

FOR SALE

VISION WEST COMMERCE CENTER

415 BOULDER COURT, PLEASANTON, CA 94566



Property Highlights

±6,070 SF Office/Warehouse

Move-in ready with HVAC, drop ceilings, and vanilla build-out

Efficient two-story office with warehouse space

3.4/1,000 SF parking ratio

Premium eyebrow signage available for all units

Prime Pleasanton location near I-580, I-680, retail and restaurant amenities

Contact broker for pricing

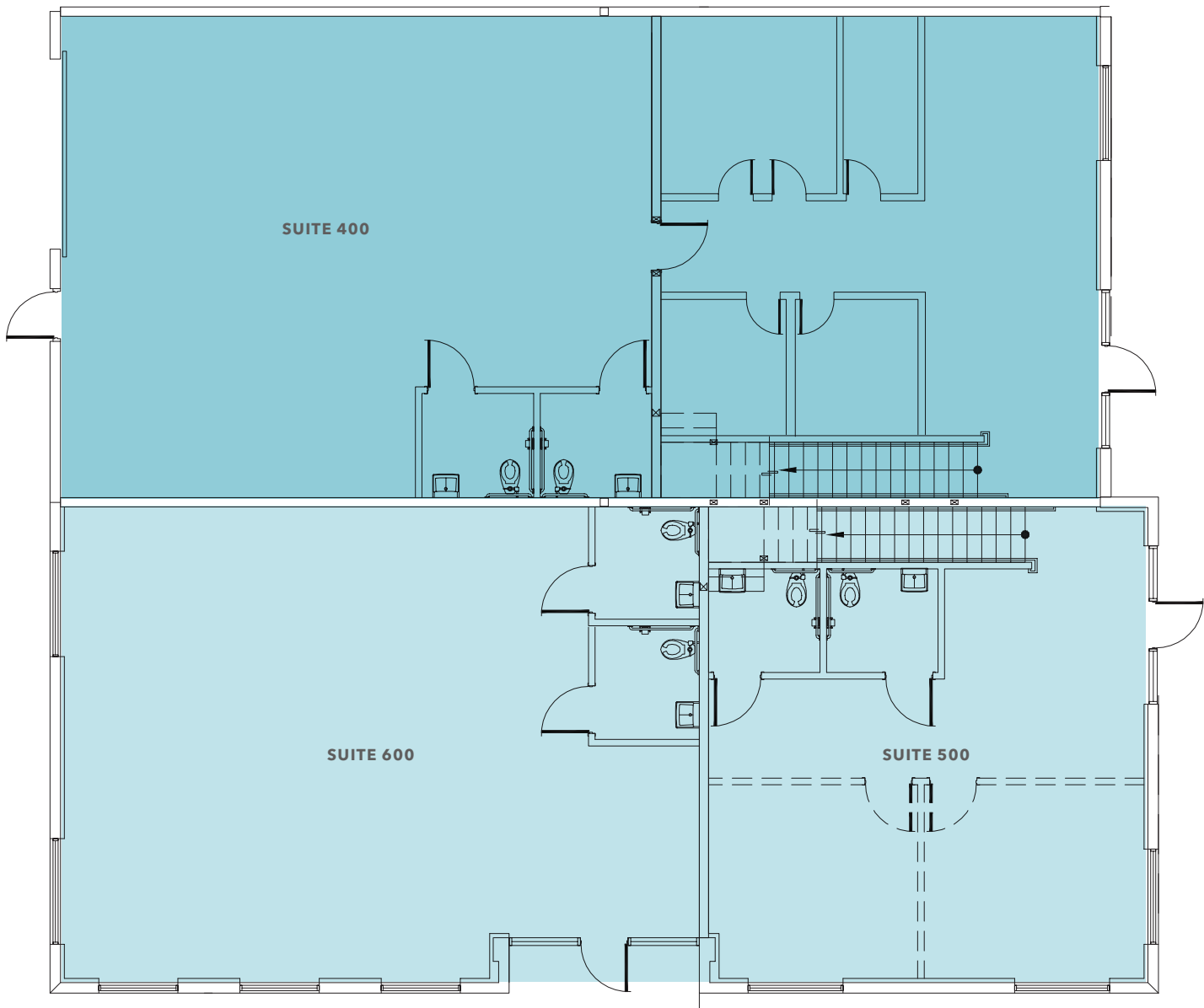
*Contact broker
for pricing*

JASON ALLEN, CCIM
925.216.2682 | jason.allen@kidder.com
LIC N° 01438182

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.





