

PACIFIC TECH PARK

FOR SALE OR LEASE | ROCKLIN, CA

6141 Pacific Street
Flex - ±5,775 SF



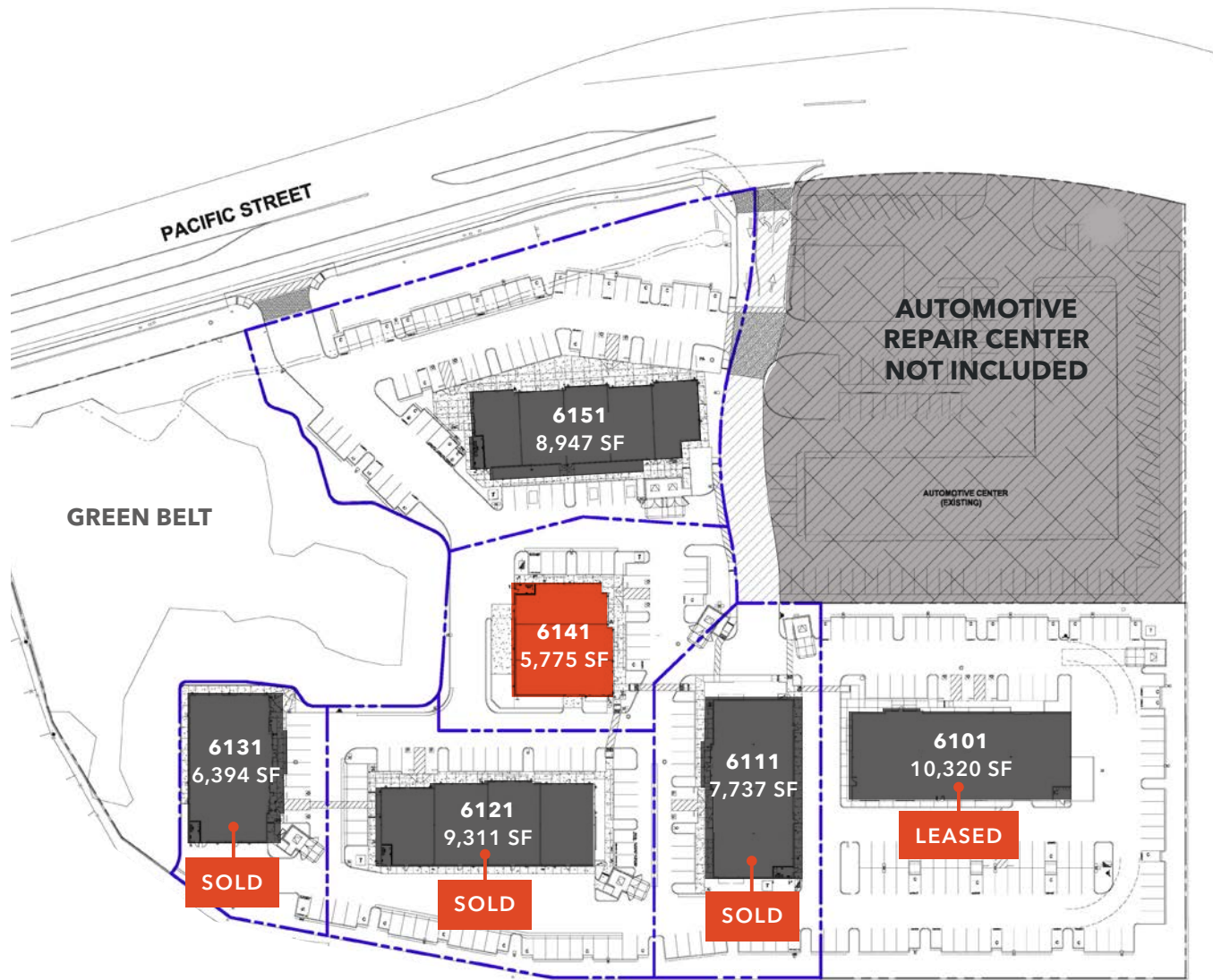
KIDDER.COM

km Kidder
Mathews

FOR SALE / LEASE

Pacific Tech Park

ROCKLIN, CA



SITE PLAN & FEATURES

Lease Rate	\$2.25/SF NNN
Purchase Price	\$345/SF
Clear Height	15'
Power	208/120V, 800 amp 3 phase/ suite
Parking Ratio	3.2/1,000 SF
Zoned PD-C	Light Industrial
CAM	\$0.25/SF per month plus tax and insurance (TBD)

SHELL INCLUDES:

- R60 Roof Insulation
- R40 Walls & Rollup Door Insulation
- FULLY conditioned warehouse
- SOLITUDE Skylights
- COMMON Area dock offload
- RESTROOMS

