

FOR SALE/LEASE

Furnished Medical/Office Condo

576 N Sunrise Ave, Roseville, CA 95661

SUITE 210: ±2,897 SF TOTAL



CONTACT

Jon R. Walker, SVP, Partner
916.751.3631 | jwalker@kiddermathews.com
LIC #01204666



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576 N Sunrise Ave, Suite 210: ±2,897 SF

SALE PRICE: \$915,000 (\$315/SF), LEASE RATE: \$2.50/SF FS

LEASE & PURCHASE OPTIONS

1. Shared office & staff + lease 1,700 SF
2. Lease a separate suite 1,700 SF - 2,897 SF
3. Purchase the condo for your own use
4. Purchase and owner will lease back 1,200 SF

CAM: \$0.34 SF per month

1,700 SF - 2,897 SF available for lease

Rear and side windows overlook a park-like setting

5 exam rooms with sinks, private offices, break room & formal reception area

Located near Sutter and Kaiser Hospitals

Adventist Health is constructing a new headquarters administration office across the street

APN: 456-290-006, Year Built: 2007

Nearby restaurants include: Paul Martins, Blue Nami Sushi, Chicago Fire, Erik's Deli Cafe, Panda Express, Mikuni Sushi, Starbucks & Panera are just a few of the nearby eateries

The Westfield Galleria and The Fountains are within a 5 minute drive of the Subject Property



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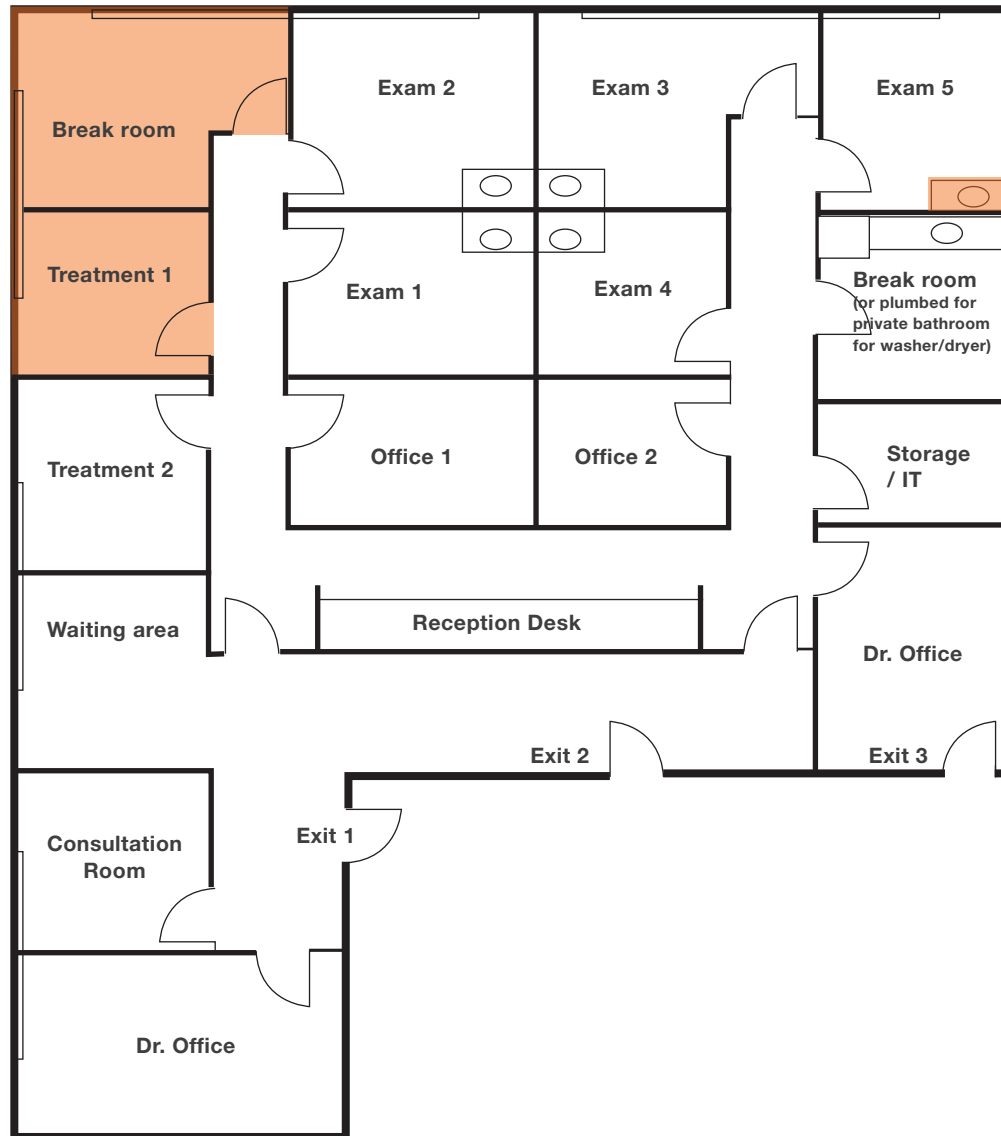


