



**New Price!**



## For Sale: Single User Industrial

26 Woodland Ave., San Rafael, CA

- Close to Central San Rafael
- 1 Roll-up Door
- Parking in Front
- Barrel Ceiling
- Single User Industrial
- Skylights

### Offering Summary

Asking Price:	<del>\$995,000</del>	<del>\$1,195,000</del>
Price Per Sq. Ft.:	\$ 208 psf	
Total Building Sq. Ft.:	4,777 +/- sq. ft.	
Total Land Sq. Ft.:	4,850 +/- sq. ft.	

Contact:

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Lic#: 00785623



**HL Commercial Real Estate**  
70 Mitchell Blvd., Suite 202  
San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)

# For Sale: Single User Industrial

26 Woodland Ave., San Rafael, CA 94901

## Building/Space Description:

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This single user industrial warehouse includes interior offices, two bathrooms and a legal mezzanine. Parking in front of the building.

## Location Description:

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This property is located on Woodland Avenue, close to Downtown San Rafael with easy access to Highway 101. Surrounding businesses include Jackson Hardware and Office Depot.

## Property Details:

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Assessor's Parcel #:	013-162-21
Total Building Square Feet:	4,777 +/- sq. ft.
Total Square Feet of Land:	4,850 +/- sq. ft.
Year Constructed:	1953 +/-
Number of Parking Spaces:	4 On site
Type of Construction:	Concrete Slab/concrete block
Roof Type:	Built-up Barrel Roof (11 years old +/-)
Ceiling Clear Height:	16-20 feet
Power Available at Sub-Panel:	400 amps +/-
Number of Roll-up Doors:	One
Fenced Yard:	Yes
Zoning/Permitted Uses:	<a href="#">I (Industrial District)</a>
Fire Sprinklers:	No
Heating and Air Conditioning:	No
Flood Zone Designation:	Zone AE (An Area Inundated by 100-year flooding)

This land covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on the NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.

## Financial Terms:

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Sale Price:	\$995,000.00 (\$208.29 psf)
Financing:	Conventional/SBA/ACTS

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# For Sale: Single User Industrial

26 Woodland Ave., San Rafael, CA 94901



Contact:

