

207 West Alameda Avenue

Burbank, CA 91502

OFFICE CONDOS FOR SALE



Charles Dunn

CONTACT:

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CHARLES DUNN COMPANY, INC.

12925 Riverside Drive, Suite 201 | Sherman Oaks, CA 91423 | Lic. #01201641 | charlesdunn.com

PROPERTY DETAILS

207 West Alameda Avenue is an office condo property. The properties can be sold together (and are contiguous) or sold separately. (HOA Fees are \$210.00 per month.)

PROPERTY FACTS

Office Condo #203:

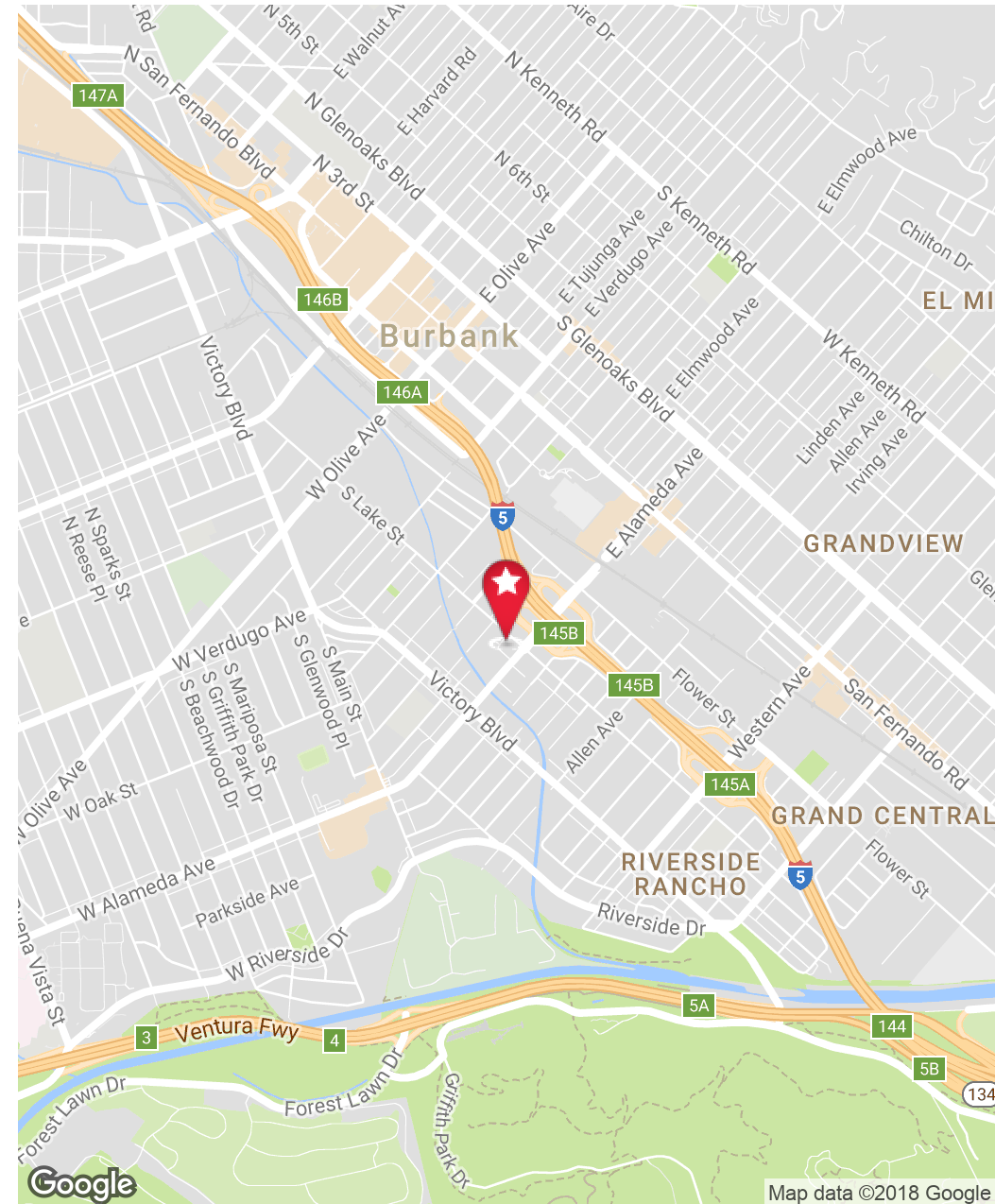
Asking Price: \$595,000
Building Size: ± 1,187 SF
Features: Wood floors throughout
Kitchen downstairs and kitchenette upstairs
Two gas fireplaces
Security system

