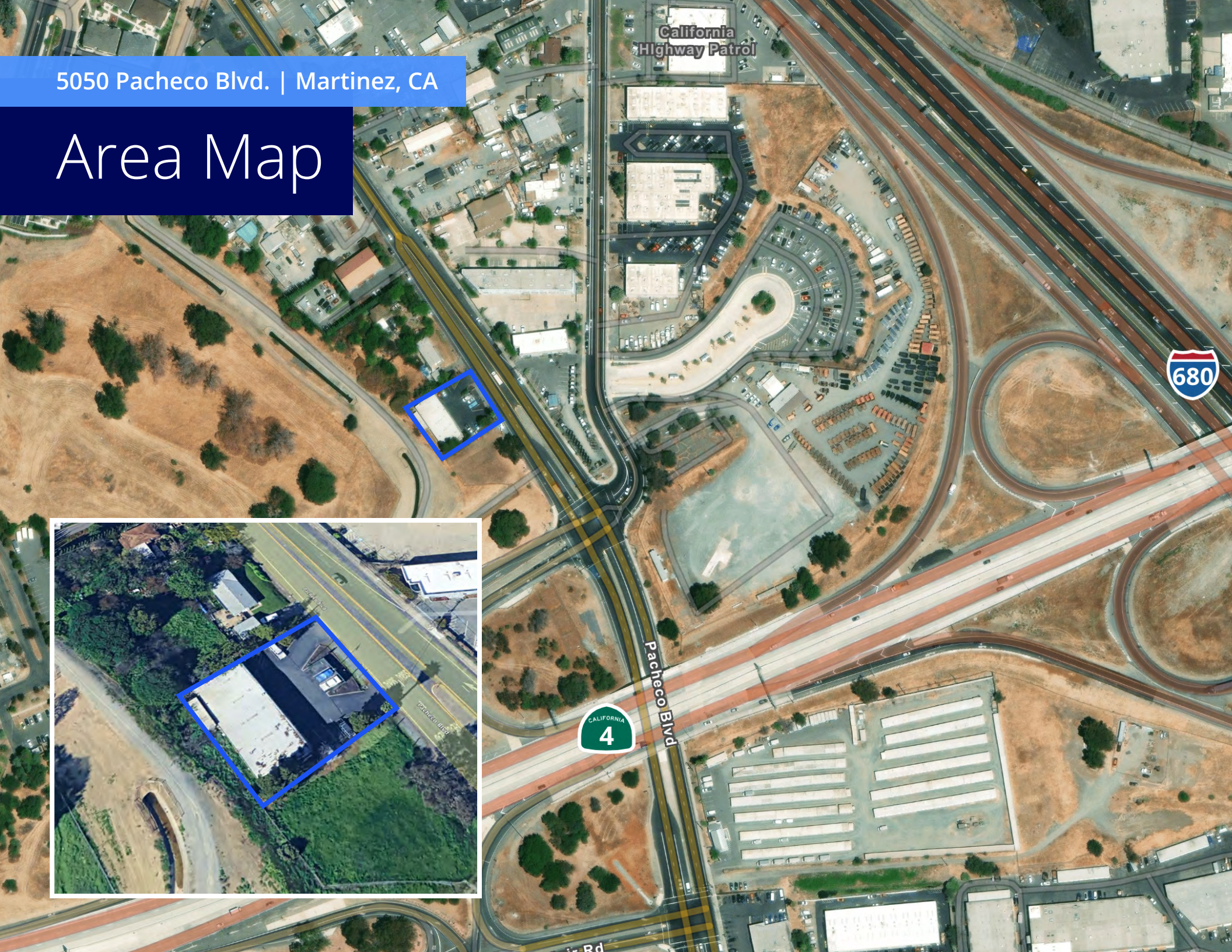


Mezzanine Floor Plan



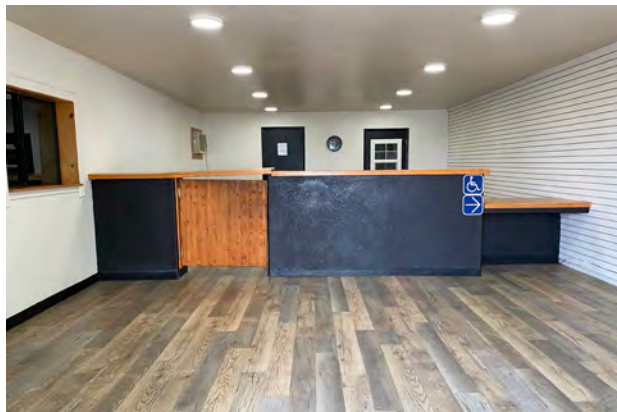
5050 Pacheco Blvd. | Martinez, CA

# 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.)  
**Total Project Cost \$1,780,000**

SOURCE OF FUNDS	AMOUNT	RATES	DURATION	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank	50% \$890,000	5.90% Estimated	5 Yr. FIXED 25 Yr. Amort.	1st Deed	\$5,690	\$68,280
SBA 504 / TMC	41%* \$736,000	5.94% Estimated	25 Yr. FIXED 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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TMC Financing is a nonprofit Certified Development Company (CDC) certified and regulated by the:





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