

For Sale | 1038 Shary Circle, Concord, CA

# Owner User or Investor Opportunity in Central Concord

## Property Highlights

The property is a centrally located stand-alone, multi-tenant industrial concrete tilt-up office/warehouse in Concord, CA, featuring:



Multiple suites



11 drive-in doors



Drive through loading capabilities



Shared access/parking areas



18' clear height



Yard capabilities in rear parking areas



Accelerating success.

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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



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1038 Shary Circle | Concord, CA

# SBA 504 Loan Sample Structure

## Project Details

Purchase Price	\$5,149,980	Property Address	1038 Shary Circle, Concord
Improvements		Building Size (s.f.)	26,010
		Price Per Sq. Ft.	\$198.00
<b>Total Project Cost</b>	<b>\$5,149,980</b>		

## 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				
	* Includes financed SBA fee of \$51,000					
				<b>Total Monthly Payment</b>		\$30,280
				<b>Total Payment PSF</b>		\$1.16

## Monthly Ownership Costs

Mortgage Payments	\$	30,280
Insurance & Property Tax	\$	5,579
<b>Total Monthly Cash Outlay:</b>	<b>\$</b>	<b>35,859</b>
5-Yr Average Principal Paydown Benefit:	\$	(7,836)
<b>Total Effective Monthly Costs:</b>	<b>\$</b>	<b>28,022</b>

## Out of Pocket Costs

Down Payment	\$514,998
Estimated Bank Fees	\$12,875
Appraisal & Environmental Reports	\$6,300
<b>Total Out of Pocket Costs</b>	<b>\$534,173</b>

For more information contact:

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