

# OFFICE BUILDING FOR SALE

# ±10,104 SF



1850  
**WARBURTON**  
— AVENUE —

SANTA CLARA, CA

*DO NOT DISTURB TENANTS*

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# FEATURES



32 parking spaces with additional street parking



±26,136 SF (0.6 acres)



Walk score of 81



CALTRAIN  
1.5 miles  
6 minute drive



SJC Airport  
5 minute drive  
SFO Airport  
35 minute drive

- Owner-occupied or leased investment
- Construction type: Masonry
- Built 1974
- Zoned CC, parcel 224-20-055
- \$2.50 asking FS rents
- Potential development - FAR-0.41
- Silicon Valley Power
- **Short** term Leases Available

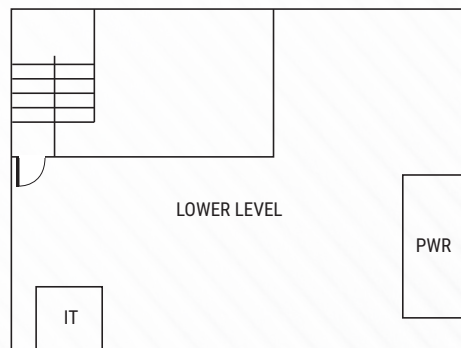
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# FLOORPLANS (NOT TO SCALE)

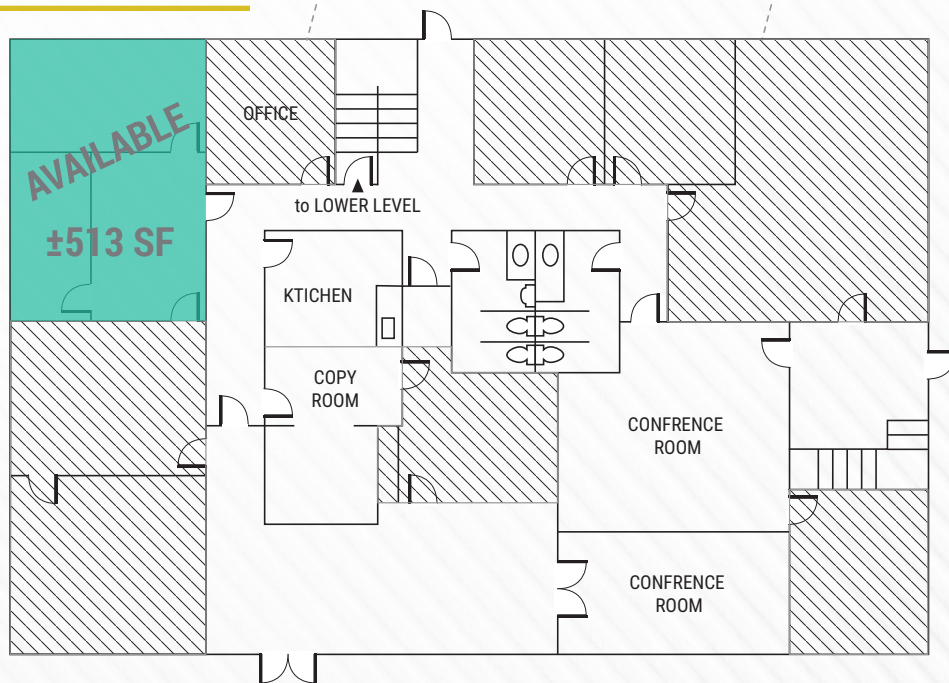
2nd Floor —————  
 1st Floor —————  
 Lower Level —————

