

INDUSTRIAL CONDOS + LAND FOR SALE

CONDOS
\$250/SF

HISTORICALLY LOW INTEREST RATES!



SOUTH 10TH STREET, SAN JOSE

CONOR BOONE | 408.987.4110 | CBOONE@NGKF.COM | CA LIC 02089370
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 **Newmark
Knight Frank**
3055 OLIN AVENUE, SUITE 2200 SAN JOSE, CA 95128

PROJECT HIGHLIGHTS

- Condos be Purchased Individually or Together
- 8 Separate Units Ranging from $\pm 6,181$ SF, up to $\pm 12,871$ SF (Can be Combined for $\pm 70,505$ 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
- Neighboring Vacant Lot ($\pm 39,640$ SF) For Sale
- Short Term Parking and Storage Leases Currently in Place



FOR SALE
2121-2159
S. 10TH STREET
SAN JOSE, CA

LOCATION



FOR SALE

2121-2159

S. 10TH STREET

SAN JOSE, CA

SITE PLAN



= AVAILABLE



= NOT A PART



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

±40,000 SF



2148	2147 ±12,477 SF	2151 ±12,047 SF
2139 ±10,130 SF	2155 ±11,983 SF	
2137	2159 ±12,043 SF	
2131 ±12,871 SF	2129	2127 ±9,600 SF
		2123 ±6,181 SF
		2121

S. 10TH STREET

*Drawing may not be to scale

FOR SALE

2121-2159

S. 10TH STREET

SAN JOSE, CA

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)	50%	\$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

* Includes financed SBA fee of \$34,000

Total Payment PSF \$1.14

Monthly Ownership Costs

Mortgage Payments	\$13,704
Insurance & Property Tax	\$3,263
Average Principal paydown benefit	(\$5,866)
Total <u>Effective</u> Monthly Ownership Costs	\$11,101

Out of Pocket Costs

Down Payment	\$301,175
Estimated Bank Fees	\$7,529
Appraisal & Environmental Reports	\$5,500
Total Out of Pocket Costs	\$314,204

Total Effective Monthly Ownership Costs PSF \$0.92

*Please verify with your lender

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