

FOR SALE

48571
MILMONT DR

FREMONT, CA

NEWMARK

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BUILDING HIGHLIGHTS

PRICE \$18,999,999

PRICE/SF \$296

BUILDING SF ±64,000

POWER 2000 Amps

DOORS 3 GL and 1 Dock

FIRST FLOOR SF ±51,240

SECOND FLOOR SF ±12,760

OFFICE / R&D SPACE ±34,000 SF (53%)

WAREHOUSE SPACE ±30,000 (47%)

WAREHOUSE CLEAR HEIGHT ±28'

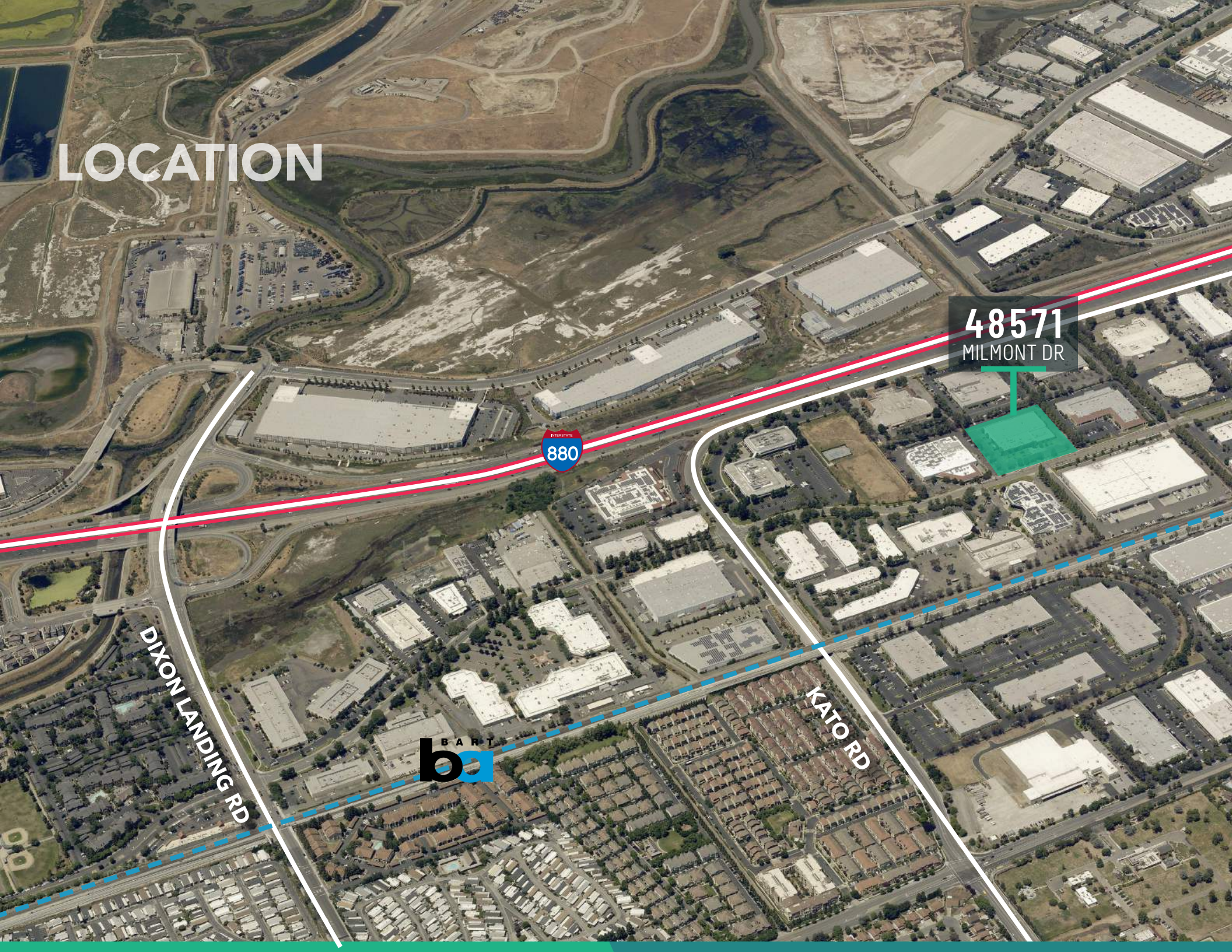
PARCEL NO. 519-1010-87



Newly Renovated!