## LOWER LEVEL

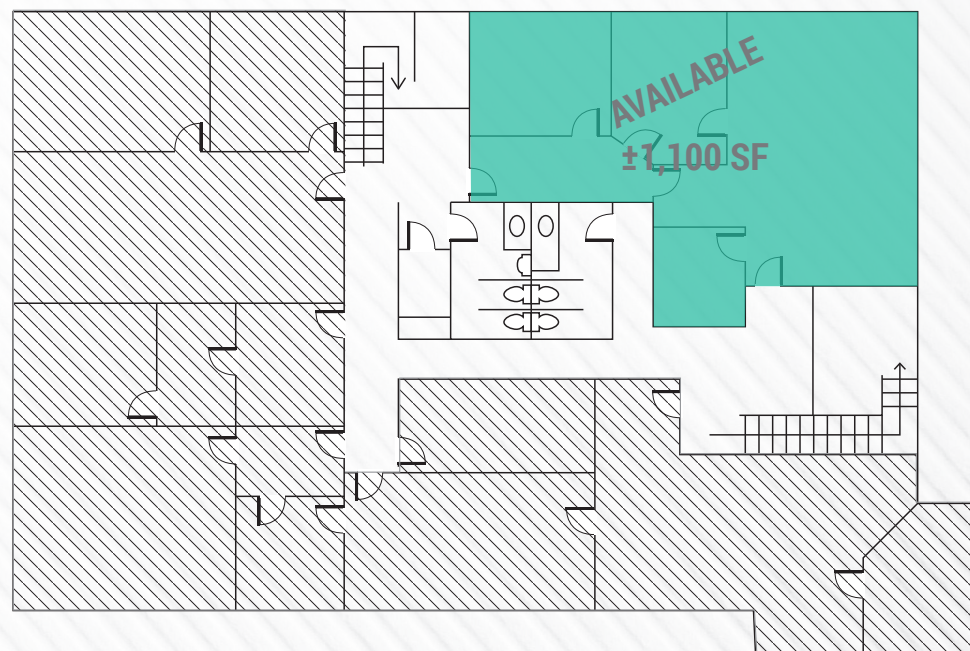
Bonus ±600 SF  
 Not included



## 1ST FLOOR



## 2ND FLOOR



= LEASED

= AVAILABLE

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# MONTHLY RENT ROLL

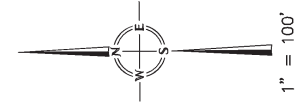
TENANT	LEASE TERM	SQUARE FOOTAGE LEASED	RENT FS
A	10/1/2018 - 10/31/2020	~1660	\$3250.00
B	12/1/2017 - 11/30/2020 *Increase 7% on 12/1/2019	~623	\$1000.00
C	12/1/2017 - 11/30/2018 Month to Month	~300	\$625.00
D	7/22/2018 - 7/21/2019	~475	\$600.00
E	10/1/2018-9/3/2019	~156	\$300.00
F	10/15/2018 - Month to Month	~150	\$300.00
G	10/1/2018 - 10/30/2019	~156	\$300.00
H	12/1/2017 - 12/30/2018 Month to Month	~156	\$250.00
I	Available	1774	\$0.00
J	Seller	5300	\$0.00
Total Per Month:			\$6,625.00
Total Per Year:			\$79,500.00

# PARCEL MAP

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK 224 PAGE 20

TOWN OF SANTA CLARA



BOOK 269

TRA DET. MAP 104  
LAWRENCE E. STONE — ASSESSOR  
Cadastral map for assessment purposes only.  
Compiled under R. & T. Code, Sec. 327.  
Effective Roll Year 2013-2014

# LOAN SAMPLE STRUCTURE

## Project Details

Purchase Price	\$3,950,000	Property Address	1850 Warburton Ave, Santa Clara
Improvements		Building Size (s.f.)	10,104
		Price Per Sq. Ft.	\$390.93
<b>Total Project Cost</b>	<b>\$3,950,000</b>		

## SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st) - Wells Fargo Bank	50%	\$1,975,000	4.95%	25	25	\$11,488
SBA (2nd)*	40%	\$1,624,000	4.53%	25	25	\$9,054
Down Payment	10%	\$395,000				
* Includes financed SBA fee of \$44,000						
				<b>Total Monthly Payment</b>		\$20,543
				<b>Total Payment PSF</b>		\$2.03

## Monthly Ownership Costs

Mortgage Payments	\$20,543
Insurance & Property Tax	\$4,279
Average Principal paydown benefit	<u>(\$6,403)</u>
<b>Total <u>Effective</u> Monthly Ownership Costs</b>	<b>\$18,418</b>