Office Condo #204:

Asking Price: \$429,500
Building Size: ± 859 SF
Features: Two fireplaces
Two bathrooms

Both Condos:

Asking Price: \$1,024,500
Land SF: ±66,391 SF
Zoning: BUC2*
Year Built: 1983



CONDO 203 PHOTOS



CONDO 204 PHOTOS



CONDO 204 PHOTOS





Wells Fargo Bank, N.A. -- SBA Lending

Lee Kleinman, SVP

Phone Number: (818) 385-2703

Cell Number: (818) 378-1325

SBA 7(a) vs. SBA 504 Comparison

SBA 7(a)	
Loan Amount:	\$548,483
Loan Term:	25 yrs
Loan Amortization:	25 yrs
Interest Rate:*	5.10%
* Fixed For 25 Years	
Monthly Payment:	\$3,238
Breakdown of Project Costs	
<u>Total Cost</u>	<u>Out of Pocket</u>
Project Cost	\$595,000
SBA 7(a) Guaranty Fee	\$14,426
Third Party Related Costs	\$0
Total Project Costs	\$609,426
Out of Pocket Cost as % of Total Project	10.0%

SBA 504	
Wells Fargo 1st DOT:	\$300,802
CDC 2nd DOT:	\$240,642
Loan Term / Amortization (WF 1st):	25 yrs / 25 yrs
Loan Term / Amortization (CDC 2nd):	25 yrs / 25 yrs
Interest Rate (WF 1st Mtg):*	4.85%
Interest Rate (CDC 2nd Mtg):	5.35%
* Fixed For 25 Years	
Combined Monthly Payment:	\$3,189
Breakdown of Project Costs	
<u>Total Cost</u>	<u>Out of Pocket</u>
Project Cost	\$595,000
Debenture Fees	\$7,617
Bank Loan Fee	\$1,488
Third Party Related Costs	\$0
Total Project Costs	\$604,105
Out of Pocket Cost as % of Total Project	10.4%

SBA 7(a) Loan Specifics:

- Finance Up To 90% of Total Project Costs
- Long Fixed Rate Options [25/25]
 - No Balloon Payment
 - Limited Prepayment Penalty
 - Most Loans Close In 30-45 Days
 - Third Party Costs Can Be Financed
 - MUCH Simpler Process - 1 Lender vs. 2

SBA 504 Loan Specifics:

- Finance Up To 90% of Total Project Costs
- Long Fixed Rate Options [25/25]
 - Balloon Payment Possible
 - Prepayment Penalties Apply
 - Most Loans Close In 60-90 Days
 - Most Third Party Costs Can Be Financed
 - Two Loan Closings With 2 Lenders

The above figures are for discussion purposes only and are subject to change. This is not an offer or commitment to lend. All credit decisions are subject to credit qualification.

Prepared for: Stacy Viertheilig-Fraser ~ Charles Dunn, Inc.
August 27, 2018

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Together we'll go far



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Phone Number: (818) 385-2703

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SBA 7(a) vs. SBA 504 Comparison

SBA 7(a)	
Loan Amount:	\$395,922
Loan Term:	25 yrs
Loan Amortization:	25 yrs
Interest Rate:*	5.10%
* Fixed For 25 Years	
Monthly Payment:	\$2,338
Breakdown of Project Costs	
<u>Total Cost</u>	<u>Out of Pocket</u>
Project Cost	\$429,500
SBA 7(a) Guaranty Fee	\$10,413
Third Party Related Costs	\$0
Total Project Costs	\$439,913
Out of Pocket Cost as % of Total Project	10.0%

SBA 504	
Wells Fargo 1st DOT:	\$217,134
CDC 2nd DOT:	\$173,707
Loan Term / Amortization (WF 1st):	25 yrs / 25 yrs
Loan Term / Amortization (CDC 2nd):	25 yrs / 25 yrs
Interest Rate (WF 1st Mitg):*	4.85%
Interest Rate (CDC 2nd Mitg):	5.35%
* Fixed For 25 Years	
Combined Monthly Payment:	\$2,302
Breakdown of Project Costs	
<u>Total Cost</u>	<u>Out of Pocket</u>
Project Cost	\$429,500
Debtenture Fees	\$6,194
Bank Loan Fee	\$1,074
Third Party Related Costs	\$0
Total Project Costs	\$436,767
Out of Pocket Cost as % of Total Project	10.5%

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SBA 7(a) vs. SBA 504 Comparison