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576 N Sunrise Ave, Suite 210: ±2,897 SF

FLOOR PLAN / POTENTIAL REMODEL

 Easy additions to make



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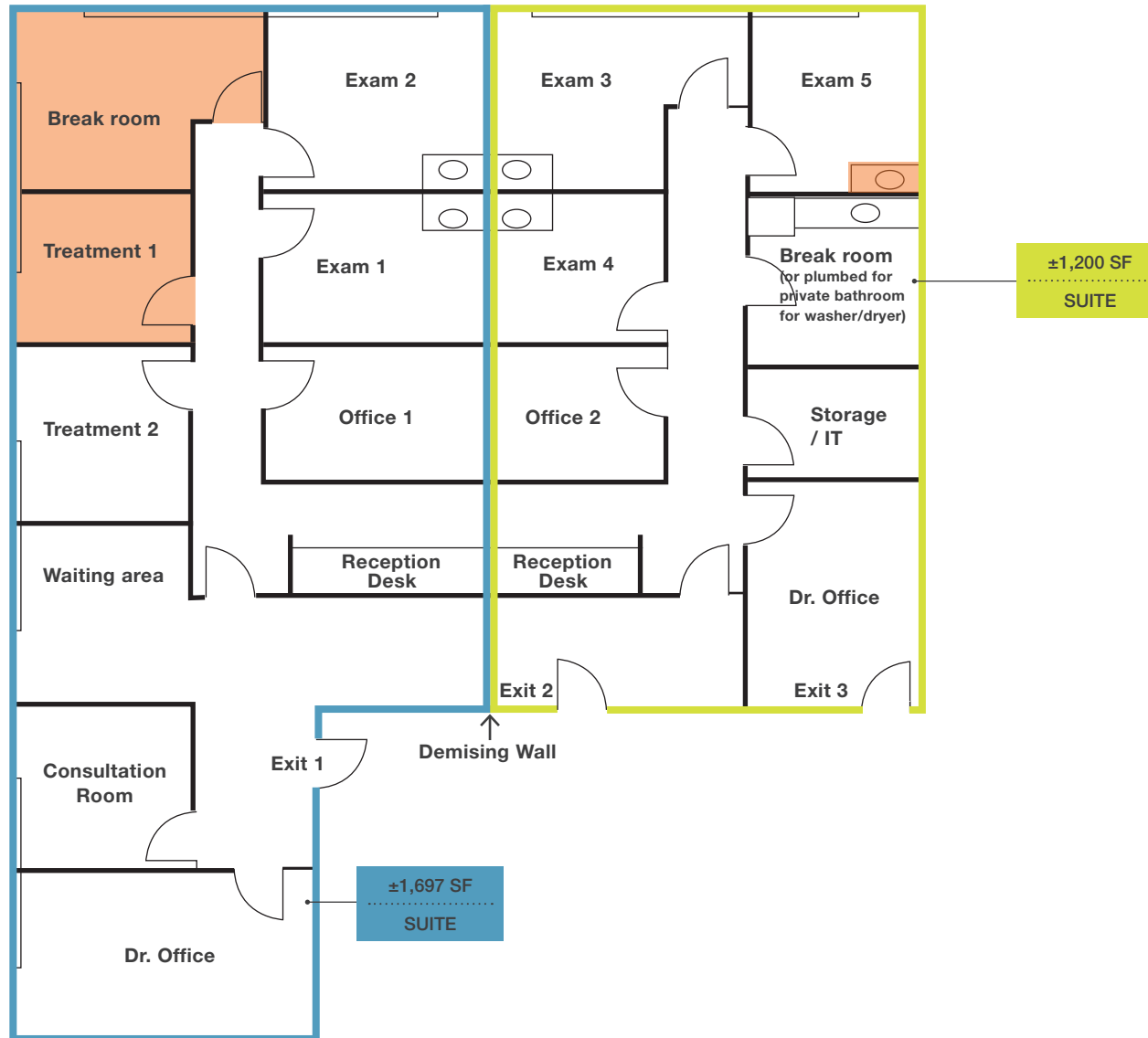