	Total SF	Monthly Association Fees	Date Available
SUITE 400	±2,995	\$794.56	Now
SUITE 500/600	±3,075	\$815.80	Now

±6,070
TOTAL SF

Available together or seperately (suite 500/600, as one unit and suite 400 as one unit)

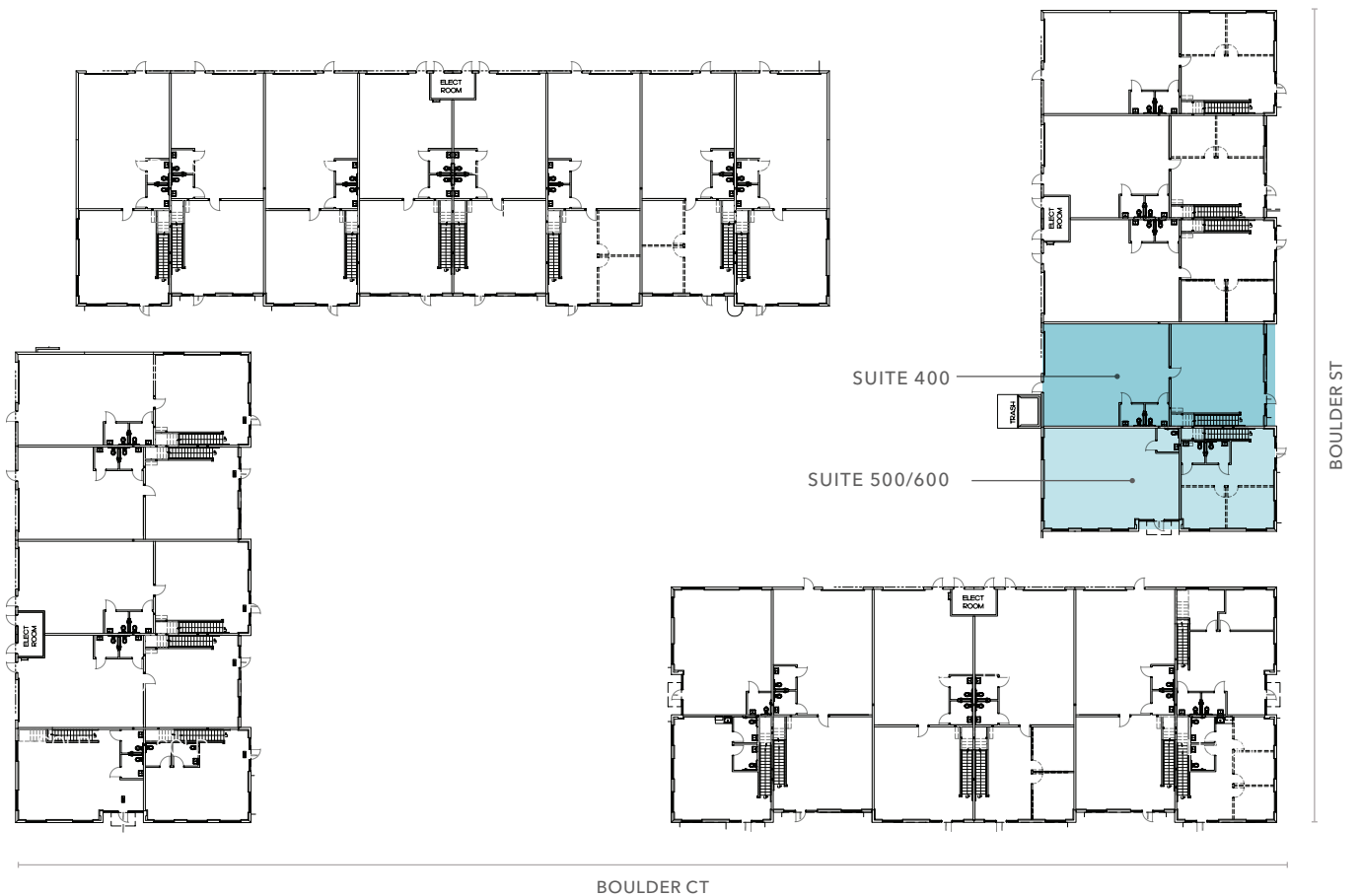
KIDDER.COM

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.