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

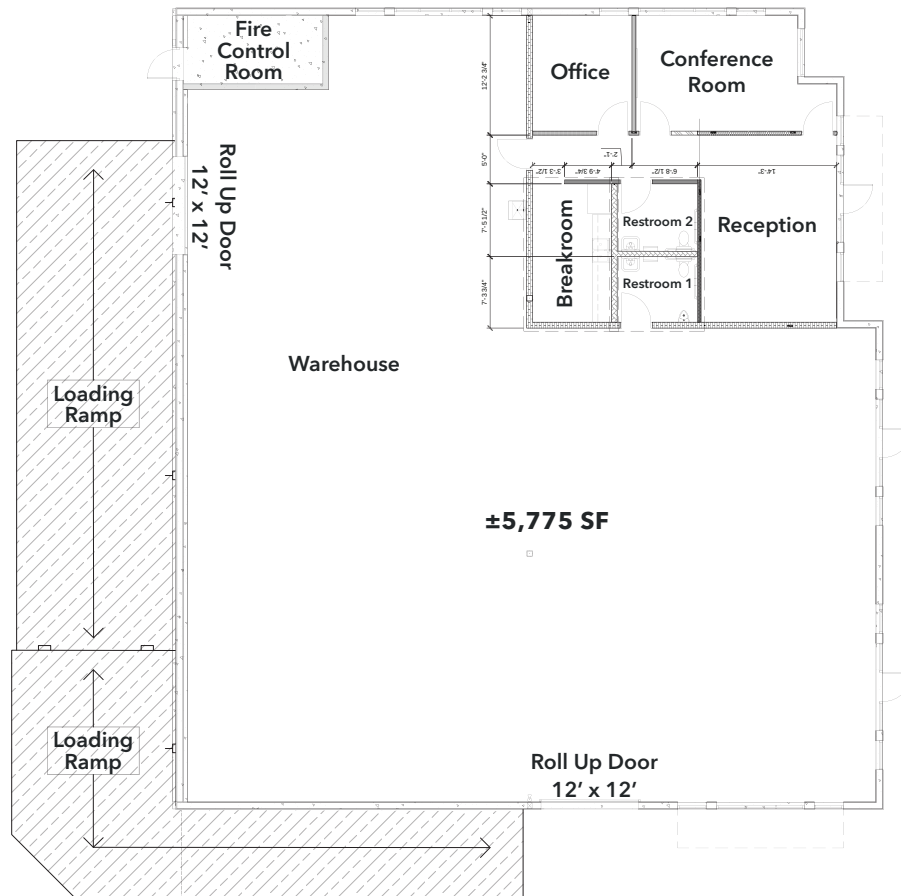


FOR SALE / LEASE

Pacific Tech Park

ROCKLIN, CA

6141 Pacific Street - Spec Suite



DIVISIBLE TO ±1,877 SF

LEASE

TYPE: Triple Net

RATE: \$2.25/SF

SALE

PRICE: \$345/SF

JON WALKER
SVP, Shareholder
916.751.3631
jon.walker@kidder.com
LIC N° 01204666

KIDDER.COM

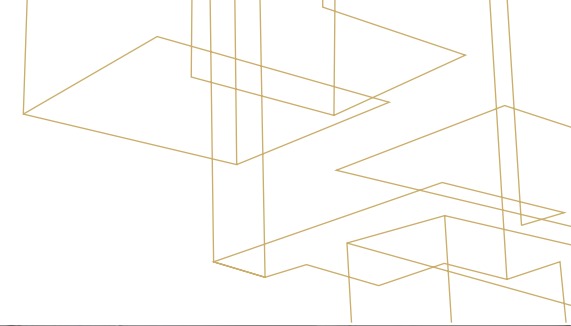
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder Mathews

FOR SALE / LEASE

Pacific Tech Park

ROCKLIN, CA



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FOR SALE / LEASE

SBA vs Conventional Loan Comparison

ROCKLIN, CA

PURCHASE PRICE ONLY:	Option 1	Option 2		
\$1,992,375	Conventional 10/25 (70% LTV)	SBA 504 Loan (90% LTV)		
		Bank Portion	CDC Portion	Total
LOAN AMOUNT	\$1,394,663	\$996,188	\$796,950	\$1,793,138
FEES FINANCED			\$17,214	\$17,214
TERMS	10	25	20	Blended Rate of
INTEREST RATE	6.95%	6.95%	6.61%	6.80%
RATE STRUCTURE	Re-set every 5 yrs	Re-set every 5 yrs	Fixed life of loan	
YEARS AMORTIZED	25	25	20	
PRE-PAYMENT FEE	5-4-3-2-1% and 0% thereafter	5-4-3-2-1% and 0% thereafter	10 Yr declining (see CDC for %)	
MONTHLY PAYMENT	\$9,812.74	\$7,009.10	\$6,123.03	\$13,132.13
Monthly Cost / SF	\$1.70			\$2.27
ESTIMATED CLOSING COSTS				
DOWN PAYMENT	\$597,713			\$199,238
ATTORNEY FEES			\$2,500	\$2,500
APPRAISAL	\$4,000	\$4,000		\$4,000
ENVIRONMENTAL REPORT	\$1,800	\$1,800		\$1,800
TITLE POLICY	\$2,730	\$2,730		\$2,730
ESCROW FEES	\$1,300	\$1,300		\$1,300
MISCELLANEOUS FEES	\$250	\$250		\$250
LOAN PROCESSING FEE	\$13,947	\$9,962		\$9,962
DOCUMENTATION FEE	\$250	\$250		\$250
LOAN GUARANTY FEE				
CLOSING COSTS (OUT OF POCKET)	\$24,277	\$20,292	\$2,500	\$22,792
DOWN PAYMENT	\$597,713			\$199,238
TOTAL OUT OF POCKET \$	\$621,989			\$222,029



CRIS HANKINS
Senior Vice President
(916) 235-4603
cris.hankins@cvcb.com

SBA Loans from Central Valley Community Bank are in participation with the United States Small Business Administration. Loans are subject to approval in accordance with SBA eligibility and lending guidelines. Rates and terms are subject to change. All rights reserved.