LOCATION



48571
MILMONT DR

INTERSTATE
880

DIXON LANDING RD

BART
ba

KATO RD

SAMPLE LOAN STRUCTURE

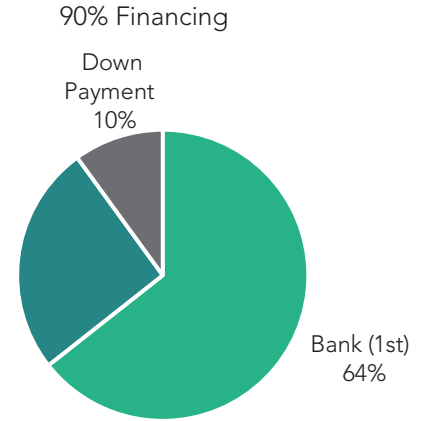
CAPITAL ACCESS GROUP SBA 504 Loan Sample Structure

Property Address: 48571 Milmont, Fremont

Project Details

Purchase Price	\$18,999,999	Property Address	48571 Milmont, Fremont
Improvements		Building Size (s.f.)	64,000
		Price Per Sq. Ft.	\$296.87
Total Project Cost	\$18,999,999		

SBA (2nd)*
26%



SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	64%	\$12,231,999	3.15%	25	25	\$58,964
SBA (2nd)*	26%	\$5,000,000	2.55%	25	25	\$22,557
Down Payment	10%	\$1,900,000				

* Includes financed SBA fee of

\$132,000

Total Monthly Payment	\$81,521
Total Payment PSF	\$1.27

Monthly Ownership Costs

Mortgage Payments	\$81,521
Insurance & Property Tax	\$20,583
Average Principal paydown benefit	(\$39,319)
Total <u>Effective</u> Monthly Ownership Costs	\$62,786

Out of Pocket Costs

Down Payment	\$1,900,000
Estimated Bank Fees	\$91,740
Appraisal & Environmental Reports	\$6,500
Total Out of Pocket Costs	\$1,998,240

Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

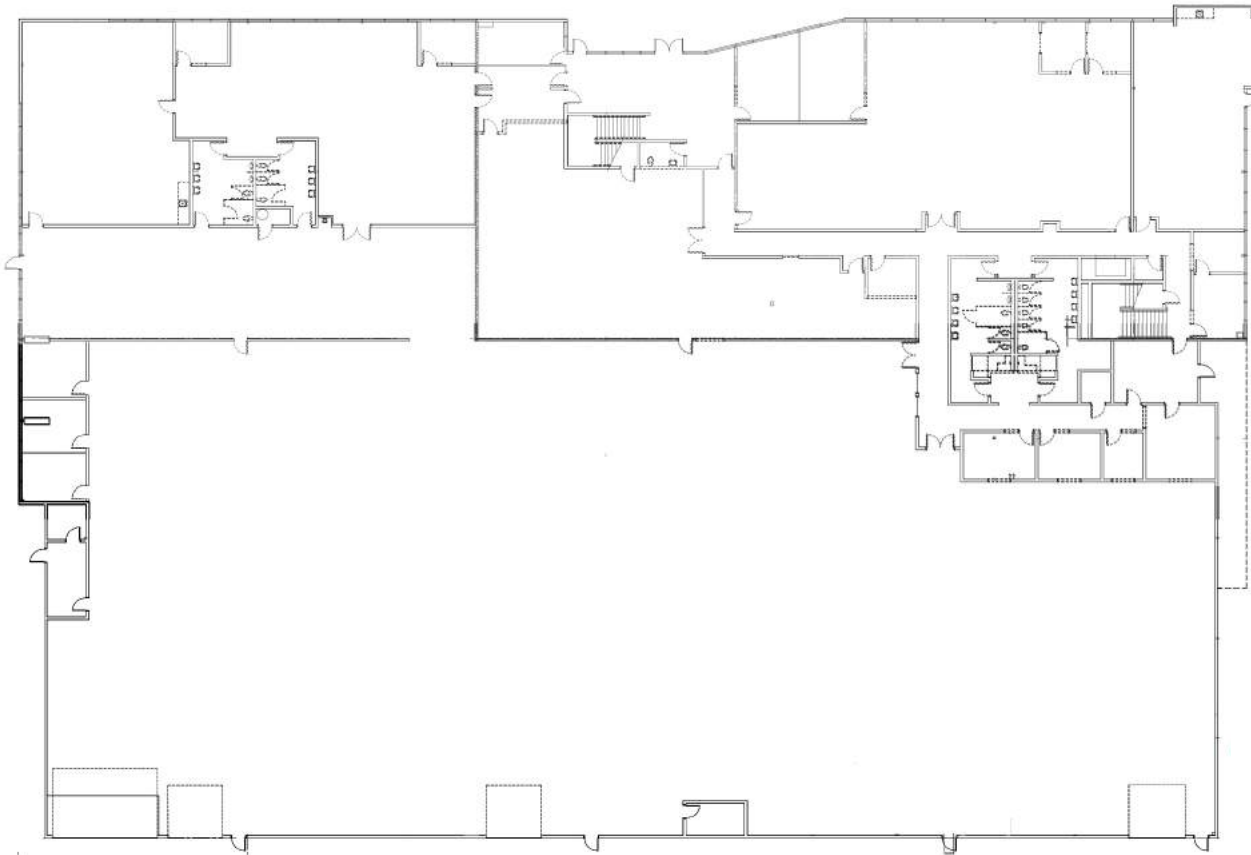
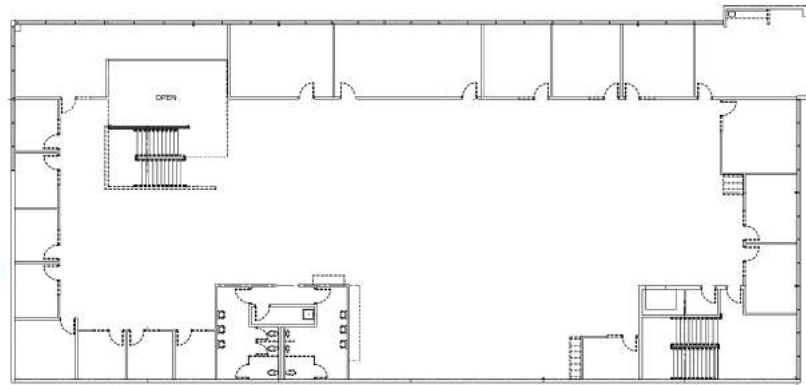
- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.65% of the SBA loan amount plus a \$2,500 attorney flat fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates.
- Bank Fees are estimated at .75% of bank loan amount.
- Insurance & Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

** Date Prepared: 12/21/2020



FLOORPLANS

SECOND FLOOR



FIRST FLOOR

48571
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AMENITIES



RESTAURANTS & CAFES
 Coffee Bean & Tea Leaf
 Chick-fil-A
 Chipotle Mexican Grill
 Fish's Wild Fish Grill
 Five Guys
 Panda Express
 Panera Bread
 Premier Pizza
 Rok Steakhouse & Grill
 SAJJ Falafel

HOTELS
 Courtyard San Jose

RETAIL
 CVS
 Target

BANKS
 Chase
 Fidelity
 Union Bank

RESTAURANTS & CAFES
 85c Bakery Cafe
 Anjappar Chettinad
 Indian
 Fantasia Coffee & Tea
 Loving Hut
 Mayflower Seafood
 Pepper Lunch USA
 QQ Noodle
 Sizzling Stone
 Thai Café Restaurant

HOTELS
 Crowne Plaza San Jose
 Hampton Inn Milpitas

BANKS
 CTBC Bank
 East West Bank
 EverTrust Bank

RESTAURANTS & CAFES
 Banana Leaf
 Black Angus Steakhouse
 Dishdash Grill
 In-N-Out Burger
 McDonald's
 Starbucks
 Shabuya
 Sushi King
 The Green Barn
 Togo's

HOTELS
 Extended Stay America
 Hilton Garden Inn
 Larkspur Landing

RETAIL
 Ashley Home Store
 AT&T, Verizon, T-Mobile
 Best Buy
 Dollar Tree
 Mattress Firm
 PetSmart
 Ross Dress for Less
 Wal-Mart

BANKS
 Bank of America
 Charles Schwab
 Wells Fargo

@first

MILPITAS SQUARE

MCCARTHY RANCH

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