BOULDER CT



FLOOR PLAN & SITE PLAN NOT TO SCALE

JASON ALLEN 925.905.1102 | jason.allen@kidder.com | LIC N° 01438182

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.





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.

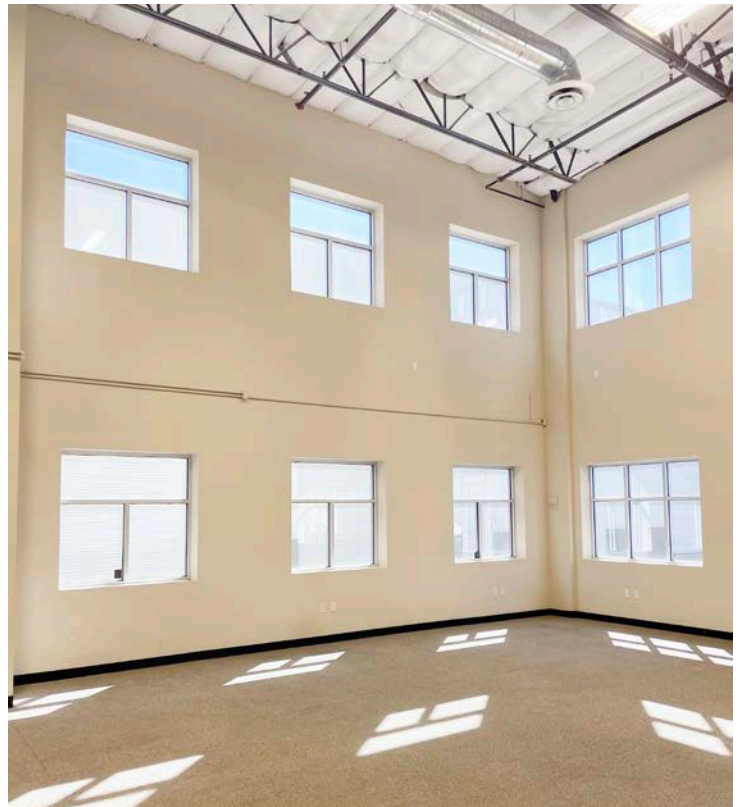
SUITE 500



KIDDER.COM

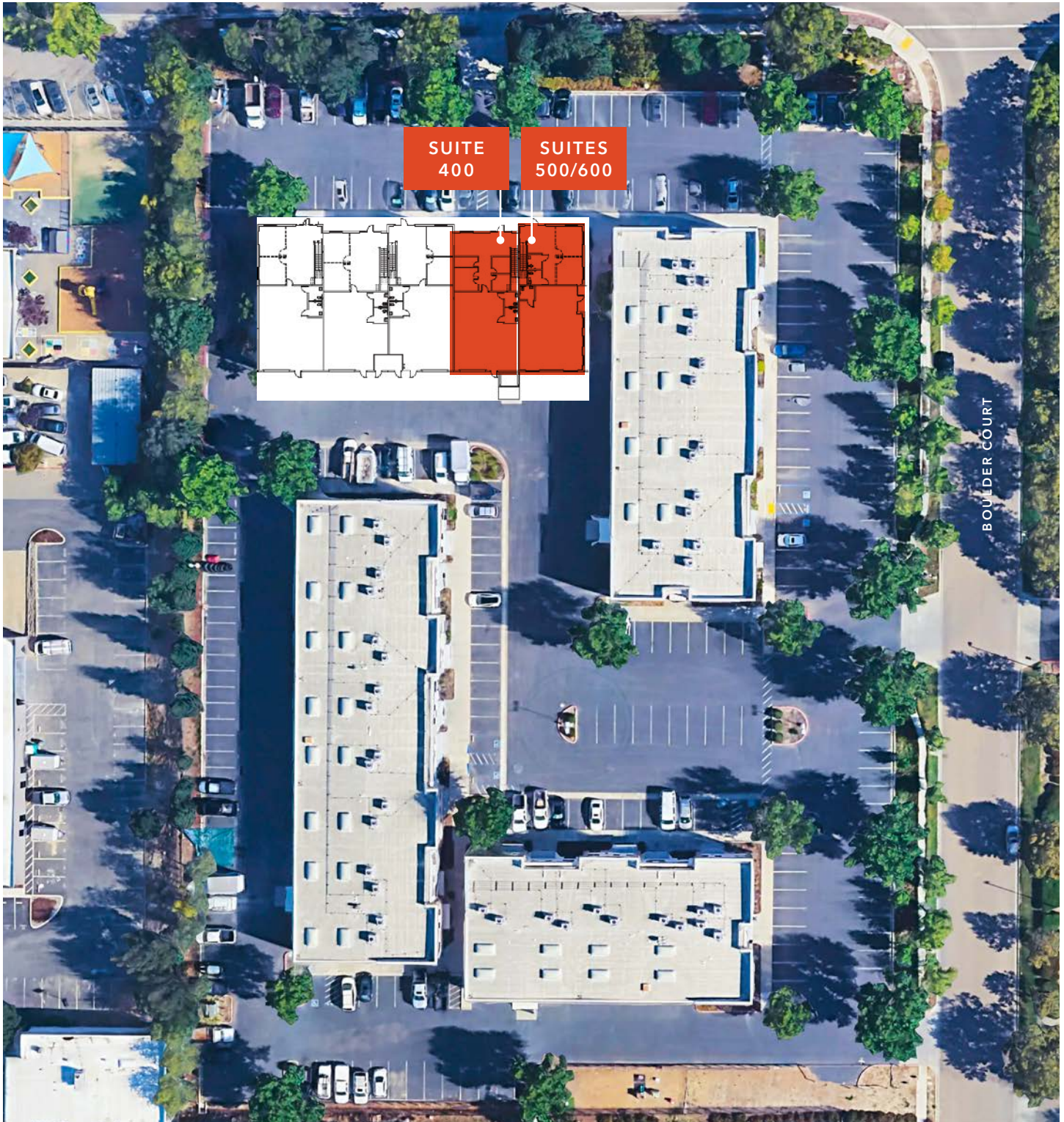
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material,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