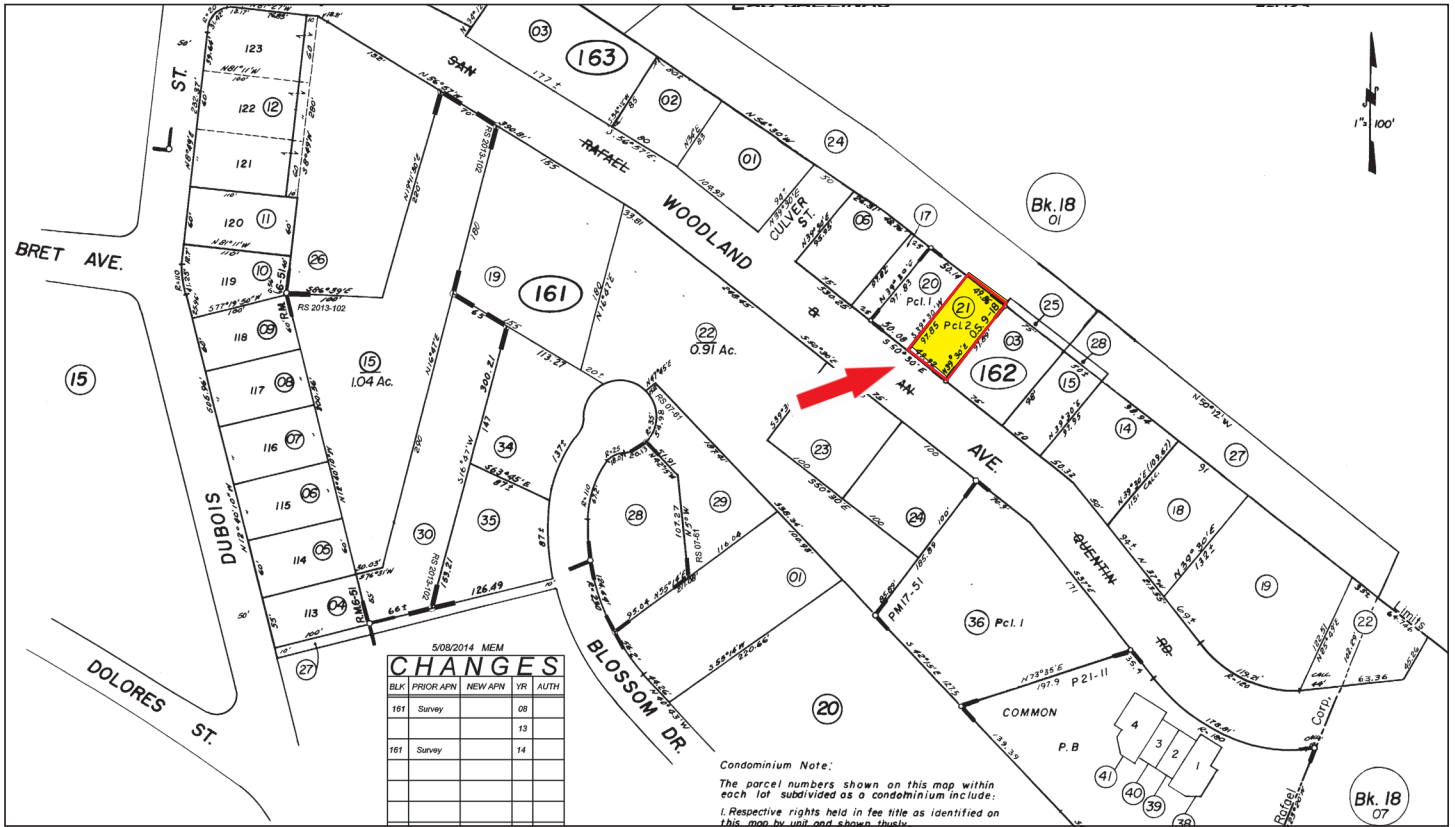
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# For Sale: Single User Industrial