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FLOOR PLAN / DEMISING PLAN

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PROPERTY PHOTOS



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Loan Comparison Worksheet*

Customer: 576 N Sunrise Ave., Roseville	Chase Contact: Ilya Polyak
Phone:	916.520.4635

What is the project cost?	\$ 915,000.00
Will fees be financed?	No
Project Location (state):	California
Collateral Type:	Real Estate

	Conventional	SBA 504** Total	Chase 1 st	CDC 2 nd	SBA 7(a)**
Term (years)	15		20	20	25
Amortization (years)	25		20	20	25
Initial Interest Rate	5.95%	5.72%	6.10%	5.25%	5.85%
Fixed / Variable	Fixed		Fixed	Fixed	Fixed
Rate Indexed To	0			N/A	N/A
Initial Rate Period	0			N/A	25 Years
Index After Initial Period	N/A		N/A	N/A	N/A
Advance Rate - LTV (%)	100%	90%	50%	40%	85%
Loan Amount Before Fees	\$ 915,000.00	\$ 823,500.00	\$ 457,500.00	\$ 366,000.00	\$ 777,750.00
Est. Guaranty Fee	\$ -	\$ -	\$ -	\$ -	\$ 20,415.94
Est. CDC Fee	\$ -	\$ 11,699.00	\$ -	\$ 11,699.00	\$ -
Total Est. SBA Fees	\$ -	\$ 11,699.00	\$ -	\$ 11,699.00	\$ 20,415.94
Customer Down Payment	\$ -	\$ 91,500.00			\$ 137,250.00
Est. Monthly Payment	\$ 5,913.63	\$ 5,871.72	\$ 3,326.61	\$ 2,545.10	\$ 4,939.98
Est. Balloon Payment	\$ 531,875.23	\$ (0.00)	\$ (0.00)	\$ -	\$ 0.00

**SBA 7(a) and 504 loans are available only to borrowers and for loans that satisfy applicable SBA eligibility requirements. SBA eligibility requirements will be applied by Chase for the 7(a) program and by an SBA authorized Certified Development Company ("CDC") for 504 loans. Additional collateral requirements may apply for SBA 7(a) loans with an LTV greater than 85%. Under the SBA 504 program, Chase would make a 2nd mortgage loan on an interim basis until the loan is taken-out by a CDC; the terms shown above for the CDC 2nd reflect the terms of the long term CDC 2nd mortgage loan, and the terms of Chase's 2nd mortgage interim loan are not included in the information above.

* This information is for discussion purposes only and is subject to change. This is not an offer or commitment to lend; any loan offer would be subject to credit underwriting, additional terms and conditions and, as applicable, a determination of SBA eligibility. Prepayment fees generally apply. Additional fees may apply, and fee amounts may vary by product. Variable rates are comprised of an Index plus a margin and are adjusted based on changes in the index at specified intervals.