Stated rate is indicative; actual rate is set at doc draw. Custom terms available.

Bank Loan on the 504 is 25 years fully amortized with rate re-sets every 5 years. The SBA Loan is fully amortized for 20 years with a fixed rate. SBA fees are financed. Does not include title, escrow, recording, appraisal, etc., all of which are estimated 3rd Party fees.

KIDDER.COM

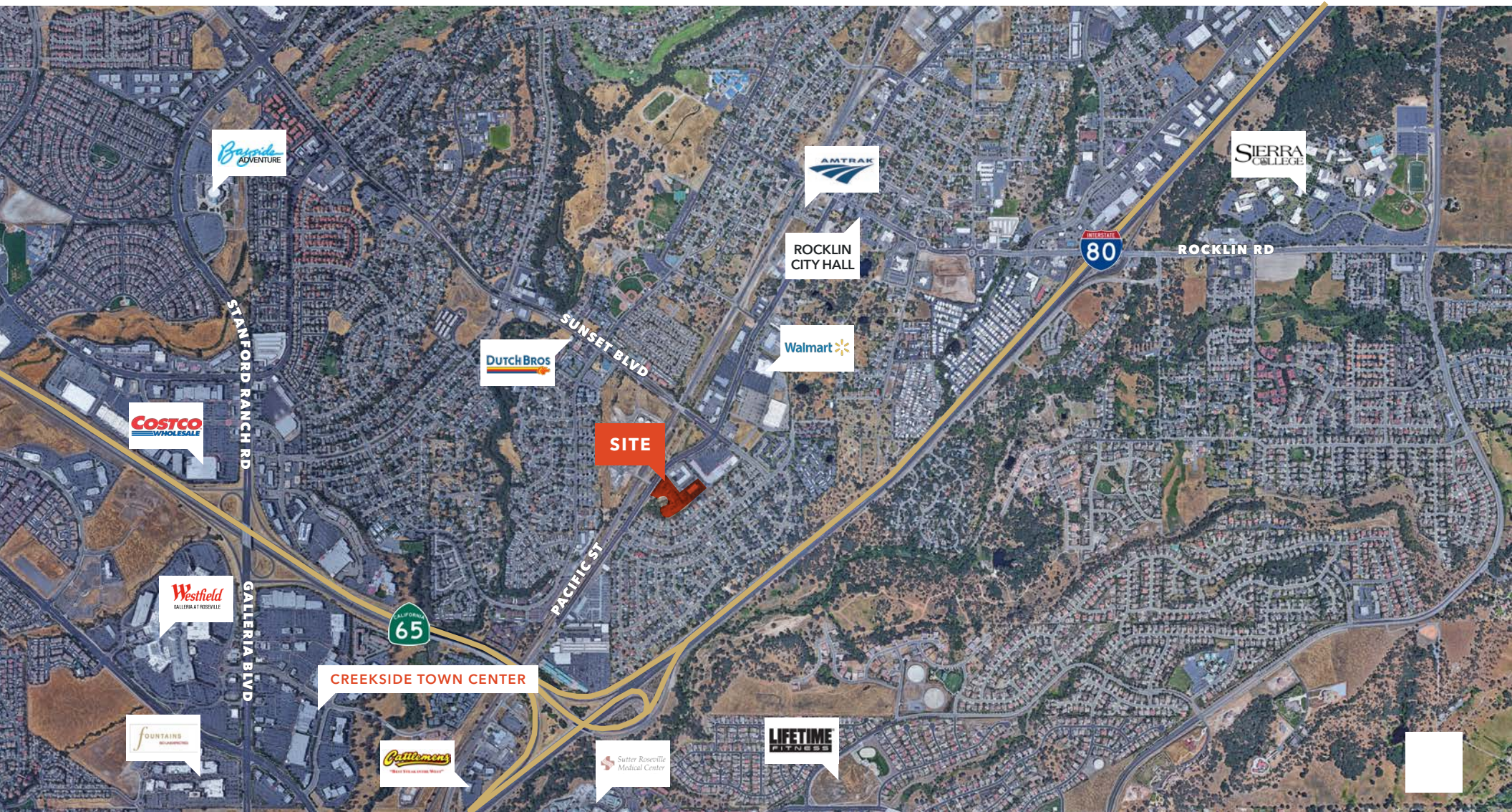
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FOR SALE / LEASE

Pacific Tech Park

ROCKLIN, CA



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder Mathews