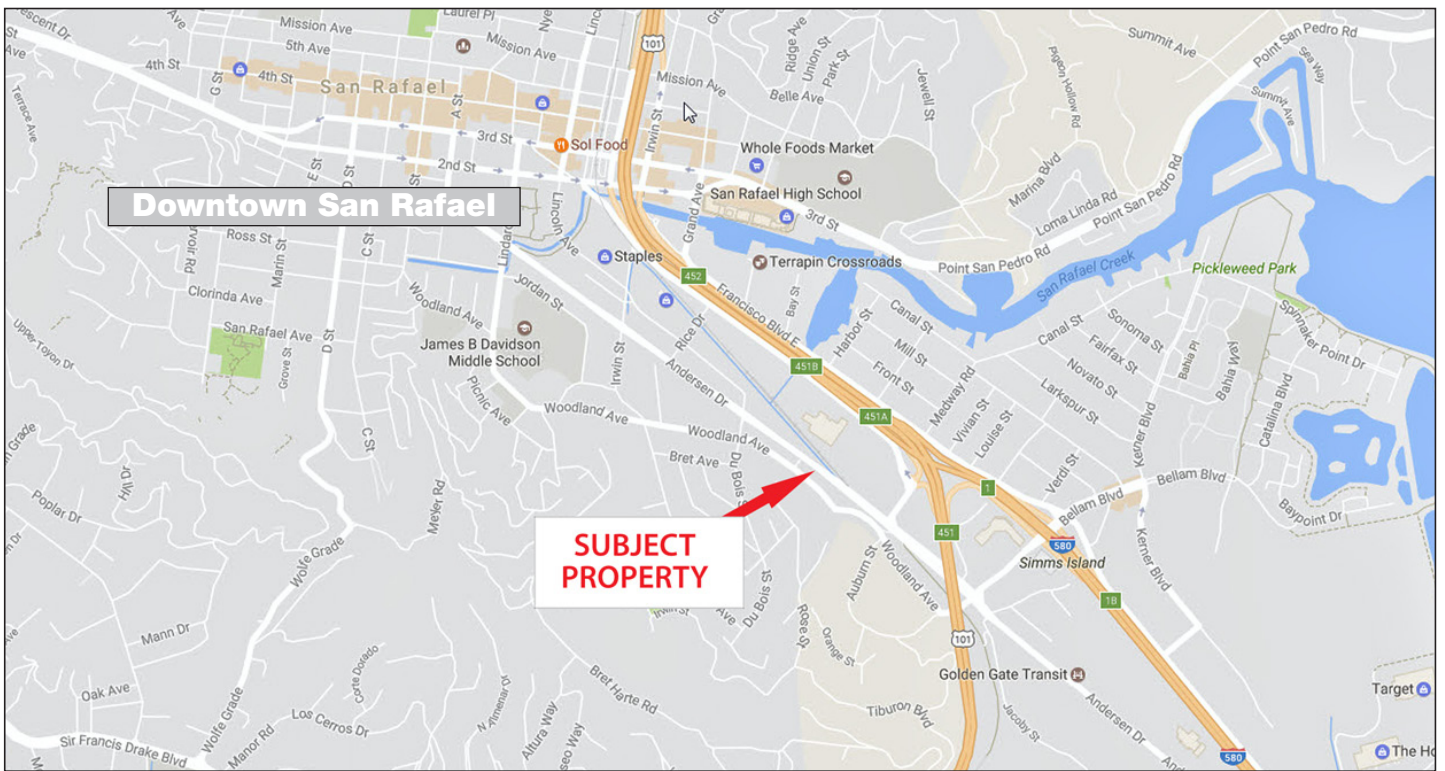
26 Woodland Ave., San Rafael, CA 94901



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# For Sale: Single User Industrial

26 Woodland Ave., San Rafael, CA 94901



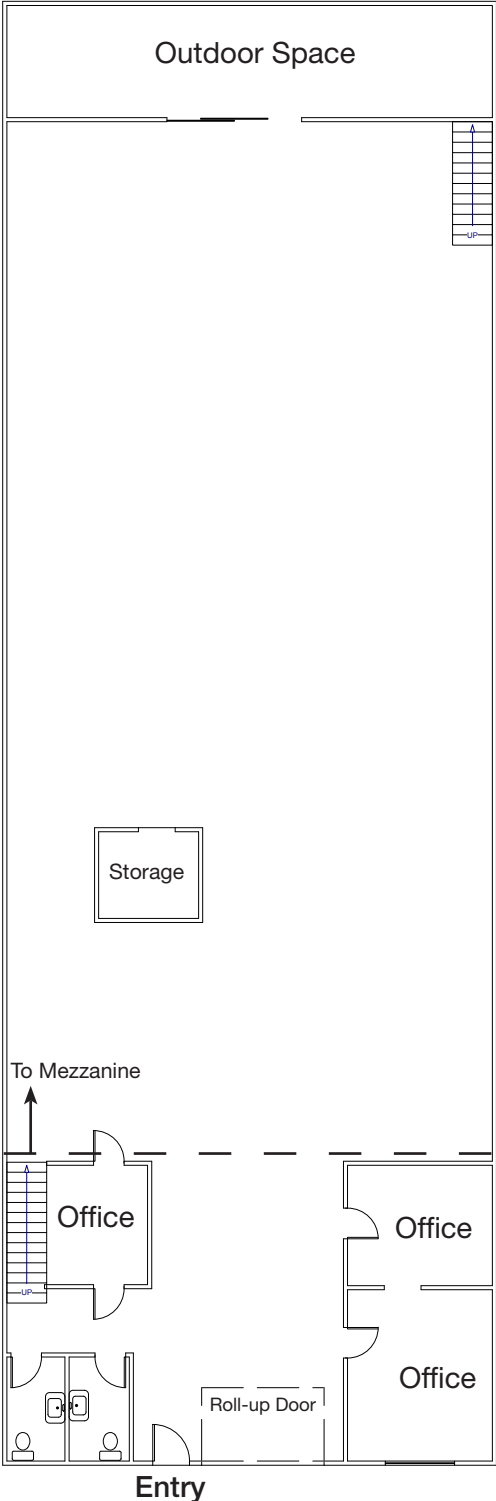
[Click here to View in Google Maps](#)