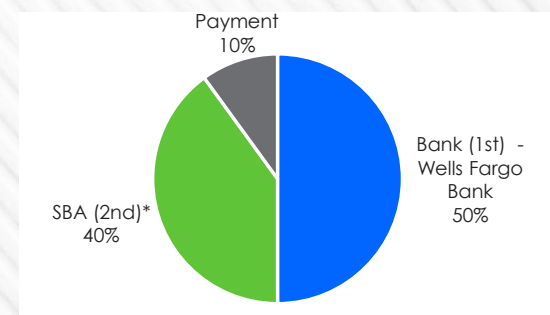
## Out of Pocket Costs

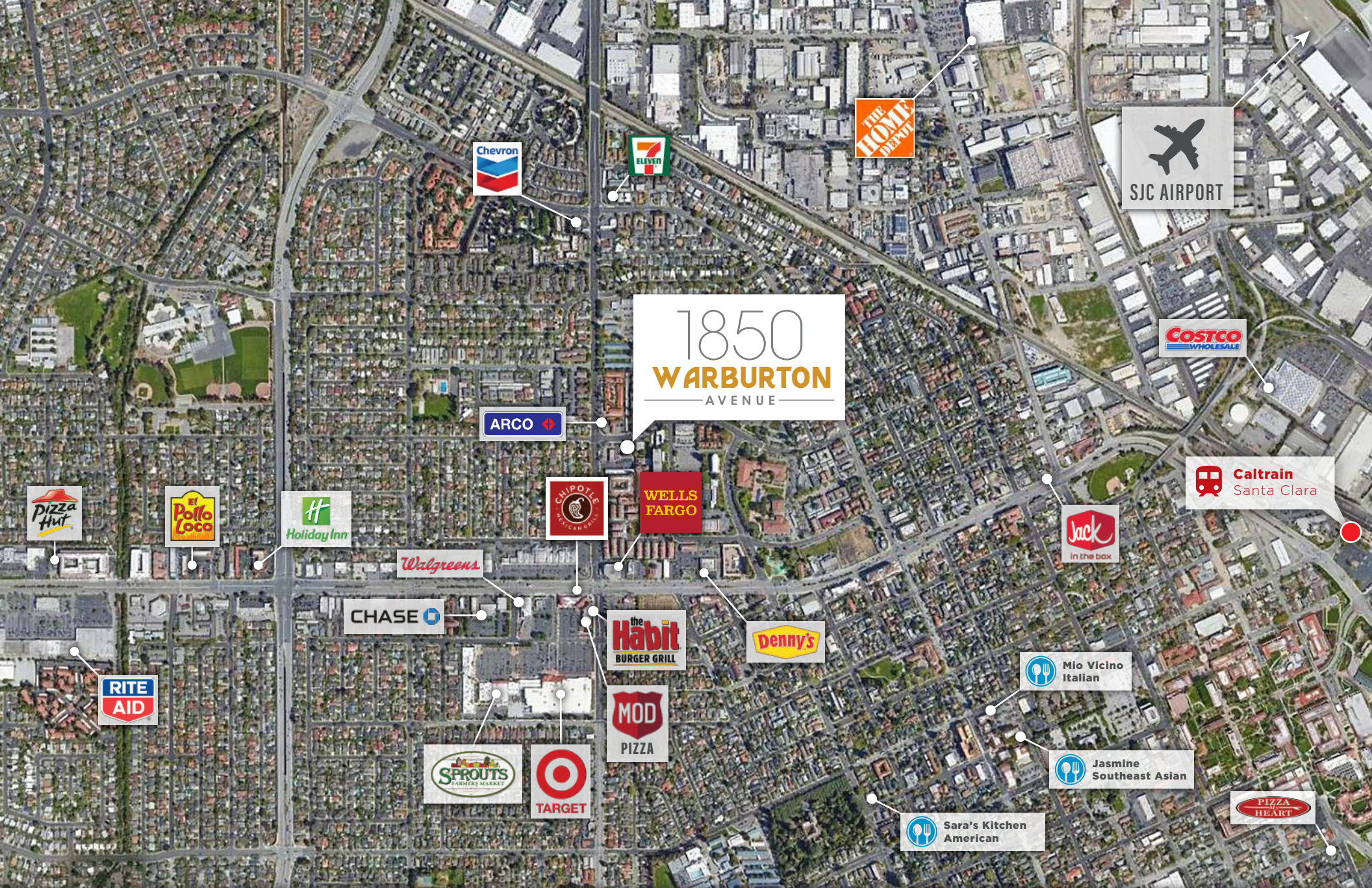
Down Payment	\$395,000
Estimated Bank Fees	\$14,813
Appraisal & Environmental Reports	\$5,500
<b>Total Out of Pocket Costs</b>	<b>\$415,313</b>

## 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 \$2,000 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.





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