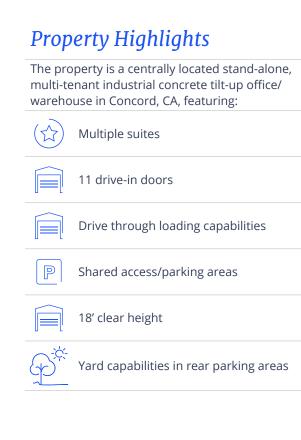
For Sale | 1038 Shary Circle, Concord, CA

Owner User or Investor Opportunity in Central Concord







John Salamida

Executive Vice President CA License No. 01822505 john.salamida@colliers.com +1 925 227 6274

Colliers

4301 Hacienda Drive, Suite 430 Pleasanton, CA 94588 colliers.com

Accelerating success.

1038 Shary Circle | Concord, CA

Overview

Property Summary

Address	1038 Shary Circle			
City	Concord, CA			
County	Contra Costa			
Size	±26,010 SF			
Land Size	±1.24 Acres (±54,189 SF)			
Year Built	1970			
Construction	Concrete Tilt-up			
Zoning	Industrial Business Park			
Use	Office/Warehouse/Manufacturing			
Current Lease	Currently Tenanted with MTM or Short-term Leases			
Price	\$5,149,980 \$198 PSF			

Copyright © 2024 Colliers.

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.





1038 Shary Circle | Concord, CA

SBA 504 Loan Sample Structure

Project Details						
Purchase Price	\$5,149,980		Property Address 1038 Shary Circle, Concord		Concord	
Improvements			Building Size (s.f.)	26,010		
			Price Per Sq. Ft.	\$198.00		
Total Project Cost	\$5,149,980					
SBA 504 Financing Structure						
Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank(1st) -25 yr fixed	50%	\$2,574,990	6.25%	25	25	\$16,986
SBA (2nd)*	40%	\$2,110,992	5.76%	25	25	\$13,293
Down Payment	10%	\$514,998	3			
* Includes financed SBA fee of	\$51,000			Total Monthly Payment		\$30,280
				То	tal Payment PSF	\$1.16
Monthly Ownership Costs			Out of Pocket Costs	i -		
Mortgage Payments	\$ 30,280		Down Payment			\$514,998
Insurance & Property Tax	\$ 5,579		Estimated Bank Fees			\$12,875
Total Monthly Cash Outlay:	\$ 35,859	Appraisal & Environmental Reports			\$6,300	
5-Yr Average Principal Paydown Benefit:	<u>\$ (7,836)</u>					
Total Effective Monthly Costs:	\$ 28,022		Total Out of Pocket Co	sts		\$534,173

For more information contact: **Claudia Cohen**

Capital Access Group SVP / Director of Marketing 415-217-7604 ccohen@capitalaccess.com 1038 Shary Circle | Concord, CA

Location Overview



Shary 5 Concord 24 n Francisco Tracy an Leandro Livermo Sunnyvale San Jose

E



Easy access to Highway 242 and I-680

Within 12 miles of Martinez, Benicia, Pittsburg, Walnut Creek and Lafayette