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26 Woodland Ave., San Rafael, CA 94901



Floor Plan Not to Scale

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Woodland Avenue

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# For Sale: Single User Industrial

26 Woodland Ave., San Rafael, CA 94901

## SBA 504 Loan Scenario

Industrial Property for Sale

Scenario as of: 8/25/2017



Own the Business? Own the Building.

Purchase Price	\$995,000
Improvements	\$0
Other	\$0
<b>Total Project Costs</b>	<b>\$995,000</b>

### 26 Woodland Ave., San Rafael, CA

Building Size	4,777 sf
Price per Sq. Ft.	\$208.29 psf

### Property Contact

Peter Gettner

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San Rafael, CA 94903-2102  
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### 90% SBA 504 Financing Example

Financing Package		Amount	Rate	Term	Amort	Monthly Pymt
Bank 1st Mortgage	50%	\$ 497,500	4.75%	10 Yrs	25 Yrs	\$ 2,836
SBA 504 2nd Mortgage*	40%	\$ 410,000	4.53%	20 Yrs	20 Yrs	\$ 2,601
Down Payment	10%	\$ 99,500				
*Includes financed SBA fee of \$12,000			<b>4.65%</b>		<b>\$1.14 PSF</b>	<b>\$ 5,437</b>

### Monthly Costs

	PSF	Monthly
Mortgage Payments	\$1.14	\$5,437
<b>Total Monthly Payment</b>	<b>\$1.14 PSF</b>	<b>\$5,437</b>

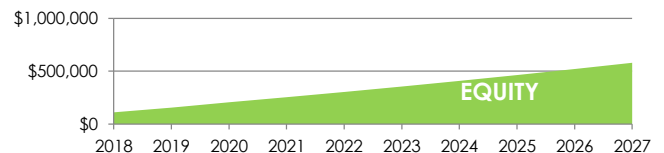
### Adjusted Monthly Costs

	PSF	Monthly
Total Monthly Payment	\$1.14	\$5,437
Less Depreciation	(\$0.36)	-\$1,701
<b>Total Adjusted Monthly Payment</b>	<b>\$0.78 PSF</b>	<b>\$3,736</b>

### Out of Pocket Expenses

Cash Down Payment	10.0%	\$99,500
Estimated Bank Fees	1.0%	\$4,975
<b>Total Cash Required</b>		<b>\$104,475</b>

### Invest in Your Future: Equity Over First 10 Years



### Assumptions:

The following assumptions were made in the preparation of this sample. Please let us know if there are specific values you'd like to see.

- Bank rate, terms and fees are estimated and vary depending on lender.
- SBA rate is as of Aug '17. Actual rate is set at debenture sale.
- All fees and expenses are estimated and will vary by vendor.
- SBA Fee is estimated at 2.15% plus a \$2,500 legal fee. Fees are financed.
- Operating costs, title and insurance are estimates.
- Depreciation is estimated at an 80% bracket over 39 years.
- Equity is based on a 2.0% annual appreciation rate.
- 90% LTV financing generally does not require additional collateral.