1945 E. Francisco Blvd. #42

San Rafael, California

Property Highlights:

- Commercial warehouse condominium for sale
- ±980 Square Feet
- 1 grade level roll-up door
- Fire sprinkler system
- 100 amp 120/208 volt three phase power
- HOA dues $173.40 per month
- Easy access to 580 and 101

Cassidy Turley / Commercial Real Estate Services

For more information, please contact:

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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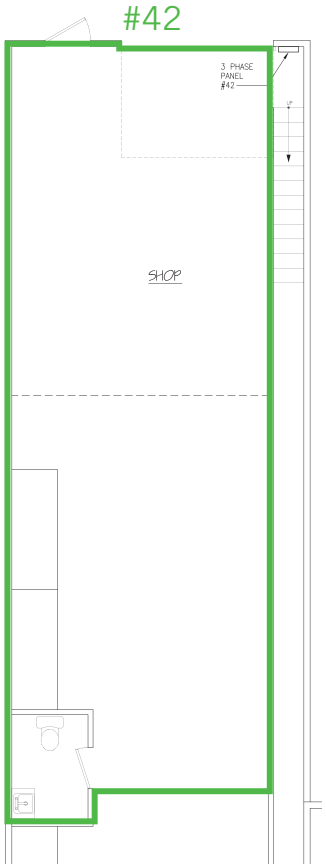
Property Details:

Address:	1945 E. Francisco Blvd. #42	Price:	$325,000
City:	San Rafael	HOA Dues:	$173.40 per month
Zoning:	LI/O (Light Industrial Office)	Parking:	2 Spaces
Total SF:	±980 SF	Clear High:	18’

Highlights:

- Maple hardwood floors in office and hall area
- Fluorescent lighting in warehouse
- 1 Grade level roll up door and
  1 man door for access
- Fully alarmed
- Very clean



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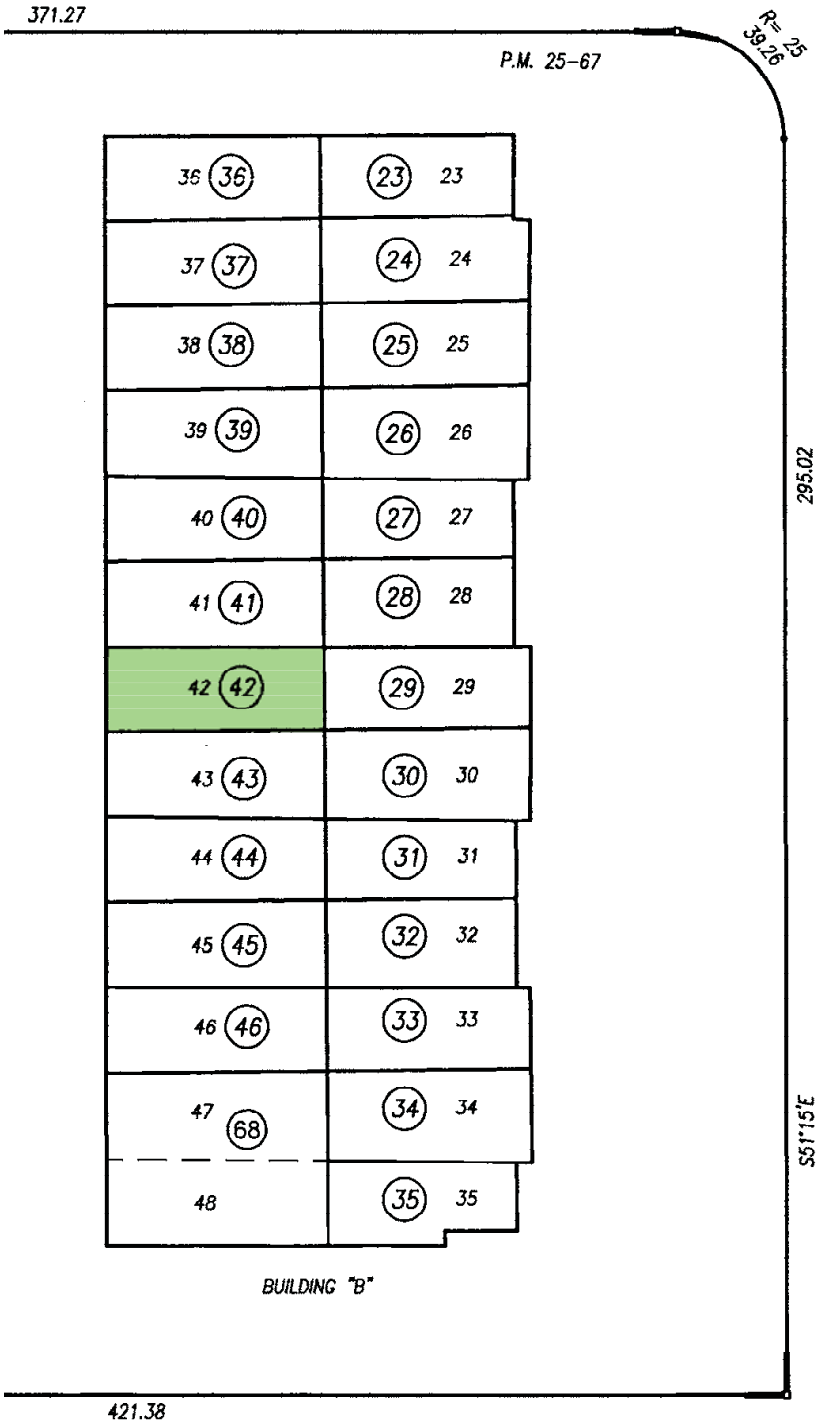

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San Rafael, California

PROPOSED SBA 504 LOAN STRUCTURE

1945 E. Francisco Blvd. #45, San Rafael

BUILDING ACQUISITION	$325,000
IMPROVEMENTS	$0
SBA/CDC FEES*	$6,000
TOTAL PROJECT COST	**$331,000**

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	$162,500	6.00%	10 Years 25 Yr. Amort.	1st Deed	$1,047	$12,564
SBA 504 LOAN	40%	$136,000	4.54% Feb'12	20 Yr. Fixed Full Amort.	2nd Deed	$863	$10,360
BORROWER	10%	$32,500					
TOTAL	**100%**	**$331,000**				**$1,910**	**$22,924**

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA: Rate is FIXED at the time of the debenture sale.

ESTIMATED FEES: Bank: Vary depending on lender policy.
SBA: 2.65%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.

Related costs: Appraisal, environmental reports (if required), and escrow closing costs (including insurance and legal closing costs) may be included in the loan.

COLLATERAL: 90% financing generally does not require additional collateral.

TMC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

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