SBA REAL ESTATE FINANCING SOLUTIONS TO HELP YOUR BUSINESS GROW



With Chase for Business, you have access to financing solutions so you can focus on what is important — building your business. Act now and take advantage of our special appraisal fee refund upon closing of an SBA 7(a) or SBA 504 Loan.

LIMITED TIME OFFER

\$500,000 Loan Minimum

Chase will refund appraisal fees
up to a maximum of

\$5,000¹

OFFER VALID for applications submitted 11/5/18 to 1/31/19 and closed by 4/30/19.

FOR MORE INFORMATION CONTACT:

Ilya Polyak
(916) 520-4635

CHASE 
for BUSINESS®

FOR BANKER USE ONLY: Promo code 806 for SBA 7(a) loans. Promo Code 807 for SBA 504 loans.

1. An appraisal fee will be collected from the applicant at the time of appraisal. Up to \$5,000.00 of the appraisal fee will be refunded at closing. If the loan does not close for any reason, any used portion of the fee will not be refunded. Offer not available with any other promotions. Offer valid for SBA 504 and 7(a) term loans only. Loans subject to credit approval and a determination of eligibility for the SBA 7(a) or 504 program. Minimum loan amount requirement of \$500,000. Term of loan must be 25 months or greater. Offer is available for new money loan originations and cannot be used for refinancing, increasing an existing Chase loan, or any construction. Loan requirements include, among other things, an acceptable loan to value ratio with first lien position and, for a 504 loan, second lien position, on owner occupied real estate free from environmental problems. Property use restrictions apply. Other restrictions and conditions will apply. Costs for survey, environmental assessment and other fees may apply. Please ask your Chase Banker for additional rates and terms on loan amounts less than \$500,000.

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11/5/18 | CRM1633

HEALTHCARE PRACTICE SOLUTIONS



Customized Financing For Your Practice

While running a healthcare practice is demanding, financing it should not be. Whether you are expanding your practice, acquiring, or buying-in to an existing one, we offer customized financing solutions to help manage cash flow and achieve your goals.

	CUSTOMIZED LOAN AMOUNT	DOWN PAYMENT AMOUNT	TERMS
WORKING CAPITAL	up to \$1 million	as low as 0%	up to 10 years
PRACTICE ACQUISITION / EXPANSION / BUY-IN	up to \$5 million	as low as 0%	up to 15 years
OWNER OCCUPIED COMMERCIAL REAL ESTATE FINANCING	up to \$5 million	as low as 0%	up to 10 years with a 25 year amortization
EQUIPMENT FINANCING	up to \$1 million	as low as 0%	up to 10 years

- Applicants must practice in an approved healthcare business to be eligible for these terms.
 - Chiropractors
 - Mental Health Specialists
 - Podiatrists
 - Dentists
 - Optometrists
 - Veterinarians
 - Physicians
- Down payment amount, terms, and payment options will differ based on various criteria which include but are not limited to professional experience, type of healthcare practice, and number of years in business.
- All commercial real estate financed must be owner occupied.

FOR MORE INFORMATION CONTACT:

Ilya Polyak
(916) 520-4635



Some restrictions and eligibility requirements apply and the applicant must practice in the healthcare industry to be eligible for these terms. Dentists, Physicians, and Veterinarians are eligible for these terms as of their initial application for business credit. Chiropractors, Mental Health Specialists, Optometrists, and Podiatrists are eligible when their total business credit exposure with Chase reaches a minimum of \$500,000. Business credit exposure is defined as the total of a customer's existing business credit plus their request for additional credit.

All extensions of credit are subject to credit approval by JPMorgan Chase Bank, N.A. Credit approval will depend on the credit profiles of the business and any guarantors, the credit amount and, if required, the availability of appropriate collateral in which Chase can obtain first lien position. Chase may ask for additional information as borrower's request for credit is processed. Origination and other fees, including appraisal, environmental assessment, survey and title insurance fees, may apply depending on the type of credit facility and collateral.

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3/22/18 | CRM1367