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## PROJECT HIGHLIGHTS

- Condos be Purchased Individually or Together
- 8 Separate Units Ranging from ±6,181 SF, up to ±12,871 SF (Can be Combined for ±70,505 SF)
- Renovated in 2008
- Fantastic Clear Height: 34'
- Located in Opportunity Zone
- Zoning: Heavy Industrial
- Easy Access to Highways 101, 280, and 87
- 2nd Story Office Space in Each Unit, Equipped with HVAC and Drop Ceiling

- 1.24 / 1,000 Parking Ratio
- Ideal Spaces for Wineries, Breweries and Distilleries with Tasting Rooms
- Each Unit Equipped with 200 Amps @ 480 Volts
- Outdoor Semi-Truck Loading Dock, Direct from 10th Street
- · Grade Level Doors on All Rear and Side Units
- 20-Year Roof Warranty to 2032
- Fully Funded Association

Currently in Place

• Neighboring Vacant Lot (±39,640 SF) For Sale

Short Term Parking and Storage Leases

FOR SALE 2121-2159

SAN JOSE, C



### SITE PLAN



= AVAILABLE



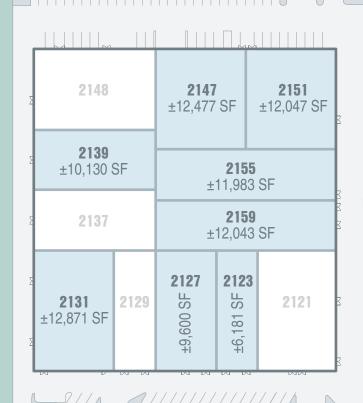
= NOT A PART



= Outdoor Lot/Yard for Sale at \$75/SF

±40,000 SF





S. 10TH STREET



\*Drawing may not be to scale

# SAMPLE SBA LOAN (CONDO)

#### 2151 S. 10TH STREET

±12,047 SF AT \$3,000,000

#### SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	<b>50</b> %	\$1,505,875	3.95%	25	25	\$7,907
SBA (2nd)*	40%	\$1,238,700	2.88%	25	25	\$5,797
Down Payment	10%	\$301,175				
				Total Monthly	Payment	\$13,704

<sup>\*</sup> Includes financed SBA fee of \$34,000

#### **Total Payment PSF** \$1.14

Monthly Ownership Costs		Out of Pocket Costs	
Mortgage Payments	\$13,704	Down Payment	\$301,175
Insurance & Property Tax	\$3,263	Estimated Bank Fees	\$7,529
Average Principal paydown benefit  Total <u>Effective</u> Monthly	(\$5,866)	Appraisal & Environmental Reports	\$5,500
Ownership Costs	\$11,101	<b>Total Out of Pocket Costs</b>	\$314,204

Total <u>Effective</u> Monthly
Ownership Costs PSF \$0.92



<sup>\*</sup>Please verify with your lender

# INDUSTRIAL CONDOS + LAND FOR SALE



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20-0311 | 07/20

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