SBA 7(a)	
Loan Amount:	\$944,405
Loan Term:	25 yrs
Loan Amortization:	25 yrs
Interest Rate:*	5.10%
* Fixed For 25 Years	
Monthly Payment:	\$5,576
Breakdown of Project Costs	
	<u>Total Cost</u> <u>Out of Pocket</u>
Project Cost	\$1,024,500 \$102,450
SBA 7(a) Guaranty Fee	\$24,839 \$2,484
Third Party Related Costs	<u>\$0</u> <u>\$0</u>
Total Project Costs	\$1,049,339 \$104,934
Out of Pocket Cost as % of Total Project	10.0%

SBA 504	
Wells Fargo 1st DOT:	\$517,936
CDC 2nd DOT:	\$414,349
Loan Term / Amortization (WF 1st):	25 yrs / 25 yrs
Loan Term / Amortization (CDC 2nd):	25 yrs / 25 yrs
Interest Rate (WF 1st Mtg):*	4.85%
Interest Rate (CDC 2nd Mtg):	5.35%
* Fixed For 25 Years	
Combined Monthly Payment:	\$5,490
Breakdown of Project Costs	
	<u>Total Cost</u> <u>Out of Pocket</u>
Project Cost	\$1,024,500 \$102,450
Debtenture Fees	\$11,311 \$3,381
Bank Loan Fee	\$2,561 \$256
Third Party Related Costs	<u>\$0</u> <u>\$0</u>
Total Project Costs	\$1,038,372 \$106,087
Out of Pocket Cost as % of Total Project	10.2%

