

FOR SALE

± 6,017 Square Foot Building

2515 S. Birch St., Santa Ana, CA

Voit

REAL ESTATE SERVICES



NEWLY REFURBISHED!!!

Features

- ±6,017 SF Freestanding Building
- Approximately 7,800 SF Private Secured Yard
- Approximately 1,225 SF New Office Space
- Lucrative Enterprise Zone Benefits
- 16' Warehouse Height
- 300 Amps of Power



Todd Martens

Lic #01469247

949.263.5331

tmartens@voitco.com

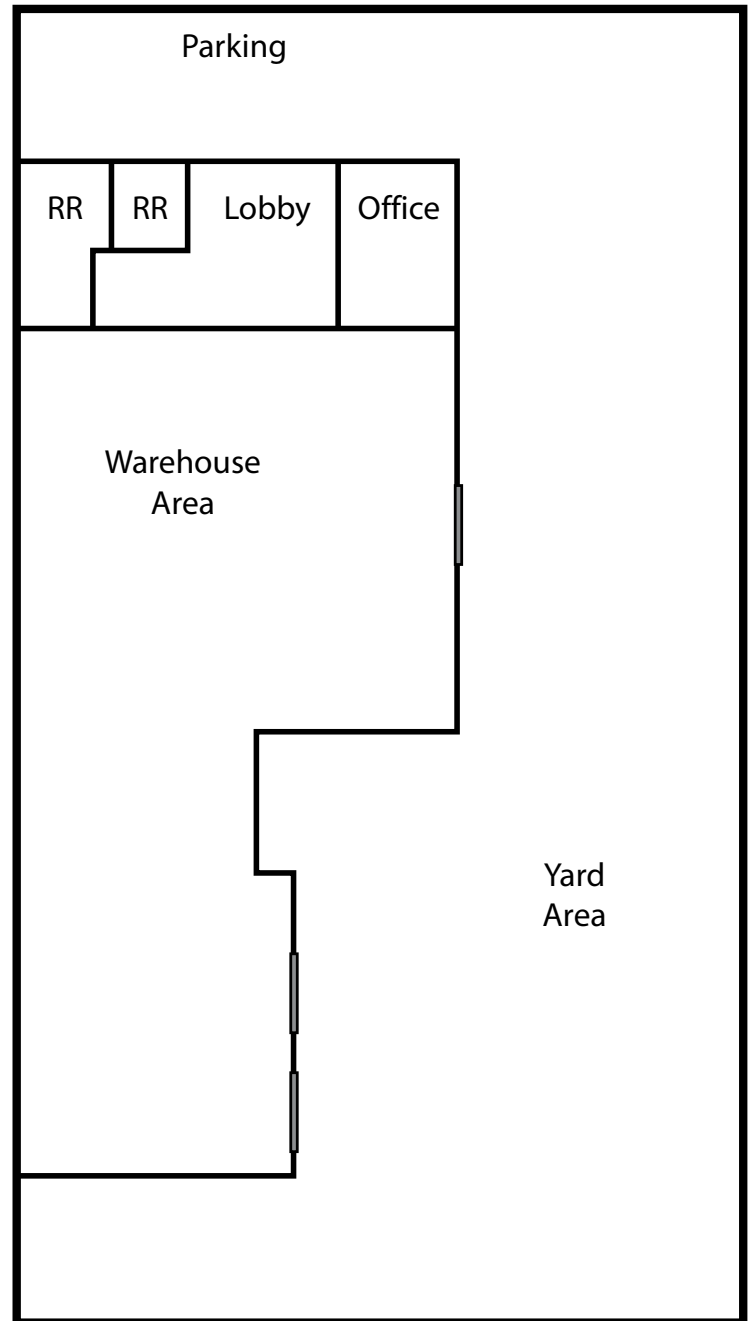
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As of March 18th, 2011

Financing Solutions Provided by:

Matt Foster

Vice President, Business Banking Group
949 722 2695
949 433 0091 (mobile)
415 796 6017 (fax)

Todd Martens & Rick Ellison

Cushman & Wakefield
(949) 955 7657 - Todd
(949) 930 9231 - Rick

Valued Client

2515 S. Birch Street
Purchase Price of \$750,000

Commercial Real Estate Purchase Analysis

Total Purchase Price* **\$750,000** †

	Conventional		SBA 504 Option #1		SBA 504 Option #2	
	5 yr Fixed	10 yr Fixed	5 yr Fixed	20 yr Fixed	10 yr Fixed	20 yr Fixed
	Fixed	Fixed	1st	2nd	1st	2nd
Down Payment	\$187,500	\$187,500	\$75,000		\$75,000	
LTV	75%	75%	90%		90%	
Loan Amount	\$562,500	\$562,500	\$375,000	\$300,000	\$375,000	\$300,000
Financed Fee				\$8,450.00		\$8,450.00
Rate (%)*	5.000%	6.000%	4.850%	5.930%	5.900%	5.930%
Amortization	25	20	25	20	25	20
Term (Years)	5	10	20	20	20	20
504 Monthly Payment			(\$2,159.57)	(\$2,197.39)	(\$2,393.26)	(\$2,197.39)
Total Monthly Payment	(\$3,288.32)	(\$4,029.92)	504 Total (\$4,356.96)		504 Total (\$4,590.65)	

Estimated Real Estate Loan Fees

	0.500%	0.500%	1.000%	2.150%	1.000%	2.150%
Loan Fee %*						
Loan Fee	\$2,812.50	\$2,812.50	\$3,750.00	\$8,450.00	\$3,750.00	\$8,450.00
Appraisal & Review*	\$2,500.00	\$2,500.00	\$2,500.00	Fee Combined	\$2,500.00	Fee Combined
Environmental*	\$0.00	\$0.00	\$900.00	Fee Combined	\$900.00	Fee Combined
Legal*	\$0.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$2,000.00
Title (.006% of Loan Amount)	\$0.00	\$0.00	\$0.00	Fee Combined	\$0.00	Fee Combined
Escrow*	\$0.00	\$0.00	\$0.00	Fee Combined	\$0.00	Fee Combined
Other*	\$800.00	\$800.00	\$1,500.00	\$0.00	\$1,500.00	\$0.00
Total	\$6,112.50	\$6,112.50	\$8,650.00	\$0.00	\$8,650.00	\$0.00

*For 504, this is Bank Interim Loan Fee

Total Out of Pocket Expenses
(Down Payment and Closing Costs)

504 Total

504 Out of Pocket
Expense

504 Total

504 Out of Pocket
Expense

* Required Field - variable information

** SBA Loan fee is financed with Debenture

*** Loan fee can be discounted based on Bank of America relationship

† Total Purchase Price Includes

Tenant Improvement Costs:

Any transaction arising from this comparison is expressly subject to credit approval by Bank of America and to the execution and delivery of transaction documentation satisfactory to Bank of America. Additional Terms and Conditions not presented in this comparison will apply. Amounts shown are for comparative purposes only. Actual final transaction amounts may differ. Equal Opportunity Lender.

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