



ASKING PRICE REDUCED

For Sale

**1945 ALPINE WAY
HAYWARD, CA**

Area

±21,816 square feet on ±0.86 acres

Asking Sale Price

~~\$4,975,000~~ **\$4,795,000**

Comments

Must have appointment to Tour- Please do not disturb Tenants

Notes

Building Currently Demised Into 2 Units:

- ±13,866 SF with ±4,416 SF of Office- Vacant
- Tenant Occupies ±7,950 SF with ±1,450 SF Office (Month to Month)

Property Highlights

- ±21,816 Square Foot Building (one or two unit building)
- ±5,866 square feet of Office (total of two units)
- 2 Dock Level Doors
- 2 Grade Level Doors
- 400 Amps @ 120/280, 3 Phase (Please Verify)
- Fully Sprinklered
- ±14'-16' Clear Height

For information, please contact:

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Senior Managing Director

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Spencer Jenkins

Associate Director

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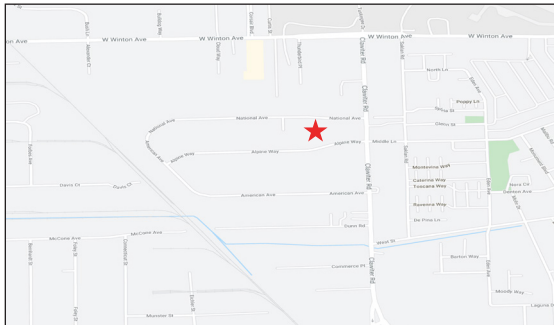
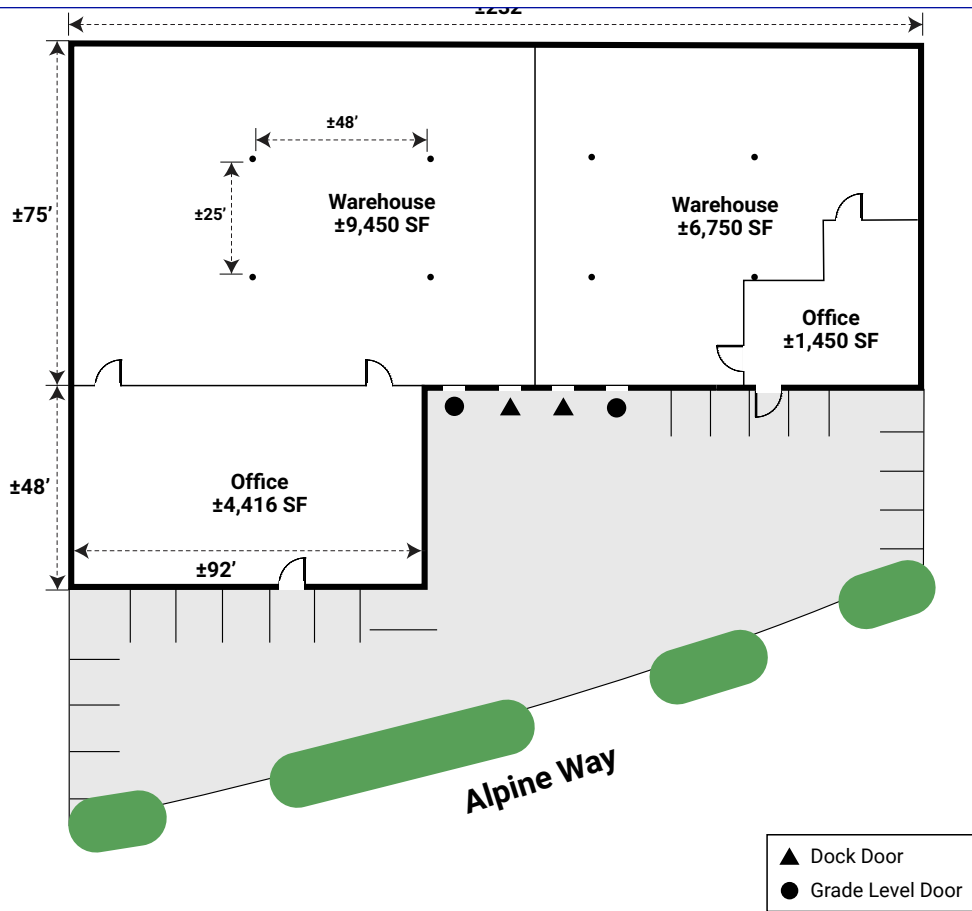
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PROPOSED SBA 504 LOAN STRUCTURE

1945 Alpine Way - Hayward, CA



Land & Building Acquisition	\$4,975,000
Other Eligible Costs	\$0
TOTAL PROJECT COST	\$4,975,000

SOURCE OF FUNDS	AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank	50% \$2,487,500	4.35%	10 Years 30 Yr. Amort.	1st Deed	\$12,383	\$148,597
SBA 504/ TMC	40% \$2,046,000	3.46%	25 Yr. Fixed Feb '2020 25 Full Amort.	2nd Deed	\$10,199	\$122,387
BORROWER	10% \$ 497,500					
TOTALS:					\$22,582	\$270,984

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