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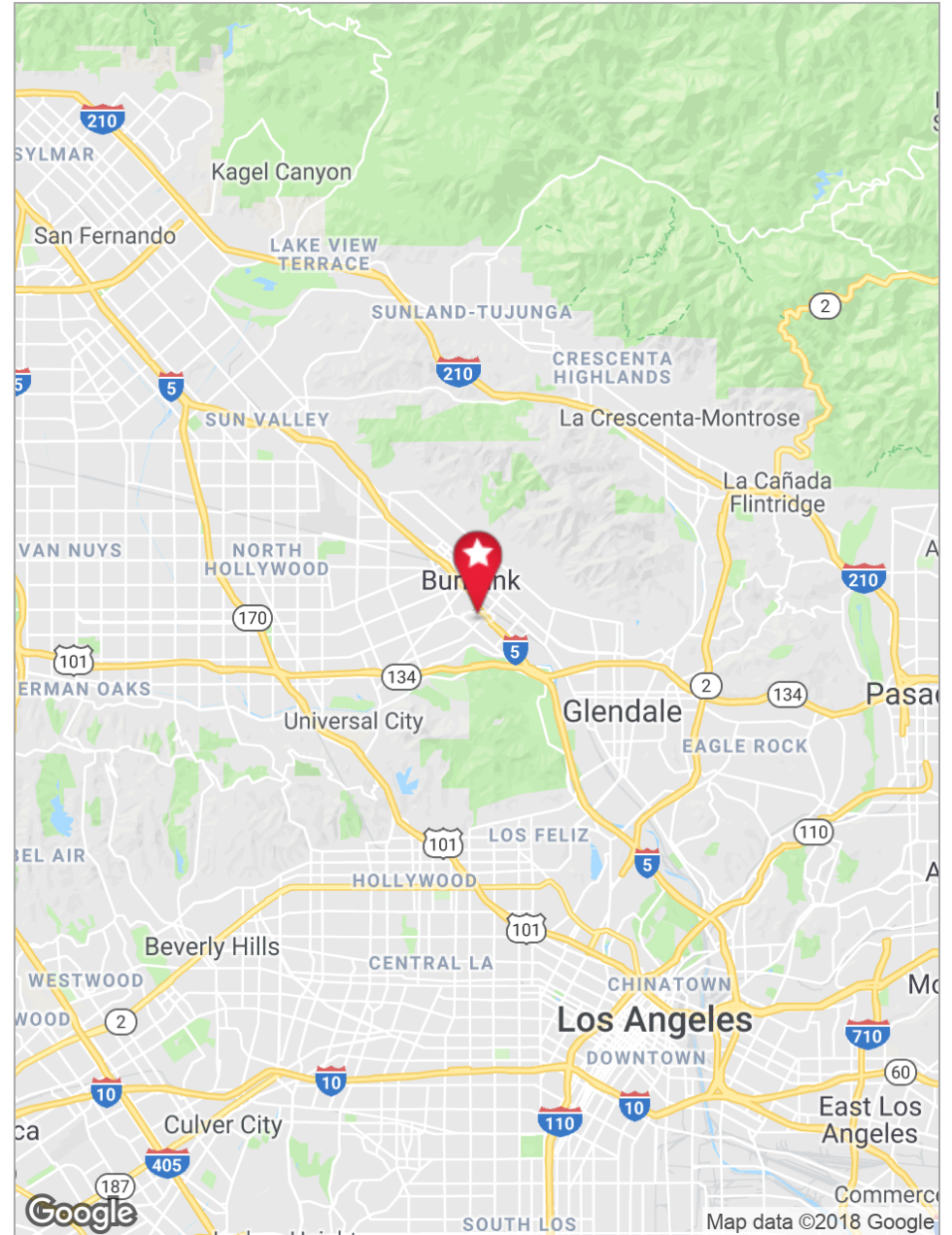
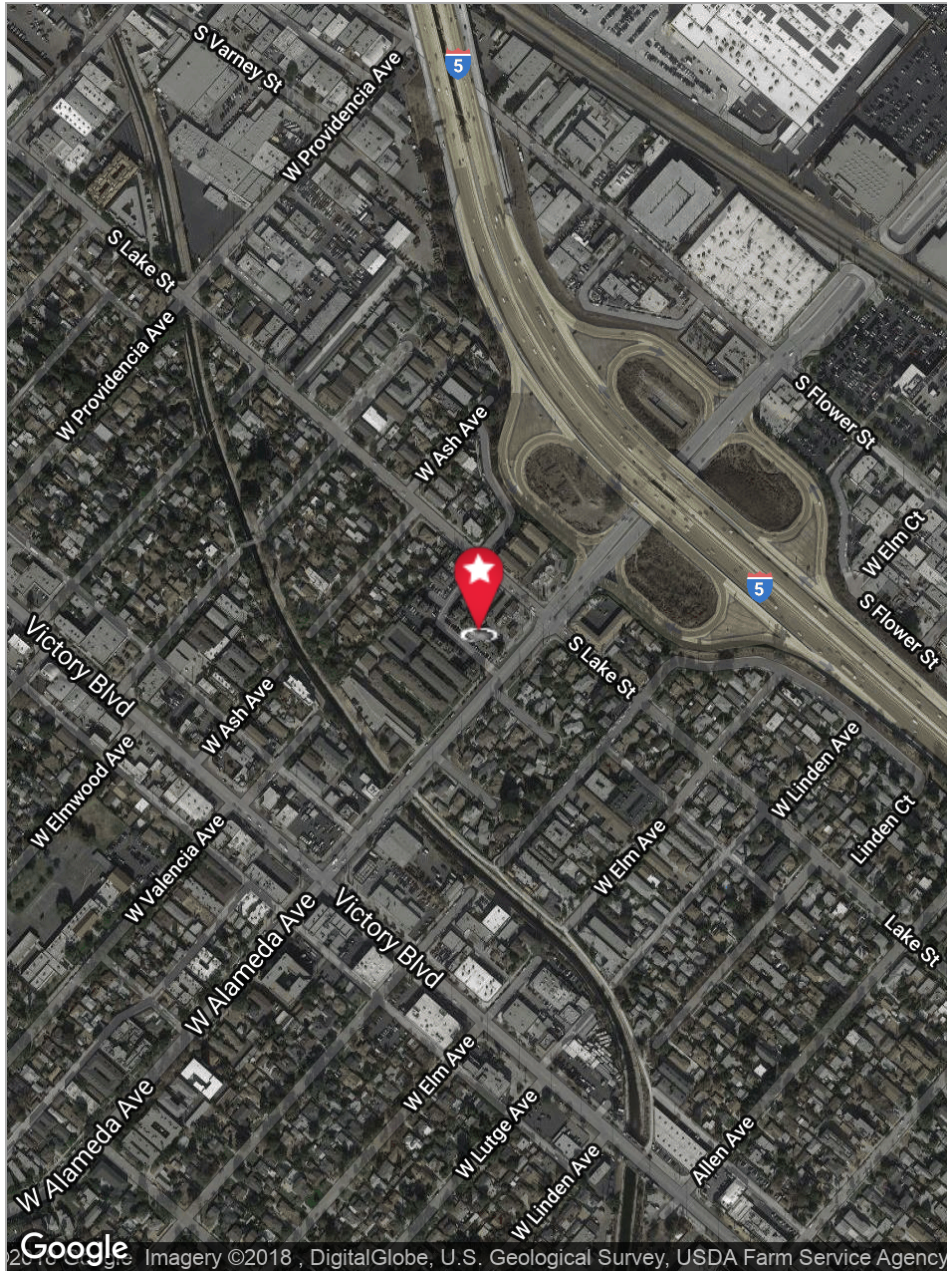
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PROPERTY MAPS



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