SUITE 600



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.



JASON ALLEN 925.905.1102 | jason.allen@kidder.com | LIC N° 01438182

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.





PROPOSED SBA 504 LOAN STRUCTURE



Purchase Price	\$2,731,500
Optional Costs to Finance	\$20,000 (i.e., Appraisal, Enviro, Title, Escrow, Bank Fees, etc.)
Total Project Cost	\$2,751,500

SOURCE OF FUNDS		AMOUNT	RATES	DURATION	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank	50%	\$1,375,750	5.85% Estimated	5-25 Yr. FIXED 25 Yr. Amort.	1st Deed	\$8,740	\$104,880
SBA 504 / TMC	41% *	\$1,134,600	5.86% Estimated	25 Yr. FIXED 25 Yr. Amort.	2nd Deed	\$7,220	\$86,640
Borrower	10%	\$275,150					
<i>Total Est. Principal & Interest:</i>						\$15,960	\$191,520
<i>Est. Insurance & Misc. (.75%)</i>						\$1,720	\$20,640
<i>Est. Property Tax (1.2%):</i>						\$2,740	\$32,880
Total Est Payment (Before Tax Benefits):						\$20,420	\$245,040

RATES:	Bank:	Rate & Maturity is estimated & determined during underwriting.
	SBA:	Rate & Maturity is FIXED for entire 25 year term at the time of the debenture sale.
		Blended Rate: The est. weighted average interest rate of both loans (blended) is: 5.85%

ESTIMATED FEES:	Bank:	Set by the bank, often 1/2% of the bank loan; in this analysis, we've assumed it's financed.
	*SBA:	SBA Loan, legal & Misc. fees are financed, and therefore <u>included</u> in the above loan amount.
		*Based on a Total Project Cost of \$2,751,500 SBA fees will be approximately: \$34,000

OPTIONAL COST TO FINANCE :	In addition to core purchase and/or construction expenses, the loan process involves related project costs such as the appraisal, environmental reports, title and escrow charges, bank fees, professional fees, etc. While these costs are part of the overall process, they are often financed as part of the Total Project Cost. For this analysis, we assume they are included in the financing and have been estimated under Optional Costs to Finance, with the goal of capturing all project costs at a high level while maintaining the minimum down payment.
-----------------------------------	---

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

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

FOR MORE INFORMATION, PLEASE CONTACT:

Bryce Fennell, CPA
VP, Business Development Officer
925.285.9868
Bryce@tmcfinancing.com

Kurt Chambliss
EVP, Business Development Officer
925.786.7777
Kurt@tmcfinancing.com

TMC Financing is a nonprofit Certified Development Company (CDC)
certified and regulated by the:

